

**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT**



8770 Elder Creek Road Project (Z25-074)

Modified Initial Study/15183 Checklist

March 2026

Prepared by



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MODIFIED INITIAL STUDY

MARCH 2026

A. PROJECT SUMMARY

1. Project Title: 8770 Elder Creek Road Project
2. Lead Agency Name and Address: City of Sacramento
Community Development Department
300 Richards Boulevard, Third Floor
Sacramento, CA 95811
3. Lead Agency Contact and Phone Number: Scott Johnson
Principal Planner
(916) 808-5842
4. Project Location: 8770 Elder Creek Road
Sacramento, CA 95828
Assessor's Parcel Number (APN): 064-0020-049
5. Project Applicant: Brett Hogge
Buzz Oates Construction, Inc.
555 Capitol Mall, Suite 900
Sacramento, CA 95814
6. Existing General Plan Designation: Industrial Mixed-Use (IMU)
7. Existing Zoning Designation: Light Industrial – Site Improvements/Review (M-1S-R)
8. Project Location and Setting:

The approximately 9.74-acre project site, identified by APN 064-0020-049, is located at 8770 Elder Creek Road in the City of Sacramento, California. The site generally consists of undeveloped land that has been subject to substantial historical disturbance and previously graded. The northern portion of the project site contains the foundations of two former residences and associated outbuildings, as well as numerous mounds of dirt and debris, as well as scattered trees. An existing 75-foot-wide Great West Power Company (GWPC) overhead utility easement traverses the project site from the northwest to southeast. Additionally, one 100-foot-wide and two 30-foot-wide Sacramento Municipal Utilities District (SMUD) overhead utility easements traverse the southern portion of the project site from east to west. A SMUD utility tower, utility poles, and guy wires are located along the eastern boundary of the project site. Undeveloped land is located to the south and west of the project site. A single-family residence, considered a legal non-conforming use, is located adjacent to the northwestern border of the project site. Light industrial uses are located to the north, across Elder Creek Road, to the immediate east, and further west, beyond the undeveloped land. The Sacramento 2040 General Plan designates the site as IMU and the site is zoned M-1S-R.

9. Project Description Summary:

The 8770 Elder Creek Road Project (proposed project) would include the development of three light industrial buildings and associated Yards 1, 2A, 2B, and 3A for office, warehouse, and manufacturing uses. Primary site access would be provided from Elder Creek Road by way of a new driveway on the northeastern corner of the project site and an existing driveway on the northwestern corner of the project site. The project would also include frontage improvements along Elder Creek Road, as well as landscaping and utility improvements. The proposed project would require City approval of a Tentative Map to subdivide the project site into three lots and Site Plan and Design Review.

10. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

Assembly Bill (AB) 52 (Public Resources Code [PRC] Section 21080.3.1) notification to tribes is not required for the proposed project given that this checklist determines no additional environmental review is required for the project, consistent with CEQA Guidelines Section 15183.

B. SOURCES

The following documents are referenced information sources used for the analysis within this Modified Initial Study:

1. Bole and Associates. *Phase I Environmental Site Assessment*. July 10, 2025.
2. California Building Standards Commission. *2022 California Green Building Standards Code*. 2023.
3. California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed December 2025.
4. California Department of Conservation. *Williamson Act Enrollment Finder*. Available at: <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/>. Accessed December 2025.
5. California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones in State Responsibility Area*. Available at: <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>. Accessed December 2025.
6. California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Sacramento County Landfill (Kiefer) (34-AA-0001)*. Available at: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2070?siteID=2507>. Accessed December 2025.
7. California Department of Transportation. *California State Scenic Highway System Map*. Available at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca/>. Accessed December 2025.
8. California Environmental Protection Agency. *GeoTracker*. Available at: <https://geotracker.waterboards.ca.gov/search>. Accessed December 2025.
9. Canopy Tree Consulting LLC. *Preliminary Arborist Report*. June 25, 2025.
10. City of Sacramento. *2023 Consumer Confidence Report*. Available at: <https://www.cityofsacramento.org/Utilities/Reports>. Accessed January 2026.
11. City of Sacramento. *City of Sacramento 2020 Urban Water Management Plan*. June 2021.
12. City of Sacramento. *Final Master Environmental Impact Report Sacramento 2040 General Plan and Climate Action and Adaptation Plan*. Certified February 27, 2024.
13. City of Sacramento. *Sacramento 2040 General Plan*. Adopted February 27, 2024.

14. Department of Toxic Substances Control. *EnviroStor*. Available at: <https://www.envirostor.dtsc.ca.gov/public/map>. Accessed December 2025.
15. Environmental Science Associates. *Biological Resources Letter Report for 8770 Elder Creek Road, City of Sacramento, CA*. November 2025.
16. Environmental Science Associates. *Nesting Bird Survey for 8770 Elder Creek Road, City of Sacramento*. August 2025.
17. Federal Emergency Management Agency. *Flood Insurance Rate Map 06067C0195H*. Effective August 16, 2012.
18. Raney Geotechnical, Inc. *Geotechnical Engineering Report 8770 Elder Creek Road Commercial Sacramento, California*. July 14, 2025.
19. Sacramento County. *Sacramento County Local Hazard Mitigation Plan*. July 2021. Available at: <https://waterresources.saccounty.gov/stormready/Pages/Local-Hazard-Mitigation-Plan-2017-Update.aspx>. Accessed December 2025.
20. Sacramento County Department of Transportation. *Traffic Volume Flow Map*. 2019.
21. Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment, Chapter 4: Operational Criteria Air Pollutant and Precursor Emissions*. October 2020.
22. Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment in Sacramento County*. Revised April 2021.
23. State Water Resources Control Board. *Active CDO and CAO*. Available at: <https://calepa.ca.gov/sitecleanup/corteselist/>. Accessed December 2025.
24. U.S. Department of Conservation. *Earthquake Zones of Required Investigation*. Available at: <https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/>. Accessed December 2025.
25. Weather Spark. *Climate and Average Weather Year Round in Sacramento California, United States*. Available at: <https://weatherspark.com/y/1157/Average-Weather-in-Sacramento-California-United-States-Year-Round>. Accessed December 2025.

C. BACKGROUND AND INTRODUCTION

The following provides a background of the proposed project, as well as a description of this Modified Initial Study's approach to evaluating the proposed project's consistency with California Environmental Quality Act (CEQA) Section 15183 and Government Code Sections 65915 through 65918.

CEQA Guidelines Section 15183

This Modified Initial Study identifies and analyzes the potential environmental impacts of the proposed project. The information and analysis presented in this document is organized in accordance with the order of the CEQA checklist in Appendix G of the CEQA Guidelines.

On February 27, 2024, the City of Sacramento adopted the 2040 General Plan,¹ which became effective on March 28, 2024. The City of Sacramento also certified a Master Environmental Impact Report (MEIR) associated with the 2040 General Plan on February 27, 2024.² The General Plan MEIR is a master EIR prepared pursuant to Section 15169 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 et seq.). The General Plan MEIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan to the maximum extent feasible.

¹ City of Sacramento. *Sacramento 2040 General Plan*. Adopted February 27, 2024.

² City of Sacramento. *Final Master Environmental Impact Report Sacramento 2040 General Plan and Climate Action and Adaptation Plan*. Certified February 27, 2024.

The City's 2040 General Plan designates the project site as IMU, which provides for manufacturing, warehousing, and other employment-generating uses that may produce loud noise or odors and tend to have a high volume of truck traffic. Building intensities within the IMU designation tend to be lower than other land use designations throughout the City, and may require outdoor staging and support spaces. The proposed project would include the development of three light industrial buildings for office, warehouse, and manufacturing uses, which would be consistent with the site's IMU land use designation. Pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the City has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." If such requirements are met, the examination of environmental effects is limited to those which the agency determines, in an Initial Study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

As set forth by Section 15183 of the CEQA Guidelines, the City's General Plan MEIR serves as a basis for the Modified Initial Study to determine if project-specific impacts would occur that are not adequately covered in the previously certified MEIR.

This Modified Initial Study indicates whether the proposed project would result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the General Plan MEIR; or (3) is a previously identified significant effect, which as a result of substantial new information that was not known at the time that the General Plan MEIR was certified, is determined to have a more severe adverse impact than discussed in the General Plan MEIR.

Regarding "peculiar" impacts, CEQA Guidelines Section 15183(f) states the following:

An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR.

D. PROJECT DESCRIPTION

The following provides a description of the project site's current location and setting, as well as the proposed project components and the discretionary actions required for the project.

Project Location and Setting

The project site is an approximately 9.74-acre parcel identified by APN 064-0020-049 and is located at 8770 Elder Creek Road in the City of Sacramento, California (see Figure 1 and Figure 2). The project site generally consists of historically disturbed, undeveloped land that has been subject to prior grading; the northern portion of the project site contains the foundations of two former residences and associated outbuildings, numerous dirt mounds of dirt, and scattered trees. An existing 75-foot-wide GWPC overhead utility easement traverses the project site from the northwest to southeast. Additionally, one 100-foot-wide and two 30-foot-wide SMUD overhead utility easements traverse the southern portion of the project site from east to west. A SMUD utility tower, utility poles, and guy wires are located along the eastern boundary of the project site.

Undeveloped land is located to the south and west of the project site. A single-family residence, considered a legal non-conforming use, is located adjacent to the northwestern border of the project site. Light industrial uses are located to the north, across Elder Creek Road, to the east, and further west, beyond the undeveloped land. The Sacramento 2040 General Plan designates the site as IMU and the site is zoned M-1S-R.

Project Components

The proposed project would subdivide the project site into three parcels and include the development of three light industrial buildings and associated Yards 1, 2A, 2B, and 3A for office, warehouse, and manufacturing uses (see Figure 3 and Figure 4). Building One (17,000 square feet [sf]) would be located within Parcel 1 in the northern portion of the project site, Building Two (22,591 sf) would be within Parcel 2 in the site center, and Building Three (36,750 sf) would be within Parcel 3 in the southern portion of the project site. The proposed buildings would have a maximum height of 33 feet. Up to 25 percent of the total square footage of each building would be allocated for office space and would include a loading dock. Buildings One and Two would include two dock doors, while Building Three would include four dock doors. The existing on-site GWPC and SMUD utility easements would remain in place with implementation of the proposed project and development would not occur underneath the existing overhead utility lines, consistent with the SMUD design and construction guidelines. Yards 1 (22,876 sf), 2A (25,565 sf), 2B (46,747 sf), and 3A (64,722 sf) would be paved. Yard 3B (19,135 sf) would be an unpaved area located between Yard 3A and Bioretention Basin 3 in the southernmost portion of the project site. The proposed yards are assumed to be used for tractor trailer storage and materials storage associated with the on-site uses.

The proposed project would include three on-site bioretention basins (see Figure 4). Bioretention Basins 1 and 2, located in the northern portion of the project site, would be 1,900 sf and 3,400 sf, respectively. Bioretention Basin 3, located along the southern boundary of the project site, would be 19,100 sf. Development of the proposed project would also include associated frontage, parking, landscaping, and utility improvements.

The proposed project would require City approval of a Tentative Map to subdivide the project site into three parcels and a Site Plan and Design Review. Additional detail regarding the proposed project's parking, access, and circulation; landscaping and fencing; utility infrastructure; and required approvals is provided below.

Parking, Access, and Circulation

Primary site access would be provided from Elder Creek Road by way of a new 30-foot-wide driveway on the northeastern corner of the project site and an existing 42-foot-wide driveway on the northwestern corner of the project site (see Figure 4). The proposed project would include an internal drive aisle that would provide access to the proposed buildings and storage yards.

Figure 1
Regional Vicinity Map

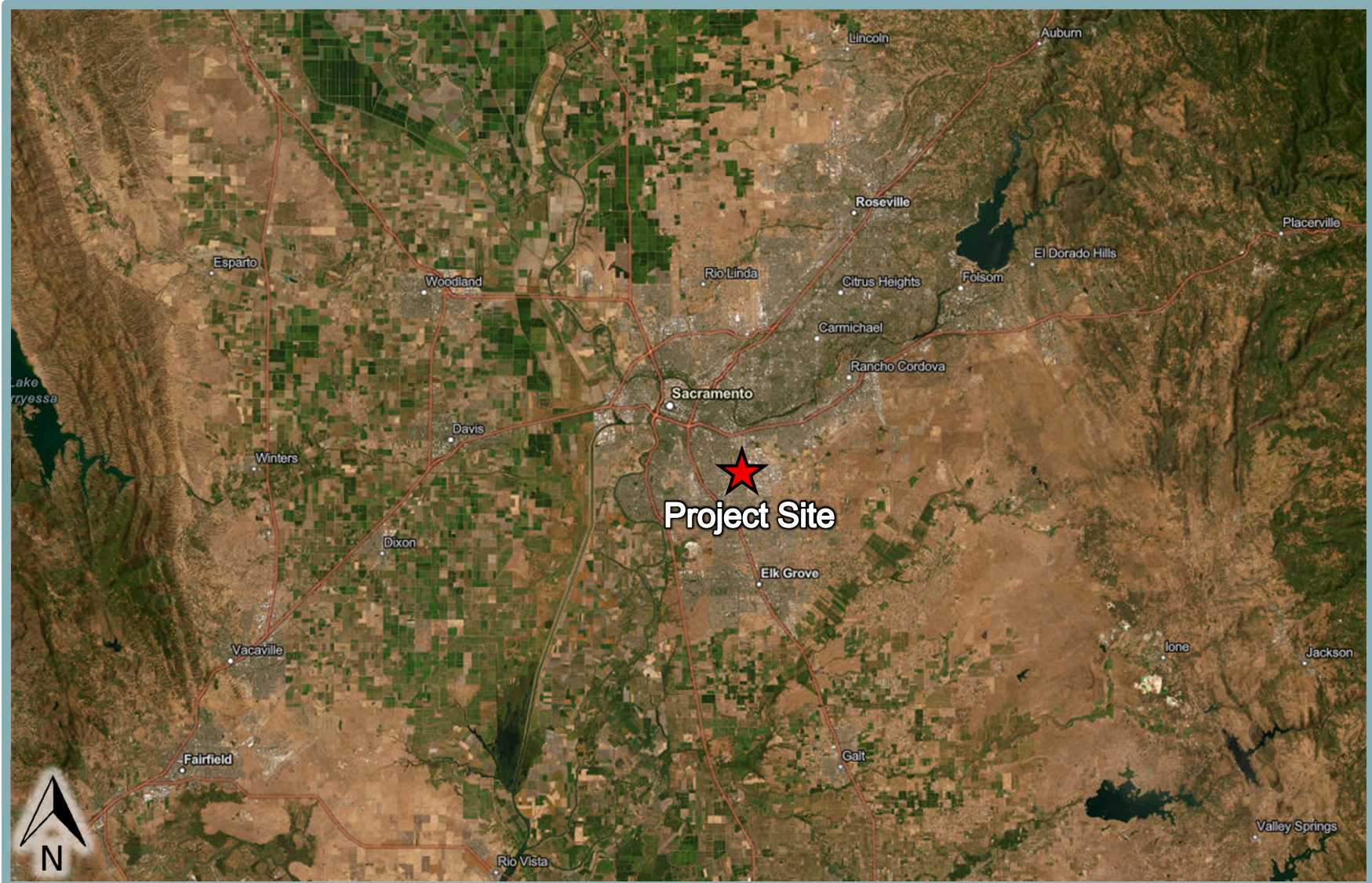


Figure 2
Project Site Boundaries



Figure 3
Tentative Map

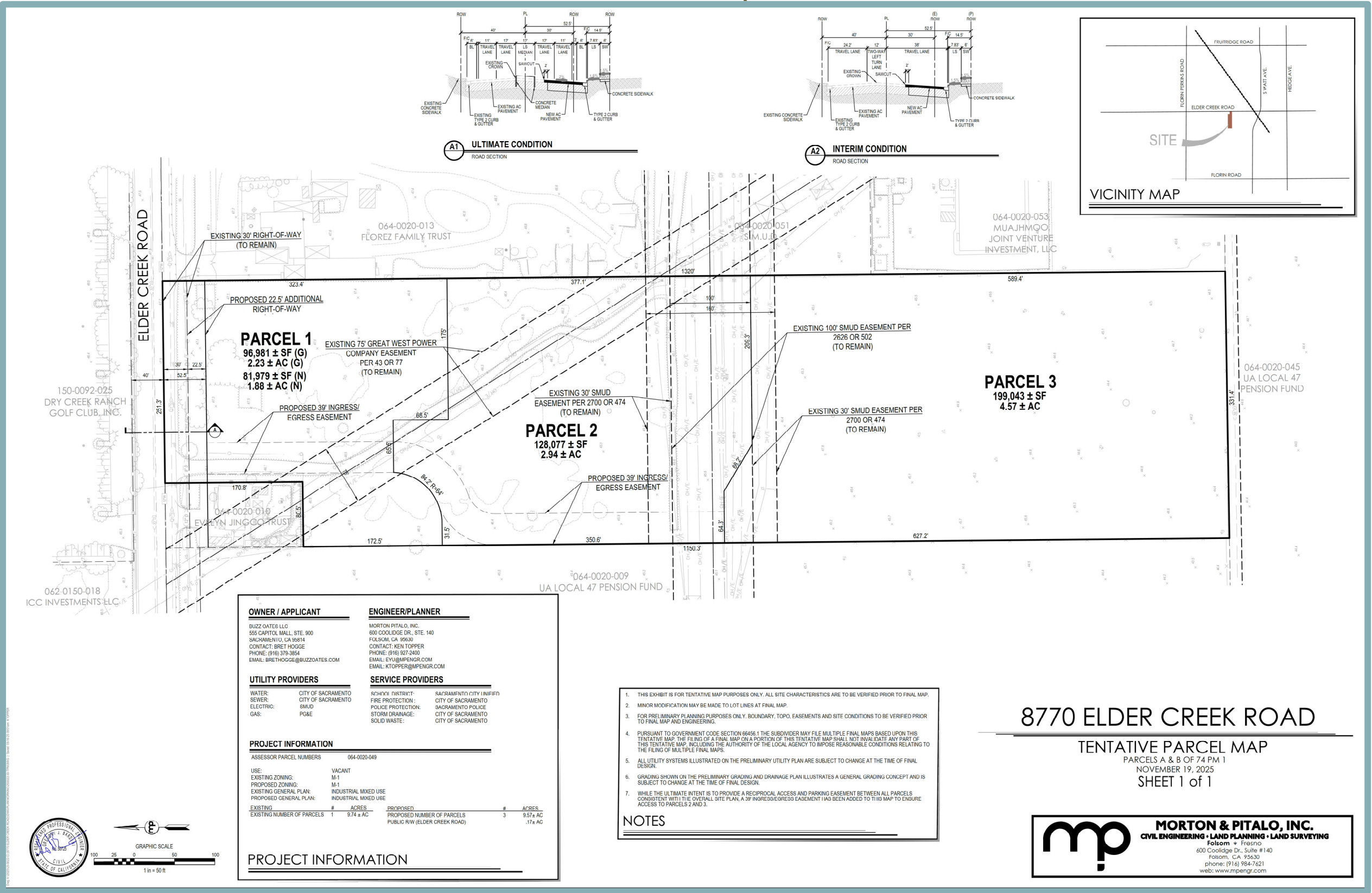
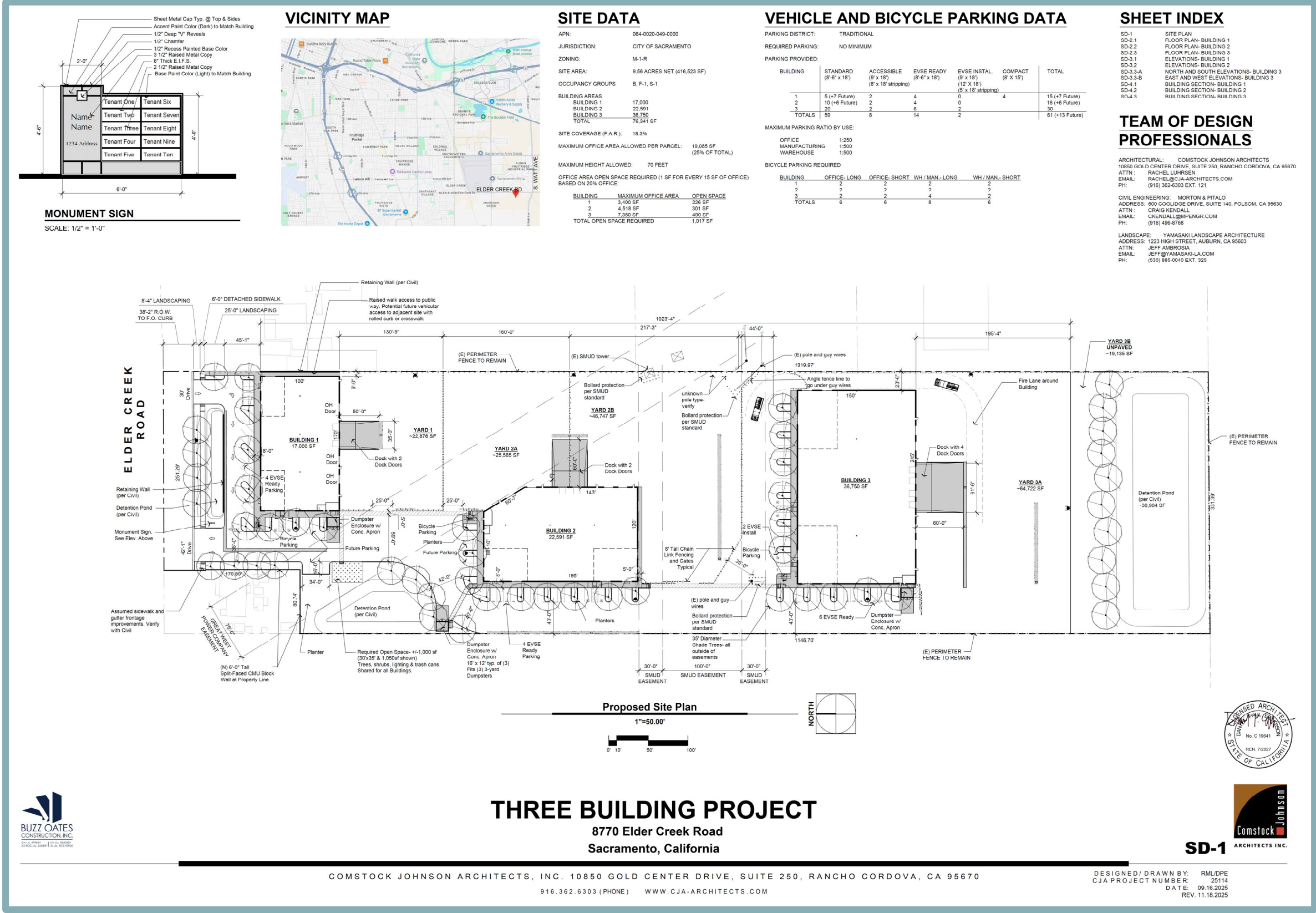


Figure 4
Proposed Site Plan



The drive aisle right-of-way (ROW) would range from 30 to 44 feet wide. Gates providing access to the proposed storage yards would be installed along the proposed drive aisle. Additionally, the proposed project would include frontage improvements along Elder Creek Road (see Figure 5).

The proposed improvements would include construction of a six-foot-wide concrete sidewalk, six-foot-wide bike lane, landscape easement, and Type 2 curbs and gutters. The frontage improvements would also include repaving of the existing Elder Creek Road ROW with new asphalt concrete pavement. The proposed project would also provide pedestrian connections throughout the project site by way of new six-foot-wide detached sidewalks along the perimeters of the proposed buildings.

The proposed project would provide an initial total of 61 one-way angled vehicle parking spaces, comprised 35 standard parking spaces, six Americans with Disabilities Act (ADA) accessible spaces, 14 electric vehicle supply equipment (EVSE) ready spaces, and two spaces that would be installed with EVSE (see Figure 4). The proposed project would also add 13 standard parking spaces in the future for a total of 74 parking spaces. In addition, the proposed project would provide parking and storage space for up to eight bicycles.

Landscaping and Fencing

According to the proposed planting plans, trees, shrubs, and groundcover would be provided throughout the project site, surrounding the proposed drive aisle and bioretention basins and along the project site's northern frontage along Elder Creek Road. All landscaping would comply with the Water Efficient Landscape Ordinance (WELo) contained in Chapter 15.92 of the City Code. The trees located through the project site and along Elder Creek Road would be shade trees, including autumn blaze maple, Colombia London plane tree, valley oak, interior live oak, and village green Japanese zelkova. A combination of shrubs, ornamental grasses, vines, bioswale, and groundcover would be located throughout the project site, including along the proposed drive aisle and bordering the bioretention basins, as well as lining the detached sidewalks and parking areas.

The proposed project would retain the existing chain link perimeter fence that surrounds the project site to east, south, and west. In addition, the proposed project would include new eight-foot-tall chain link fencing along the perimeters of Yards 1, 2A, 2B, and 3A within the project site.

Utilities

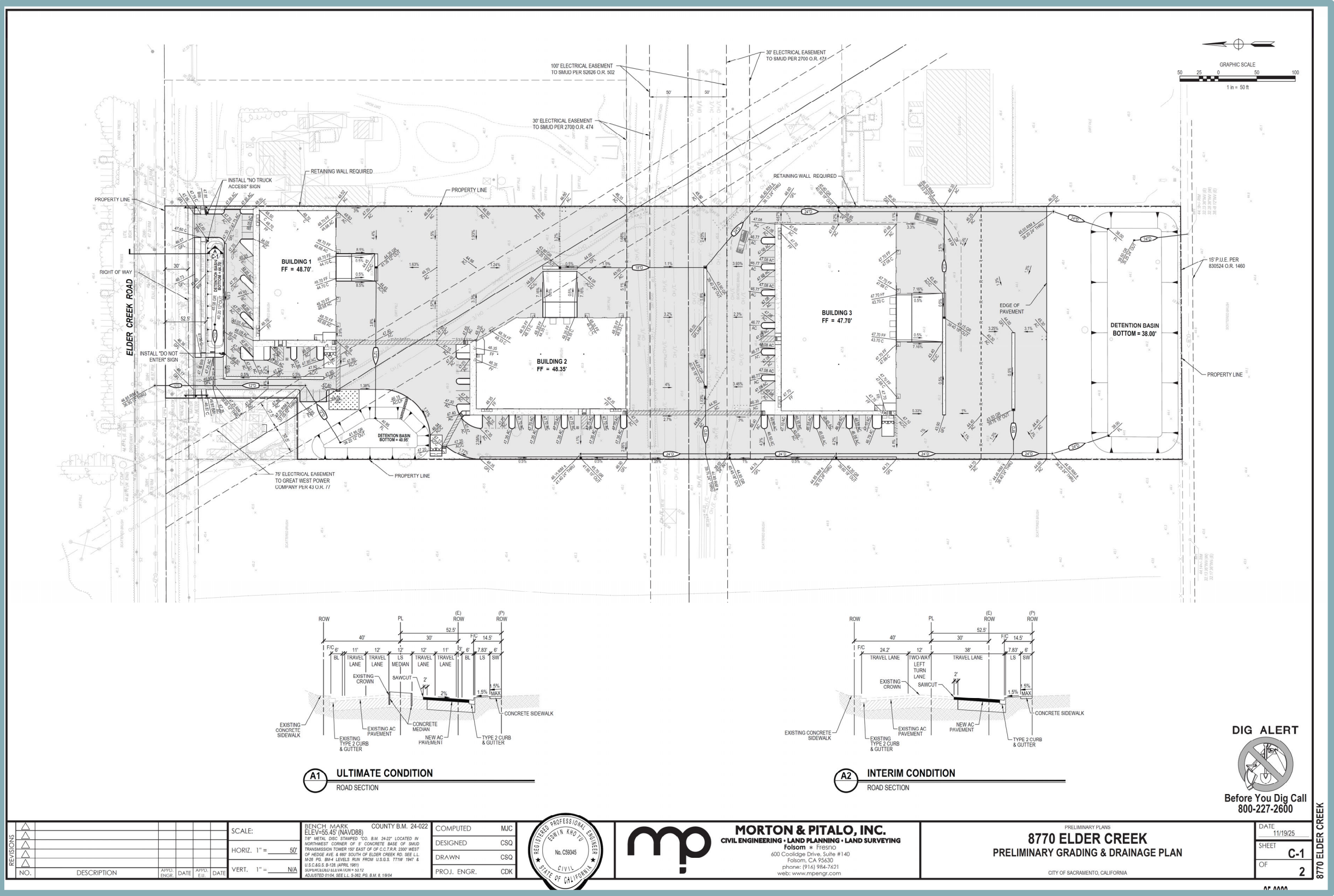
SMUD would provide electricity services to the project site through connections to existing infrastructure in the project vicinity. The proposed project would be an all-electric development and, thus, natural gas services would not be provided to the site. Additional utilities for the proposed project, including water service, sewer service, and stormwater infrastructure, are discussed in further detail below.

Water

Treated water service for the proposed project would be provided by the City of Sacramento Department of Utilities (DOU). The City uses surface water from the American and Sacramento rivers, as well as groundwater north of the American River, to meet the City's demands.

The proposed project would include installation of two-inch domestic water and eight-inch fire water lines throughout the project site within the proposed drive aisle and storage yards (see Figure 6). The proposed water lines would connect to the existing 12-inch public water main in Elder Creek Road.

Figure 5
Preliminary Grading and Drainage Plan





Wastewater

Wastewater treatment for the project area is currently provided by the Sacramento Area Sewer District (SacSewer). It should be noted that prior to December 26, 2023, SacSewer was represented by two independent special districts, a previous iteration of SacSewer and the Sacramento Regional County Sanitation District (Regional San). However, the Sacramento Local Agency Formation Commission (LAFCo) authorized a reorganization of the districts, dissolving the former SacSewer, annexing the district into Regional San, and subsequently naming the wastewater special district "Sacramento Area Sewer District."

Wastewater generated in the project area is collected in the City's separated sewer system through a series of sewer pipes and flows into the SacSewer interceptor system, where the sewage is conveyed to the EchoWater Resource Recovery Facility (EchoWater Facility). The EchoWater Facility is owned and operated by SacSewer and provides sewage treatment for the entire City.

The proposed project would include installation of six-inch sanitary sewer lines throughout the site that would connect to an existing 21-inch sanitary sewer line within Elder Creek Road (see Figure 6).

Stormwater Drainage

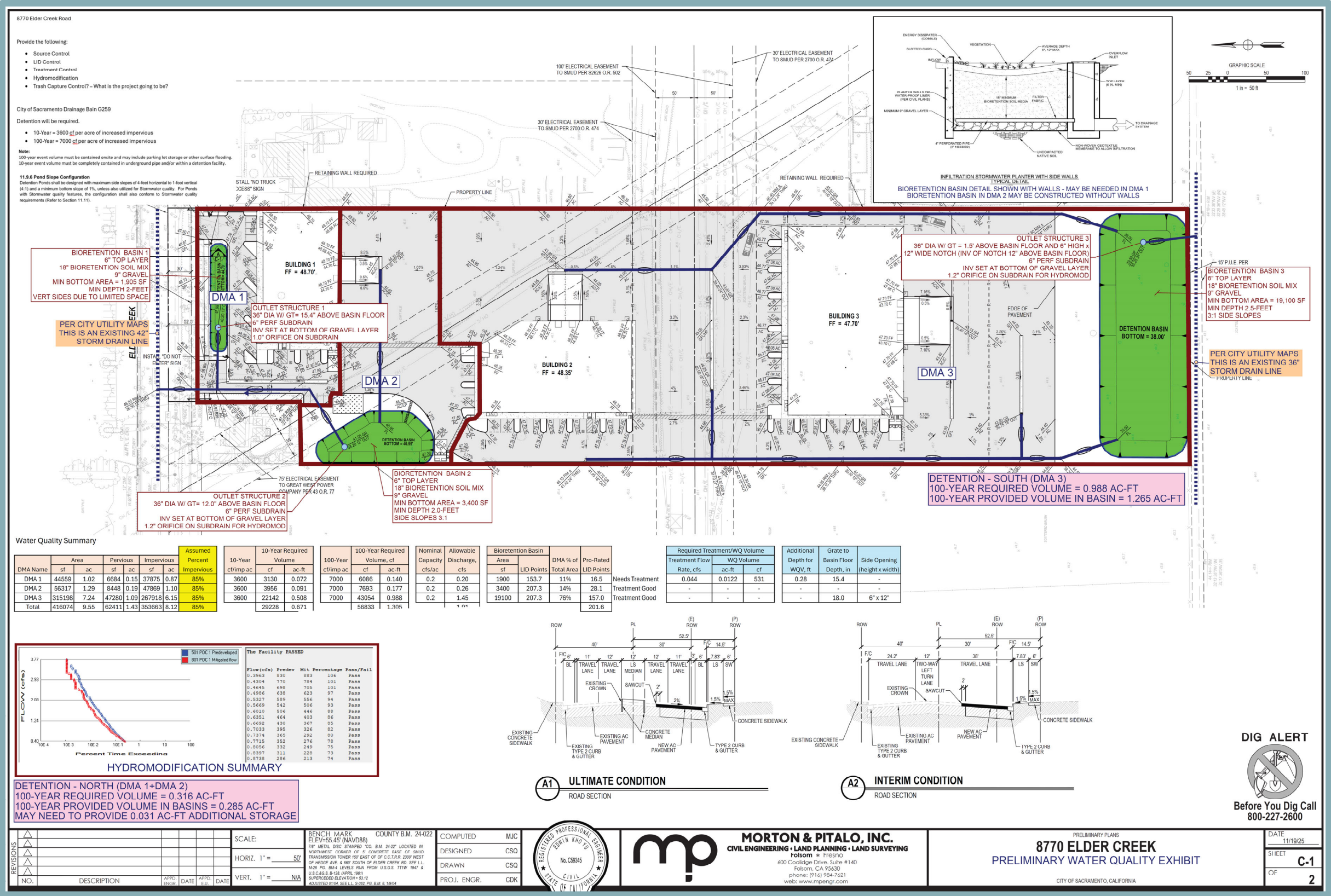
The City's DOU provides storm drainage service throughout the City by using drain inlets, pumps, and canals. The City provides stormwater drainage through either the City's Combined Sewer System (CSS) or into individual drainage sumps located throughout the City. Stormwater collected by the CSS is transported to SacSewer's EchoWater Facility, where runoff is then treated prior to discharge into the Sacramento River. The project site is located within the City's Separated Sewer System, and, therefore, stormwater drainage at the project site is collected by individual drainage sumps.

The proposed project would be divided into three drainage management areas (DMAs), DMA 1 to DMA 3 (see Figure 7). Each proposed DMA would include a bioretention basin to collect and treat stormwater runoff prior to discharge to the proposed storm drain lines. Stormwater runoff from Parcels 1, 2, and 3 would drain into Bioretention Basins 1, 2, and 3, respectively. Bioretention Basins 1 and 2 would connect to the proposed 12-inch storm drain lines, and Bioretention Basin 3 would connect to the proposed 24-inch storm drain lines. Bioretention Basins 1 and 2, located in the northern portion of the project site, would be 1,900 sf and 3,400 sf, respectively. Bioretention Basin 3, located along the southern boundary of the project site, would be 19,100 sf. The proposed stormwater drainage lines from Basins 1 and 2 would connect to an existing 42-inch storm drain line within Elder Creek Road, while the lines from Basin 3 would connect to an existing 36-inch storm drain line along the southern boundary of the project site. The proposed internal drive aisles would consist of pervious pavement, allowing for infiltration of on-site stormwater. Stormwater runoff from the proposed internal drive aisles would drain into the proposed bioretention basins.

Discretionary Actions

The proposed project would require Zoning Administrator approval of a Tentative Map to subdivide the project site into three parcels, and Site Plan and Design Review. Each project approval is described in further detail below.

Figure 7
Preliminary Water Quality Exhibit



Tentative Map

As previously discussed, the proposed project would require approval of a Tentative Map to subdivide the project site into three parcels (see Figure 3). The parcels would range in size from 96,981 to 199,043 sf and would each include a light industrial building. Each of the light industrial buildings would include a loading dock and loading dock doors.

Site Plan and Design Review

The proposed project would require approval of Site Plan and Design Review associated with the proposed project for conformance with City standards. As detailed in City Code Section 17.808.100, the purpose of the Site Plan and Design Review is to ensure that the physical aspects of development projects are consistent with the 2040 General Plan and any other relevant plans, as well as with any applicable design guidelines. In addition, the purpose of the review is to ensure a development is of high quality; is compatible with and complementary to surrounding development; to ensure streets and other public access ways and facilities, parking facilities, and utility and other infrastructure are adequate and available to support a development and conform to City development standards; to promote energy efficiency and water conservation; and to avoid or minimize, to the extent feasible, adverse environmental effects of development.

E. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

On the basis of the following initial evaluation, the City has determined that the proposed project is consistent with the General Plan MEIR. All project impacts have been determined to be less than significant, or can be mitigated to a less-than-significant level given required compliance with General Plan policies or mitigation measures included in the General Plan MEIR.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forest Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology and Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards and Hazardous Materials |
| ☐ Hydrology and Water Quality | ☐ Land Use and Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population and Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities and Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

F. DETERMINATION

On the basis of this Modified Initial Study/15183 Checklist:

- ☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Scott Johnson
Signature

Scott Johnson, Principal Planner
Printed Name

July 8, 2026
Date

City of Sacramento
For

G. ENVIRONMENTAL CHECKLIST

The following modified checklist is based on the environmental checklist form presented in Appendix G of the CEQA Guidelines. The modified checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

Significant Impact Peculiar to the Project or Project Site: An impact that could be significant due to something peculiar to the proposed project or the project site that was not previously identified in the General Plan MEIR. If any potentially significant peculiar impacts are identified, an additional CEQA document must be prepared to analyze such impacts.

Significant Impact due to New Information: Any impact that would be considered significant based on new information which was not known at the time the prior EIR was prepared. If any significant impacts are identified, an additional CEQA document must be prepared to analyze such impacts.

Impact Adequately Addressed in General Plan MEIR: Impacts previously evaluated in the City's General Plan MEIR that would not change from what was evaluated previously. This designation applies in cases where implementation of the proposed project would not result in a new significant impact, a substantially increased significant impact, or a peculiar impact that was not analyzed in the General Plan MEIR.

I. AESTHETICS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Have a substantial adverse effect on a scenic vista?	☐	☐	✗
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	✗
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	✗
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	✗

Discussion

- a,b. As noted in the General Plan MEIR, important scenic resources in the City include major natural open space features, such as the American River and Sacramento River and associated parkways, as well as culturally important or historic buildings, such as the State Capitol building, Tower Bridge, and Sutter's Fort. Landmarks, historic districts, and parks also contribute to the existing visual character of the City.

According to the General Plan MEIR, new urban development would alter existing public views if located within view of the identified scenic resources. However, the 2040 General Plan includes policies and programs intended to preserve visual resources and ensure new development is designed to lessen impacts associated with preserving scenic views, including Policy LUP-4.6, which requires compatibility with adjoining uses through regulation of features such as building heights to maintain transitions in scale; Policy LUP-8.13, which ensures continuity in streetscape design; and Policy LUP-8.12, which requires that public spaces be visible from at least one street frontage and, if feasible, at least 50 percent visible from a secondary street frontage. Compliance with applicable General Plan policies related to scenic resources would ensure that views of existing scenic resources are preserved within the City. Thus, the General Plan MEIR concluded that a less-than-significant impact would occur.

According to the California State Scenic Highway Mapping System, the project site is not located within the vicinity of an officially designated State Scenic Highway.³ Scenic resources, including rock outcroppings or historically significant buildings, do not exist on the project site. In addition, the project site is not located within the vicinity of the American River, Sacramento River, State Capitol building, Tower Bridge, or Sutter's Fort.

Given that the proposed project is consistent with the IMU land use designation of the project site, development of the site with light industrial uses has already been generally anticipated by the City and considered as part of the General Plan MEIR analysis. The proposed project would not conflict with any General Plan policies related to the preservation of scenic vistas. In addition, the proposed project would be subject to the

³ California Department of Transportation. *California State Scenic Highway System Map*. Available at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaaf>. Accessed December 2025.

design standards established in the City Code and the General Plan. Furthermore, the proposed light industrial buildings would be consistent with the surrounding existing industrial development in the project area.

Based on the above, impacts related to a substantial adverse effect on a scenic vista and substantial damage to scenic resources, including, but not limited to rock outcroppings and historic buildings within a State Scenic Highway, have been adequately addressed in the General Plan MEIR and effects peculiar to the project or parcel on which the project would be located do not exist. Thus, the criteria for requiring further CEQA review are not met.

- c. The General Plan MEIR assessed the potential for implementation of development under the General Plan to substantially degrade the existing visual character or quality of the City under Impact 4.1-2. As discussed above, the 2040 General Plan includes policies and programs intended to preserve visual resources and prevent the substantial degradation of views of existing scenic resources, as seen from visually sensitive public locations. The General Plan MEIR concluded that, with adherence to the applicable policies, potential development under the 2040 General Plan would not result in substantial changes to important scenic resources or their visibility from visually sensitive locations. Therefore, the impact was determined to be less than significant.

The project site generally consists of undeveloped land that has been previously graded. Undeveloped land is located to the east, south, and west of the project site. Surrounding land uses include a single-family residence adjacent to the northwestern border of the project site; light industrial uses to the north, across Elder Creek Road; light industrial uses to the immediate east; and light industrial uses further west beyond the undeveloped land. Pursuant to Appendix G of the CEQA Guidelines, because the project site is in an urbanized area, the relevant threshold is whether the proposed project would conflict with applicable zoning and other regulations governing scenic quality.

The proposed project is consistent with the General Plan land use designation for the project site and would comply with all applicable development standards required by the City within the M-1S-R zone, including standards related to building height, density, and floor area ratios, as well as all applicable General Plan Policies, such as Policy LUP-4.6, Policy LUP-8.12, and Policy LUP-8.13. In addition, the proposed project would be consistent with the surrounding existing industrial development in the project area. Furthermore, the proposed project would be subject to the Site Plan and Design Review process, during which the City would ensure consistency with all applicable design standards. Therefore, the proposed project would not result in any new or peculiar impacts related to conflicts with applicable zoning and other regulations governing scenic quality.

Based on the above, impacts related to conflicts with applicable zoning and other regulations governing scenic quality were adequately addressed in the General Plan MEIR, and the project would not result in more severe impacts beyond what was identified in the General Plan MEIR.

- d. According to the General Plan MEIR, because the City of Sacramento is mostly built-out, a large amount of ambient lighting from urban uses already exists in the General Plan planning area. New development allowed under the 2040 General Plan could add lighting similar to the existing urban light sources from any of the following: exterior building lighting, new street lighting, parking lot lights, and headlights of vehicular traffic. However,

because new sources of lighting associated with development permitted under the 2040 General Plan would be similar to the current urban setting in amount and intensity of lighting, the General Plan MEIR concluded that daytime or nighttime views of adjacent sensitive receptors (i.e., residential uses) would not be significantly affected.

In addition, new development would be subject to applicable General Plan policies, including Policy LUP-4.6, which would ensure that the introduction of higher-density or more intense development is compatible with and complimentary to surrounding development, such as by requiring all lighting to be shielded from view and directed downward, thereby minimizing impacts on adjacent residential uses. The 2040 General Plan also includes Policy LUP-8.10, which requires appropriate building and site design that considers and reflects the character of existing development, such as through the use of compatible building materials. Furthermore, the proposed project would be subject to the City's Site Plan and Design Review process. The scope of Site Plan and Design Review extends to all aspects of the physical characteristics of development, including building materials that could cause excessive glare (such as mirrored glass).

As discussed above, the project site consists of disturbed, undeveloped land. Thus, development of three new buildings on the project site would result in an increase of light and glare on the project site as compared to current conditions. However, the project site is located in the vicinity of existing development, and light associated with the proposed buildings would be consistent with what was anticipated for the site in the General Plan MEIR. Development within the City is also required to be consistent with the California Building Code (CBC) standards for outdoor lighting as amended by Section 15.20.030 of the City Code, which are intended to reduce light pollution and glare by regulating light power and brightness, shielding, and sensor controls. Furthermore, the proposed project would be required to comply with the aforementioned General Plan policies. Compliance with the aforementioned provisions would ensure that the light and glare created by the proposed project would be consistent with the levels of light and glare anticipated for the project site.

Based on the above, impacts related to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area were adequately addressed in the General Plan MEIR and the proposed project would not result in any more severe impacts. Thus, the criteria for requiring further CEQA review are not met.

II. AGRICULTURE AND FOREST RESOURCES.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	✗
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	✗
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	✗
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	✗
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	✗

Discussion

a,e. As discussed on page 4.2-2 of the City's General Plan MEIR, the Sacramento planning area contains 41 acres of Prime Farmland, nine acres of Farmland of Statewide Importance, zero acres of Unique Farmland, and 3,802 acres of Farmland of Local Importance, for a total of 3,852 acres of Farmland, according to the California Department of Conservation (DOC). The 2040 General Plan includes policies and programs related to agricultural operations and adjacent uses, including Policy LUP-1.11, which commits the City to the continued preservation of farmland through implementing all existing conservation plans, and Policy LUP-1.12, which requires open space or other agricultural buffers between agricultural and other land uses to protect agricultural operations. Compliance with the 2040 General Plan policies would ensure that future development under the 2040 General Plan would not affect commercial agricultural operations or resources, and would not contribute to the conversion of Farmland outside of the planning area. According to the General Plan MEIR, large-scale, active agricultural operations do not occur within the planning area, as such activities are not economically viable or compatible with adjacent urban development. Thus, the General Plan MEIR concluded that impacts related to the conversion of Farmland to non-agricultural uses would be less-than-significant.

The DOC designates the project site as Other Land, which is land not included in any other mapping category.⁴ Therefore, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, or otherwise result in the loss of Farmland to non-agricultural use. As such, the proposed project would not result in any peculiar effects related to such, and the criteria for requiring further CEQA review are not met.

⁴ California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed December 2025.

- b. As discussed on page 4.2-13 of the General Plan MEIR, four parcels in the City's planning area are under Williamson Act contracts. All four are in non-renewal status, meaning that the landowner does not intend to renew the Williamson Act contract after the current contract expires. Because all four parcels are currently in non-renewal status, the 2040 General Plan would not result in the premature conversion of Williamson Act contracts. As such, the General Plan MEIR concluded that buildout of the 2040 General Plan would not conflict with any such contracts. Thus, the issue was not addressed further.

The project site is not subject to a Williamson Act contract.⁵ In addition, the project site is zoned IMU. Thus, the site is not zoned for agricultural uses, and buildout of the proposed project would not conflict with agricultural zoning or a Williamson Act Contract. As such, the proposed project would not result in any peculiar effects, and the criteria for requiring further CEQA review are not met.

- c,d. Although the General Plan MEIR does not specifically address impacts related to the loss of forest land or timberland, the City of Sacramento does not contain a zoning district for forest land or timberland. Woodlands are not located on the project site and the project site is not considered forest land (as defined in PRC Section 12220[g]), timberland (as defined by PRC Section 4526), and is not zoned Timberland Production (as defined by Government Code Section 51104[g]). As such, the proposed project would not result in any peculiar effects, and the criteria for requiring further CEQA review are not met.

⁵ California Department of Conservation. *Williamson Act Enrollment Finder*. Available at: <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/>. Accessed December 2025.

III. AIR QUALITY.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	✗
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	✗
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	✗
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	✗

Discussion

- a,b. The City of Sacramento is located in the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). Federal and State ambient air quality standards (AAQS) have been established for six common air pollutants, known as criteria pollutants, due to the potential for pollutants to be detrimental to human health and the environment. The criteria pollutants include particulate matter (PM), ground-level ozone, carbon monoxide (CO), sulfur oxides, nitrogen oxides (NO_x), and lead. At the federal level, Sacramento County is designated as severe nonattainment for the 8-hour ozone AAQS, nonattainment for the 24-hour PM_{2.5} AAQS, and attainment or unclassified for all other criteria pollutant AAQS. At the State level, the area is designated as a serious nonattainment area for the 1-hour ozone AAQS, nonattainment for the 8-hour ozone AAQS, nonattainment for the 24-hour PM₁₀, AAQS, and attainment or unclassified for all other State AAQS.

As a part of the SVAB federal ozone nonattainment area, the SMAQMD works with the other local air districts within the Sacramento area to develop a regional air quality management plan under the Federal Clean Air Act (FCAA) requirement. The regional air quality management plan is called the State Implementation Plan (SIP) which describes and demonstrates how Sacramento County, as well as the Sacramento nonattainment area, would attain the required federal ozone standard by the proposed attainment deadline. In accordance with the requirements of the FCAA, SMAQMD, along with the other air districts in the region, prepared the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (Ozone Attainment Plan) in December 2008. The California Air Resources Board (CARB) determined that the Ozone Attainment Plan met FCAA requirements and approved the Plan on March 26, 2009, as a revision to the SIP. An update to the plan, the 2017 Revisions to the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2017 Ozone Attainment Plan), was prepared and adopted by CARB on November 16, 2017. An additional update to the plan was prepared and adopted by CARB on October 15, 2018, and known as the 2018 Updates to the California SIP.

Nearly all development projects in the Sacramento region have the potential to generate air pollutants that may increase the difficulty of attaining federal and State AAQS. In order to evaluate ozone and other criteria air pollutant emissions and support attainment goals for those pollutants for which the area is designated nonattainment, SMAQMD has developed the Guide to Air Quality Assessment in Sacramento County (SMAQMD CEQA Guide), which includes recommended thresholds of significance, including mass emission

thresholds for construction-related and operational ozone precursors, as the area is under nonattainment for ozone.⁶ The SMAQMD's recommended thresholds of significance for the ozone precursors reactive organic compounds (ROG) and NO_x, which are expressed in pounds per day (lbs/day) and tons per year (tons/yr), are presented in Table 1. As shown in the table, SMAQMD has construction and operational thresholds of significance for PM₁₀ and PM_{2.5} expressed in both lbs/day and tons/yr. The construction and operational thresholds for PM₁₀ and PM_{2.5} only apply to those projects that have implemented all applicable Best Available Control Technologies (BACTs) and Best Management Practices (BMPs).

Table 1 SMAQMD Thresholds of Significance		
Pollutant	Construction Thresholds	Operational Thresholds
NO _x	85 lbs/day	65 lbs/day
ROG	N/A ¹	65 lbs/day
PM ₁₀	80 lbs/day and 14.6 tons/yr ²	80 lbs/day and 14.6 tons/yr ³
PM _{2.5}	82 lbs/day and 15 tons/yr ²	82 lbs/day and 15 tons/yr ³
¹ The application of architectural coatings is typically the largest source of ROG emissions during construction activity. SMAQMD addresses construction-related emissions of ROG through the implementation of Rule 442, which regulates ROG emissions from architectural coatings. Therefore, SMAQMD has not adopted a threshold for construction-related ROG emissions. ² The identified construction thresholds of significance for PM ₁₀ and PM _{2.5} are only applicable when all feasible construction BMPs are applied. The SMAQMD's construction BMPs are also known as Basic Construction Emission Control Practices. (SMAQMD, <i>Basic Construction Emission Control Practices (Best Management Practices)</i> , July 2019) ³ The identified operational thresholds of significance for PM ₁₀ and PM _{2.5} are only applicable when all feasible operational BMPs and BACTs are applied. The implementation of BACTs apply only to stationary source operational emissions. (SMAQMD, <i>Operational Best Management Practices for PM from Land Use Development Projects</i> , October 2020)		
Source: SMAQMD Thresholds of Significance Table, April 2020.		

The City of Sacramento, as the CEQA Lead Agency for the proposed project, uses the SMAQMD's thresholds of significance. Therefore, if the proposed project's emissions exceed the pollutant thresholds presented in Table 1, the project could have a significant effect on air quality, the attainment of federal and State AAQS, and could conflict with or obstruct implementation of the applicable air quality plan.

Because construction equipment emits relatively low levels of ROG, and ROG emissions from other construction processes (e.g., asphalt paving, architectural coatings) are typically regulated by SMAQMD, SMAQMD has not adopted a construction emissions threshold for ROG. SMAQMD has, however, adopted a construction emissions threshold for NO_x, as shown in Table 1, above.

The General Plan MEIR concluded that compliance with General Plan policies and SMAQMD rules and regulations would ensure that General Plan buildout would not conflict with or obstruct implementation of the applicable air quality plan or result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment.

The proposed project's construction-related and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) web-based version 2022.1.1.35 – a statewide model designed to provide a uniform platform for government

⁶ Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment in Sacramento County*. Revised April 2021.

agencies, land use planners, and environmental professionals to quantify air quality emissions, including greenhouse gas (GHG) emissions, from land use projects. The model applies inherent default values for various land uses, including trip generation rates based on the Institute of Transportation Engineers (ITE) Manual, vehicle mix, trip length, average speed, etc. However, where project-specific information is available, such information should be applied in the model. Accordingly, the proposed project's modeling assumed the following:

- Project construction was assumed to start in June of 2026 and occur over approximately one year;
- The proposed project would be operational by 2027;
- Approximately 100 cubic yards (CY) of soil would be exported during site preparation;
- Approximately 5,000 CY of soil would be exported during grading;
- The proposed project would not use natural gas during operations; and
- An emergency generator would be included on-site during operation of the proposed project.

All CalEEMod results are included in Appendix A. The proposed project's estimated emissions associated with construction and operations are provided below.

Construction Emissions

During construction of the proposed project, various types of equipment and vehicles would temporarily operate on the project site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction worker commutes, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which includes PM emissions. As construction of the proposed project would generate air pollutant emissions intermittently within the site and vicinity, until all construction has been completed, construction is a potential concern because the project is in a non-attainment area for ozone, PM₁₀, and PM_{2.5}.

To apply the construction thresholds presented in Table 1, projects must implement all feasible SMAQMD BACTs and BMPs related to dust control. The control of fugitive dust during construction is required by SMAQMD Rule 403, and enforced by SMAQMD staff. The BMPs for dust control include the following:

- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads;
- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered;
- Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited;
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph);
- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;

- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [CCR, Title 13, Sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site;
- Provide current certificate(s) of compliance for the CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [CCR, Title 13, Sections 2449 and 2449.1]. For more information contact CARB at 877-593-6677, doors@arb.ca.gov, or www.arb.ca.gov/doors/compliance_cert1.html; and
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.

Compliance with the foregoing measures is required pursuant to Rule 403. Project construction would comply with the foregoing measures, which would be incorporated into the project through Conditions of Approval. Consequently, the project PM emissions are assessed in comparison to the thresholds presented in Table 1 above.

Based on the CalEEMod results, the proposed project would result in maximum unmitigated construction criteria air pollutant emissions as shown in Table 2. As shown in the table, the proposed project's maximum unmitigated construction emissions would be below the applicable thresholds of significance.

Table 2			
Maximum Unmitigated Construction Emissions			
Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	4.10 lbs/day	N/A	N/A
NO _x	29.00 lbs/day	85 lbs/day	NO
PM ₁₀	21.00 lbs/day and 0.24 tons/yr	80 lbs/day and 14.6 tons/yr	NO
PM _{2.5}	11.00 lbs/day and 0.13 tons/yr	82 lbs/day and 15 tons/yr	NO
Source: CalEEMod, December 2025 (see Appendix A).			

As shown in the table, the project's construction emissions would be below the applicable SMAQMD thresholds of significance. Therefore, the proposed project would not substantially contribute to the SVAB's non-attainment status for ozone or PM during construction. In addition, the proposed project would be required to comply with all SMAQMD rules and regulations for construction, which would further reduce construction emissions of criteria pollutants to levels lower than those presented in Table 2. Applicable rules and regulations would include, but would not be limited to, the following:

- Rule 403 related to Fugitive Dust;
- Rule 404 related to Particulate Matter;
- Rule 407 related to Open Burning;
- Rule 442 related to Architectural Coatings;
- Rule 453 related to Cutback and Emulsified Asphalt Paving Materials; and
- Rule 460 related to Adhesives and Sealants.

Thus, in accordance with SMAQMD guidance, the proposed project would not conflict with or obstruct implementation of the applicable air quality plans during project construction, and impacts related to such were adequately addressed in the City's General Plan MEIR.

Operational Emissions

Based on the CalEEMod results, the proposed project would result in maximum unmitigated operational criteria air pollutant emissions as shown in Table 3. The proposed emergency generator would be required to comply with SMAQMD's emission standards related to emergency generators as established BACT Determination Number 402. Thus, the proposed project would not involve installation or operation of any pieces of equipment that would require implementation of SMAQMD's BACTs. Consequently, the project's PM emissions are assessed in comparison to the thresholds presented in Table 1 above.

Table 3			
Maximum Unmitigated Operational Emissions (lbs/day)			
Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	3.40 lbs/day	65 lbs/day	NO
NO _x	1.10 lbs/day	65 lbs/day	NO
PM ₁₀	1.80 lbs/day and 0.29 tons/yr	80 lbs/day and 14.6 tons/yr	NO
PM _{2.5}	0.47 lbs/day and 0.08 tons/yr	82 lbs/day and 15 tons/yr	NO
Source: CalEEMod, December 2025 (see Appendix A).			

As shown in the table, the proposed project's maximum unmitigated operational emissions of criteria pollutants would be below the applicable thresholds of significance. Thus, in accordance with SMAQMD guidance, the proposed project would not conflict with or obstruct implementation of the applicable air quality plans during project operation, and impacts related to such were adequately addressed in the City's General Plan MEIR.

Cumulative Emissions

A cumulative impact analysis considers a project over time in conjunction with other past, present, and reasonably foreseeable future projects whose impacts might compound those of the project being assessed. Due to the dispersive nature and regional sourcing of air pollutants, air pollution is already largely a cumulative impact. The nonattainment status of regional pollutants, including ozone and PM, is a result of past and present development, and, thus, cumulative impacts related to these pollutants could be considered cumulatively significant.

Adopted SMAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated non-attainment, consistent with applicable air quality plans. As future attainment of AAQS is a function of successful implementation of SMAQMD's planning efforts, according to the SMAQMD CEQA Guide, by exceeding the SMAQMD's project-level thresholds for construction or operational emissions, a project could contribute to the region's non-attainment status for ozone and PM emissions and could be considered to conflict with or obstruct implementation of the SMAQMD's air quality planning efforts.

As discussed above, the proposed project would result in construction and operation emissions below the applicable thresholds of significance and, therefore, would result in less-than-significant impacts. As such, the proposed project would not be considered to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment and impacts related to such were adequately addressed in the City's General Plan MEIR.

Conclusion

As discussed above, the General Plan MEIR concluded that compliance with applicable General Plan policies, as well as SMAQMD rules and regulations, criteria air pollutant emissions associated with buildout of the 2040 General Plan would not cause a substantial net increase in emissions that exceeds the SMAQMD regional significance thresholds, and impacts would be less than significant. Nevertheless, for informational purposes, this Checklist has demonstrated that the proposed project is anticipated to result in emissions below the applicable thresholds of significance during both construction and operations. Thus, the proposed project would not be considered to conflict with or obstruct implementation of regional air quality plans. Therefore, the proposed project would not result in any peculiar effects related to the generation of criteria pollutants, and requirements for additional CEQA review are not met.

- c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics.

The nearest existing single-family residence is located approximately 12 feet from the site's western boundary. However, the nearest existing single-family residence is a legal non-conforming use, as the single-family residence is located within a non-residential zoning district. Based on the City of Sacramento's direction, the City considers the definition of sensitive receptors to pertain to "residentially designated land uses," rather than individual residences. Therefore, the nearest sensitive land use pursuant to the City of Sacramento's guidance would be the single-family residence located approximately 1,180 feet from the southern project site boundary.

The major pollutant concentrations of concern are localized CO emissions, toxic air contaminant (TAC) emissions, and criteria pollutant emissions, which are addressed in further detail below.

Localized CO Emissions

The General Plan MEIR does not specifically evaluate the potential for buildout to expose sensitive receptors to substantial pollutant concentrations or include an analysis of CO emissions. However, as previously discussed, Impact 4.3-2 of the General Plan MEIR concluded that compliance with General Plan policies and SMAQMD rules and regulations would ensure that General Plan buildout would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment.

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Pursuant to the SMAQMD CEQA Guide, emissions of CO are generally of less concern than other criteria pollutants, as operational activities are not likely to generate substantial

quantities of CO, and the SVAB has been in attainment for CO for multiple years.⁷ The proposed project would not contribute to high levels of traffic congestion that could result in long-term generation of CO. Additionally, due to the continued attainment of California AAQS (CAAQS) and national AAQS (NAAQS), and advances in vehicle emissions technologies, the likelihood that any single project would create a CO hotspot is minimal. Consequently, the proposed project would result in a less-than-significant impact related to localized CO emissions.

Therefore, based on the guidance of the SMAQMD, similar to the conclusions of the General Plan MEIR, the proposed project would not be expected to result in substantial levels of localized CO at surrounding intersections or generate localized concentrations of CO that would exceed standards or cause health hazards.

TAC Emissions

Another category of environmental concern is TACs. The CARB's Air Quality and Land Use Handbook: A Community Health Perspective (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk.

The General Plan MEIR does not specifically evaluate the potential for buildout to expose sensitive receptors to substantial pollutant concentrations or include an analysis of TAC emissions. However, the 2040 General Plan includes policies related to reducing TAC exposure of sensitive receptors. Specifically, implementation of Policies ERC-4.3, which promotes techniques intended to minimize pollution, and ERC-4.4, which is related to evaluating exposure of sensitive receptors to TACs, would minimize impacts from community risk and hazards. The proposed project would be subject to the foregoing policies.

The proposed project would involve office, warehouse, and manufacturing uses, which are not inherently considered sources of TACs. However, the CARB Handbook considers distribution centers involving more than 100 heavy-duty diesel trucks per day as a potential source of substantial TAC emissions. Although some heavy-duty truck traffic is expected at the site, the proposed project is not anticipated to involve more than 100 trucks per day. In addition, DPM is a highly dispersive gas, and concentrations of DPM decline rapidly with distance. Based on the CARB's Handbook, an 80 percent drop-off in pollutant concentrations occurs at approximately 1,000 feet from a distribution center. As discussed above, the nearest sensitive receptors to the project site is the single-family residence located approximately 1,180 feet from the southern boundary of the project site. In addition, the prevailing wind direction in the project area is towards the north; therefore,

⁷ Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment, Chapter 4: Operational Criteria Air Pollutant and Precursor Emissions*. October 2020.

any emissions of TACs produced by the proposed project would not typically be blown toward the nearest sensitive receptor to the south.⁸

Furthermore, Sections 2449 and 2485 of Title 13 of the CCR limit idling of heavy-duty trucks to five minutes. Unless specifically exempted in Sections 2449 and 2485, all diesel-powered equipment and heavy-duty trucks associated with the proposed project would be subject to such idling limitations. Finally, because the proposed use is consistent with the project site's land use designation, the exposure of sensitive receptors to any TAC emissions generated by heavy-duty trucks traveling along roadways near the project site have been previously anticipated by the City. As such, the proposed project would not expose sensitive receptors to substantial pollutant concentrations during operations.

Short-term, construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. However, construction would be temporary and would occur over a relatively short duration in comparison to the operational lifetime of the proposed project. While methodologies for conducting health risk assessments are associated with long-term exposure periods (e.g., 30 years or greater), construction activities associated with the proposed project would be significantly less. Only portions of the site would be disturbed at a time throughout the construction period, with operation of construction equipment occurring intermittently throughout the course of a day rather than continuously at any one location on the project site. In addition, all construction equipment and operation thereof would be regulated by the In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation includes emissions reducing requirements such as limitations on vehicle idling, disclosure, reporting, and labeling requirements for existing vehicles, as well as standards relating to fleet average emissions and the use of BACTs. Additionally, project construction would be required to comply with all applicable SMAQMD rules and regulations, as detailed above. Construction activities would also be limited to daytime hours (7:00 AM to 6:00 PM Monday through Saturday, and 9:00 AM to 6:00 PM on Sunday), pursuant to Section 8.68.080 of the City Code. Thus, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM for any extended period of time would be low, and the proposed project would not expose any existing sensitive receptors to any new permanent or substantial TAC emissions.

Criteria Pollutants

Recent rulings from the California Supreme Court (including the *Sierra Club v. County of Fresno* (2018) 6 Cal. 5th 502 case regarding the proposed Friant Ranch Project) have underscored the need for the analysis of potential health impacts resulting from the emission of criteria pollutants during operations of proposed projects. Although analysis of project-level health risks related to the emission of CO and TACs has long been practiced under CEQA, the analysis of health impacts due to individual projects resulting from emissions of criteria pollutants is a relatively new field.

The proposed project is consistent with the site's General Plan land use designation. Therefore, emissions associated with construction and operation of the proposed project have been generally anticipated and analyzed in the General Plan MEIR. As discussed under Impact 4.3-2 of the General Plan MEIR, the City's planning area is designated as nonattainment with respect to the NAAQS and CAAQS for ROG and NO_x, which are

⁸ Weather Spark. *Climate and Average Weather Year Round in Sacramento California, United States*. Available at: <https://weatherspark.com/y/1157/Average-Weather-in-Sacramento-California-United-States-Year-Round>. Accessed December 2025.

precursors to ozone (O₃). The health effects associated with O₃ are generally associated with reduced lung function. In addition, health effects that result from nitrogen dioxide (NO₂) and NO_x include respiratory irritation, which could be experienced by sensitive receptors during the periods of heaviest use of off-road construction equipment. As discussed previously, construction and operational emissions associated with buildout of the 2040 General Plan would result in less-than-significant impacts with implementation of the 2040 General Plan policies. Additionally, projects constructed under the 2040 General Plan would also comply with applicable SMAQMD rules and regulations.

Based on the above, implementation of the 2040 General Plan would not result in significant impacts related to emissions of criteria air pollutants and the associated health impacts, as well as ensuring that individual projects would not generate emissions in excess of applicable thresholds.

Conclusion

Based on the above, the proposed project would not expose any sensitive receptors to substantial concentrations of localized CO, TACs, or criteria pollutants during construction or operation. Therefore, the proposed project would not result in any peculiar effects, and further CEQA review would not be required.

- d. Pollutants of principal concern include emissions leading to odors, emissions of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in questions 'a' through 'c' above. Therefore, the following discussion focuses on emissions of odors and dust.

Odors

According to the General Plan MEIR, compliance with local regulations, such as SMAQMD screening distances between sensitive receptors and odor-generating uses and SMAQMD's Nuisance Rule (Rule 402), would reduce odor impacts on sensitive receptors by prohibiting the discharge quantities of air contaminants or other materials which cause injury, detriment, nuisance or annoyance to any considerable number of persons or the public. Therefore, the General Plan MEIR concluded that impacts related to odorous emissions would be less than significant.

While offensive odors rarely cause physical harm, they can be unpleasant, leading to considerable annoyance and distress among the public and can generate citizen complaints to local governments and air districts. Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative analysis to determine the presence of a significant odor impact is difficult. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants (WWTPs), landfills, and composting facilities. The proposed project would not introduce any such land uses and is not located in the vicinity of any such existing or planned land uses.

Construction activities often include diesel fueled equipment and heavy-duty trucks, which could create odors associated with diesel fumes that may be considered objectionable. However, as discussed above, construction activities would be temporary, and operation of construction equipment adjacent to existing residential uses would be restricted to the hours of 7:00 AM to 6:00 PM Monday through Saturday, and 9:00 AM to 6:00 PM Sundays and holidays, pursuant to Sacramento Municipal Code Section 8.60.060. Project construction would also be required to comply with all applicable SMAQMD rules and

regulations, particularly Rule 402 (Nuisance), which prohibits any person or source from emitting air contaminants that cause detriment, nuisance, or annoyance to a considerable number of persons or the public. Rule 402 is enforced based on complaints. If complaints are received, the SMAQMD is required to investigate the complaint, as well as determine and ensure a solution for the source of the complaint, which could include operational modifications. Thus, although not anticipated, if odor complaints are made after the proposed project is approved, the SMAQMD would ensure that such odors are addressed and any potential odor effects reduced to less than significant.

Dust

The General Plan MEIR does not specifically evaluate the potential for buildout to result in the emission of dust that adversely affects a substantial number of people. However, the General Plan MEIR does include SMAQMD Rules 403 and 404 as applicable regulations that would control emissions of fugitive dust. In addition, as previously discussed, Impact 4.3-2 of the General Plan MEIR concluded that compliance with General Plan policies and SMAQMD rules and regulations would ensure that General Plan buildout would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment.

The proposed project would be required to comply with all applicable SMAQMD rules and regulations, including, but not limited to, Rule 403 and Rule 404. Furthermore, all projects within Sacramento County are required to implement the SMAQMD's BCECPs. Compliance with SMAQMD rules and regulations and BCECP would help to ensure that dust is minimized during project construction. Following project construction, vehicles operating within the project site would be limited to paved areas of the site, which would not have the potential to create substantial dust emissions. Thus, project operations would not include sources of dust that could adversely affect a substantial number of people.

Conclusion

Based on the above, construction and operation of the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people. Furthermore, given that the proposed project is consistent with the site's General Plan land use designation, emissions associated with construction and operation of the proposed project have been generally anticipated and analyzed in the General Plan MEIR. Therefore, the proposed project would not result in any peculiar effects, and further CEQA review would not be required for this topic.

IV. BIOLOGICAL RESOURCES.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	✗
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	✗
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	✗
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	✗
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	✗
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	✗

Discussion

- a. The General Plan MEIR concluded that applicable federal, State, regional, and local regulations, together with the policies and programs included in the General Plan would reduce potential impacts to special-status plant and wildlife species that could result from buildout of the General Plan to a less-than-significant level. Applicable federal and State regulations include, but are not limited to, the Clean Water Act (CWA), Federal Endangered Species Act (FESA), Migratory Bird Treaty Act (MBTA), California Endangered Species Act (CESA), and California Fish and Game Code (CFGC). Local regulations related to biological resources include Policy ERC-2.2, which directs the City to avoid, minimize or mitigate impacts on sensitive biological resources, including special-status species from development activities to the greatest extent feasible; Policy ERC-2.1 related to conservation efforts for creeks, riparian corridors, wetlands, undeveloped open space areas, levees, and drainage canals; and Policy ERC-6.3, which directs the City to protect urban creeks and rivers as suitable habitat for special-status species.

Special-status species include those species that are:

- Listed as endangered or threatened under the FESA (or formally proposed for, or candidates for, listing);
- Listed as endangered or threatened under the CESA (or proposed for listing);
- Designated as endangered or rare, pursuant to CFGC (Section 1901);
- Designated as fully-protected, pursuant to CFGC (Section 3511, Section 4700, or Section 5050);

- Designated as species of special concern by the California Department of Fish and Wildlife (CDFW); or
- Defined as rare or endangered under CEQA (California Rare Plant Rank [CRPR] 1, 2, and 3).

Although CDFW Species of Special Concern generally do not have special legal status, they are given special consideration under CEQA. In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the MBTA of 1918. Under the MBTA, destroying active nests, eggs, and young is illegal.

The project site consists of undeveloped land that has experienced substantial previous disturbance, including grading activities. The foundations of two former residences and associated outbuildings, as well as numerous piles of dirt and scattered trees are present on the northern portion of the project site. Undeveloped land is located to the south and west of the project site. A single-family residence, considered a legal non-conforming use, is located adjacent to the northwestern border of the project site. Light industrial uses are located to the north, across Elder Creek Road, to the east, and further west, beyond the undeveloped land.

The following discussion is based primarily on the findings of a Biological Resources Letter Report (BRLR)⁹ prepared for the proposed project by Environmental Science Associates (see Appendix B). In order to ascertain the potential for any special-status species to occur on the project site, a search for records of special-status species within the vicinity of the project site was conducted through the California Natural Diversity Database (CNDDDB) as part of the BRLR. In addition, as part of the BRLR conducted for the proposed project, Environmental Science Associates conducted a field survey of the project site on July 11, 2025. As part of the field survey, transects were walked across the project site and site perimeter consistent with the CDFW burrowing owl survey specifications. Furthermore, the BRLR also included a separate Nesting Bird Survey¹⁰ of the existing on-site trees, as well as off-site trees, poles, and buildings for nests. Publicly accessible areas within 0.5-mile of the project site were also surveyed for Swainson's hawk nests. The potential for special-status species to occur on the project site is discussed in further detail below.

Special-Status Plants

Special-status plants generally occur in relatively undisturbed areas within vegetation communities such as vernal pools, marshes and swamps, chenopod scrub, seasonal wetlands, riparian scrub, chaparral, alkali playa, dunes, and areas with unusual soil characteristics. The General Plan MEIR determined that 17 special-status plants have the potential to occur in the planning area. The species include palmate-bracted bird's beak; Boggs Lake hedge-hyssop; slender Orcutt grass; and Sacramento Orcutt grass. The remainder of the special-status plant species are assigned CRPR by CDFW but are not listed under the FESA or CESA. As discussed under Impact 4.4-1 of the General Plan MEIR, undeveloped areas and vacant lots scattered throughout the planning area may support grasslands, seasonal wetlands, remnant vernal pools, and drainage ditches that could provide suitable habitat for special-status plants.

⁹ Environmental Science Associates. *Biological Resources Letter Report for 8770 Elder Creek Road, City of Sacramento, CA*. November 2025.

¹⁰ Environmental Science Associates. *Nesting Bird Survey for 8770 Elder Creek Road, City of Sacramento*. August 2025.

However, the General Plan MEIR concluded that compliance with General Plan Policies ERC-2.1, ERC-2.2, and ERC-6.3 would avoid, minimize, and/or compensate for potential adverse effects to special-status plants species and habitats. Thus, the General Plan MEIR concluded that impacts to special-status plant species would be less than significant.

The BRLR determined that specialized habitats for the special-status plant species identified in the CNDDDB query do not occur on-site. For example, the project site does not contain any vernal pool or wetland habitat in which many of the identified special-status plant species are found. Furthermore, the project site has been significantly disturbed. Overall, the lack of suitable habitat and previous disturbance of the site would preclude any special-status plant species from occurring on-site.

Based on the above, special-status plant species are not anticipated to occur within the project site, and the proposed project would not be anticipated to result in impacts to special-status plant species.

Special-Status Wildlife

The General Plan MEIR identified various special-status wildlife species with the potential to occur in habitat within the planning area, including special-status invertebrates, fish species, reptiles and amphibians, bird species, and mammals. Such species include, but are not limited to, the vernal pool fairy shrimp, vernal pool tadpole shrimp, valley elderberry longhorn beetle (VELB), Sacramento perch, Chinook salmon, Central Valley steelhead, Delta smelt, western spadefoot, giant garter snake, northwestern pond turtle, tricolored blackbird, burrowing owl, loggerhead shrike, northern harrier, Swainson's hawk, white-tailed kite, song sparrow, pallid bat, and American badger. Under Impacts 4.4-2 through 4.4-6, the General Plan MEIR concluded that potential impacts to special-status wildlife species would be less than significant with implementation of all applicable General Plan policies and compliance with the CESA and FESA.

According to the BRLR, 21 special-status wildlife species have previously been documented within the region. Of the 21 special-status wildlife species, the majority of the species would not have the potential to occur on-site due to the lack of suitable habitat (i.e., aquatic, marsh, riparian, woodland, and/or coastal habitat). For example, due to the lack of on-site aquatic resources, potential impacts as a result of the proposed project would not occur to western spadefoot, northwestern pond turtle, vernal pool fairy shrimp, vernal pool tadpole shrimp, or giant garter snake, as the project site does not contain requisite flowing waters or vernal pools. In addition, because the project site does not contain elderberry shrubs, adequate foraging habitat for VELB does not occur on-site. According to the BRLR, the project site also lacks the necessary wetland and riparian habitat to support song sparrow, California black rail, bank swallow, Western yellow-billed cuckoo, and least Bell's vireo, as well as lacking suitable habitat to support purple martin. Furthermore, existing development in the vicinity of the project site further reduces the likelihood of wildlife species, including those with special status, to occur on-site. Therefore, although identified in the CNDDDB query, the majority of the special-status species previously recorded in the area are not anticipated to be significantly impacted by the proposed project.

According to the BRLR, ground squirrel burrows located throughout the project site provide potential nesting habitat for burrowing owl. The nearest CNDDDB records of nesting burrowing owl are located approximately 0.3-mile to the east and 0.6-mile to the northwest

of the project site. However, as part of the Nesting Bird Survey prepared for the proposed project, the entrances to each on-site burrow were inspected and signs of burrowing owl were not observed. As such, the BRLR concluded that burrowing owls do not occupy the on-site ground squirrel burrows. Nonetheless, burrowing owls could occupy the site prior to construction. Therefore, project construction activities could result in an adverse effect to burrowing owl if members of the species are present within or near the project site during project construction.

Furthermore, the BRLR determined that existing on-site trees and shrubs may represent suitable nesting habitat for nesting and migratory birds protected by the MBTA. The BRLR further specifies that the existing trees in the northern portion of the project site provide potential nesting habitat for Swainson's hawk and white-tailed kite. In addition, the project site represents low quality foraging habitat for Swainson's hawk and white-tailed kite. However, according to the Nesting Bird Survey prepared for the proposed project, Swainson's hawk and other birds of prey nests do not occur on or within 0.5-mile of the project site. Nonetheless, because existing trees and shrubs within the project site could provide potential nesting habitat for nesting and migratory bird species protected by the MBTA, nests could become established prior to construction of the proposed project. Therefore, project construction activities could result in an adverse effect if such species are present within or near the project site during project construction. Vegetation removal occurring during the nesting period for migratory birds (typically between February 1 to August 31) could also have the potential to result in nest abandonment or death of any live eggs or young.

As discussed above, the General Plan includes policies under Goal ERC-2 to reduce potential impacts to such species to less-than-significant levels. Pursuant to General Plan Policy ERC-2.2, the City shall ensure that adverse impacts on sensitive biological resources, including special-status species, are avoided, minimized, or mitigated to the greatest extent feasible. In compliance with General Plan Policy ERC-2.2, a BRLR was prepared for the proposed project as discussed above, which includes recommendations to ensure impacts to Swainson's hawk, white-tailed kite, burrowing owl, and nesting and migratory bird species protected by the MBTA do not occur. Thus, consistent with General Plan Policy ERC-2.2, the City would require the following condition of approval (COA) for the proposed project to ensure all recommendations included in the BRLR are implemented as part of the proposed project:

In compliance with General Plan Policy ERC-2.2, all recommendations included in the November 20, 2025 Biological Resources Letter Report prepared by Environmental Science Associates for the proposed project shall be implemented by the project applicant prior to any ground-disturbing activities. The results of all recommended pre-construction surveys shall be submitted to the City of Sacramento Planning Division. All recommended avoidance measures shall be noted on project improvement plans, subject to review and approval by the Director of Community Development.

The General Plan MEIR concluded that avoidance of nesting habitat, compliance with federal requirements under the MBTA and FESA, and implementation of the 2040 General Plan goals and policies would reduce the potential direct and indirect impacts on special-status bird species to a less-than-significant level. Furthermore, given the primarily developed nature of the surrounding area, and the fact that suitable habitat for nesting birds and raptors is not uncommon within the project area, the site does not include any

peculiar conditions from a biological perspective. Based on the above, the proposed project would not result in any impacts to special-status wildlife species.

Conclusion

Pursuant to CEQA Guidelines Section 15183(f), “An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. [...]” The General Plan MEIR concluded that applicable federal, State, regional, and local regulations, together with General Plan policies and programs would reduce potential impacts to special-status species that could result from buildout of the General Plan.

Based on the above, impacts to species identified as special-status species in local or regional plans, policies, or regulations, or by the CDFW or the U.S. Fish and Wildlife Service (USFWS), were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects given required compliance with applicable federal, State, regional, and local regulations, together with the policies and programs included in the General Plan, which the General Plan MEIR found would substantially mitigate potential environmental effects. The proposed project would not require further CEQA review related to effects on any special-status plant and wildlife species.

- b,c. According to the General Plan MEIR, compliance with General Plan policies and programs would ensure that General Plan buildout would have a less-than-significant impact related to the loss or modification of riparian habitat or on jurisdictional waters of the U.S. and wetlands. As discussed under Impact 4.4-7 of the General Plan MEIR, riparian habitat is mostly located along the Sacramento and American rivers, as well as adjacent to smaller streams and drainage channels throughout the planning area. The project site is located approximately 3.65 miles from the American River and 7.26 miles from the Sacramento River and does not include riparian habitat on-site. Therefore, the proposed project would not result in adverse impacts upon sensitive natural communities, and impacts related to having a substantial adverse effect on riparian habitat, sensitive natural communities, or federally protected wetlands were adequately addressed in the General Plan MEIR. The proposed project would not result in any peculiar effects that would require further CEQA review related to effects on any riparian habitat, protected wetlands, or other sensitive natural communities.
- d. Under Impact 4.4-3, the General Plan MEIR identified the Sacramento River as providing migratory habitat for seven special-status fish species. However, as previously discussed, the project site is located approximately 7.26 miles from the Sacramento River and aquatic resources are not located on-site. In addition, the project site is located in the vicinity of existing industrial and commercial development which would provide a significant barrier to dispersal of native wildlife travelling to and from the site. Most current animal movements on the project site would likely be local movements within the site and its immediate vicinity rather than regional movements. Additionally, given that the proposed project is consistent with the City’s General Plan land use designation for the project site, impacts related to migratory corridors associated with buildout of the site have been anticipated by the City.

Based on the above, impacts related to interfering substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

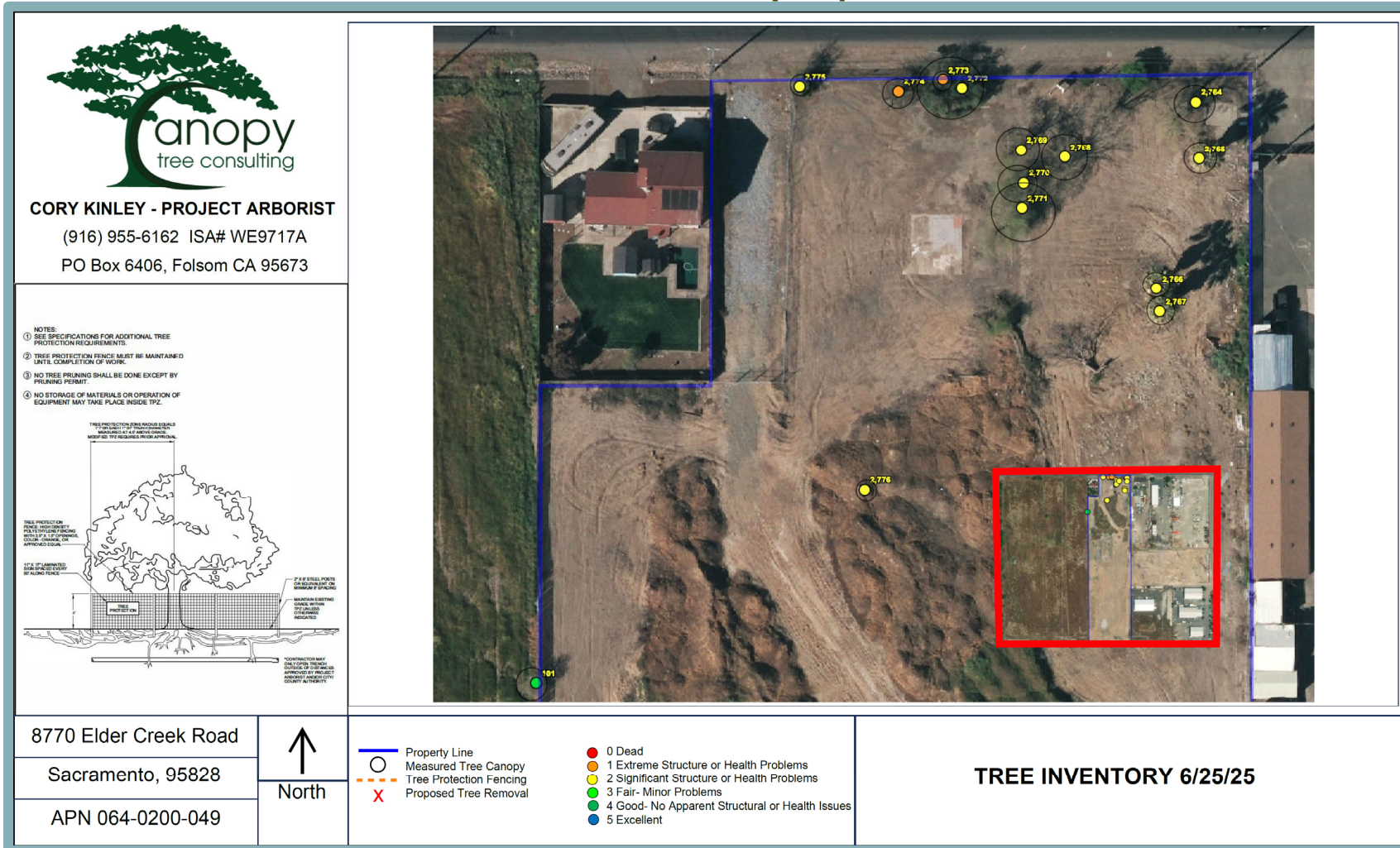
- e. The General Plan MEIR did not specifically evaluate potential impacts related to conflicts with local policies or ordinances protecting biological resources. Chapter 12.56 of the City Code establishes guidelines for the conservation, protection, removal, and replacement of both City trees and private protected trees. Pursuant to Section 12.56.020, a private protected tree meets at least one of the following criteria:
- A tree that is designated by City Council resolution to have special historical value, special environmental value, or significant community benefit, and is located on private property;
 - Any native Valley Oak (*Quercus lobata*), Blue Oak (*Quercus douglasii*), Interior Live Oak (*Quercus wislizenii*), Coast Live Oak (*Quercus agrifolia*), California Buckeye (*Aesculus californica*), or California Sycamore (*Platanus racemosa*), that has a diameter at standard height (DSH) of 12 inches or more, and is located on private property;
 - A tree that has a DSH of 24 inches or more located on private property that:
 - Is an undeveloped lot; or
 - Does not include any single unit or duplex dwellings; or
 - A tree that has a DSH of 32 inches or more located on private property that includes any single unit or duplex dwellings.

When circumstances do not allow for retention of trees, permits are required to remove City trees or private protected trees that are within the City's jurisdiction. In addition, City Code Section 12.56.050, Tree Permits, states that any act that could adversely impact the health of a protected tree shall not occur without a tree permit. The Tree Permit application requires a statement detailing the nature and necessity for the proposed regulated work, the location of the proposed work, and any tree replacement plans for evaluation and approval by the City Council.

The following discussion is based primarily on the findings of a Preliminary Arborist Report prepared for the proposed project by Canopy Tree Consulting LLC (see Appendix C).¹¹ As part of the Preliminary Arborist Report, Canopy Tree Consulting LLC conducted a survey of the project site on June 9, 2025, in order to inventory and evaluate the existing on-site trees. The existing on-site trees were inventoried and assessed in accordance with the International Society of Arboriculture's BMPs. According to Preliminary Arborist Report, the project site includes a total of 14 trees, which were inventoried and identified by species, including one off-site tree with canopy overhanging onto the project site (see Figure 8). The proposed project would include removal of all 14 of the inventoried trees. Of the identified trees, four trees meet the above requirements for private protected trees (see Appendix C).

¹¹ Canopy Tree Consulting LLC. *Preliminary Arborist Report*. June 25, 2025.

Figure 8 Tree Inventory Map



Based on the above, because the proposed project would require removal of four private protected trees, pursuant to the City Code Section 12.56.050, the proposed project would be required to obtain a Tree Permit from the City prior to the commencement of construction. Required compliance with the Tree Permit requirement in the City Code would ensure the project would have no impact related to conflicting with local policies or ordinances protecting biological resources, such as a tree preservation policy, and would not result in any peculiar effects that would require further CEQA review related to such.

- f. The General Plan MEIR does not specifically address potential impacts related to conflicting with an adopted habitat conservation plan (HCP), natural community conservation plan (NCCP), or other approved local, regional, or state habitat conservation plan. However, the General Plan MEIR does specify that areas within the planning area are covered under existing HCPs, including the Natomas Basin HCP and South Sacramento HCP. The Natomas Basin HCP and South Sacramento HCP provide protections for special-status plant and wildlife species through streamlined permit processes and avoidance and minimization measures (AMMs).

Although portions of the City of Sacramento are covered under the Natomas Basin Habitat Conservation Plan HCP and South Sacramento HCP, the project site is not located within the covered areas of either HCP. As such, the project site is not subject to an HCP or any other currently adopted NCCP. Therefore, impacts related to conflicting with an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

V. CULTURAL RESOURCES.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	✗
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	☐	✗
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	☐	☐	✗

Discussion

- a-c. Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics.

According to the General Plan MEIR, the City's planning area contains numerous known historic resources recognized at the federal, State, and local level. Many known historic resources are located in the Central City, the oldest portion of the City. In addition, the General Plan MEIR notes that archaeological deposits have been found throughout the City, particularly in areas in close proximity to watercourses, including the Sacramento and American rivers.

The General Plan MEIR determined that compliance with the 2040 General Plan policies along with implementing actions and existing City requirements to protect and preserve historic and archaeological resources set forth in the City Code would reduce the significance of impacts to historic and archaeological resources. However, because feasible mitigation to guarantee that the loss, damage, or destruction of historically significant resources and archaeological resources (including human remains) does not exist, the General Plan MEIR concluded that buildout of the 2040 General Plan would result in a significant and unavoidable impact related to both historical and archaeological resources.

In order to ensure cultural resources have not been discovered on the project site since preparation of the General Plan MEIR, a search of the California Historic Resources Information System (CHRIS) was performed for the proposed project. Based on the results of the project-specific CHRIS search, five cultural resource studies have been previously conducted that included areas within a 0.25-mile radius of the project site. As part of the five previously conducted studies, known historic or archaeological resources have not been identified on or adjacent to the project site. The project site was located within a recorded historic-period reclamation district. However, the CHRIS search concluded that, based on the extent of known cultural resources in the area and the patterns of local history, a low potential exists for previously unrecorded cultural resources to occur on-site. Furthermore, the project site consists of undeveloped land that has experienced substantial previous disturbance, including grading activities. Therefore, any surface-level historical or cultural resources located on-site would have been previously encountered.

In addition, a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was conducted for the project site. The NAHC responded with positive results on December 29, 2025. While a positive result does not indicate that specific cultural resources associated with local tribes are located on-site, the potential exists for such resources to be present within the project site or immediate vicinity. Therefore, previously unknown resources could be encountered during ground-disturbing activities associated with development of the project. In the event that such resources are discovered during construction or grading activities, the project would be required to comply with all applicable General Plan policies and programs, including, but not limited to: General Plan Policy HCR-1.1, which directs the City to promote the preservation, restoration, enhancement, and recognition of cultural resources throughout the City; Policy HRC-1.14 related to compliance with federal and State regulations aimed at protecting archaeological, cultural, and tribal cultural resources; Action HCR-A.8, which requires the City to apply standard conditions of approval related to the halting of excavation work in the vicinity of an identified resource discovery, notification of the City, and coordination with the City to determine the appropriate response; Policy HCR-1.15, which requires Native American human remains to be treated with sensitivity and dignity in coordination with the NAHC; and policies related to the City's role in preserving historical resources (Policy HCR-2.1, HCR-2.2, and HCR-2.4). Implementation of all applicable General Plan policies and programs would avoid potential impacts to significant cultural resources whenever possible and to conduct mitigation if impacts are unavoidable. In addition, the proposed project would be required to adhere to California Health and Safety Code Section 7050.5 and Section 7052 of California PRC Section 5097 if human remains are uncovered during ground-disturbing activities.

As previously discussed, pursuant to CEQA Guidelines Section 15183(f), "An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. [...]" In the case of the proposed project, compliance with the City's General Plan policies, programs, and actions, as well as California Health and Safety Code Section 7050.5 and Section 7052 of California PRC Section 5097, would substantially mitigate potential project impacts to cultural resources.

Based on the above, impacts related to causing a substantial adverse change in the significance of a historic or archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturbing human remains, including those interred outside of formal cemeteries, were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

VI. ENERGY.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	×
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	×

Discussion

- a,b. New development that would occur within the City is assessed to determine if SMUD can accommodate the energy needs of the project. In addition, implementation of policies and programs included in the 2040 General Plan would reduce energy use for new development and encourage the use of renewable energy sources. The policies would also ensure that new development projects use design features, building materials, and building practices that would increase energy efficiency. Thus, the General Plan MEIR concluded that a less-than-significant impact would occur related to wasteful, inefficient, or unnecessary energy consumption with the implementation of General Plan policies and programs, as well as potential conflicts with or obstructing a State or local energy plan.

A description of the 2022 California Green Building Standards Code (CALGreen Code) and the Building Energy Efficiency Standards, with which the proposed project would be required to comply, as well as discussions regarding the project's potential effects related to energy demand during construction and operations are provided below.

California Green Building Standards Code

The 2022 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), is a portion of the California Building Standards Code (CBSC), which became effective with the rest of the CBSC on January 1, 2023.¹² The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The CALGreen Code standards regulate the method of use, properties, performance, types of materials used in construction, alteration, repair, improvement, and rehabilitation of a structure or improvement to a property. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of electric vehicle (EV) charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills;

¹² California Building Standards Commission. 2022 *California Green Building Standards Code*. 2023.

- Incentives for installation of electric heat pumps, which use less energy than traditional heating, ventilation, and air conditioning (HVAC) systems and water heaters;
- Required solar photovoltaic (PV) systems and battery storage standards for certain buildings; and
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board.

Building Energy Efficiency Standards

The 2022 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy-efficiency measures from the 2019 Building Energy Efficiency Standards, and went into effect starting January 1, 2023. The 2022 standards provide for additional efficiency improvements beyond the 2019 standards. The proposed project would be subject to all relevant provisions of the most recent update of the CBSC, including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently.

Construction Energy Use

Construction of the proposed project would involve increased energy demand and consumption related to the use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met through a hookup to the existing electricity grid. Even during the most intense period of construction, due to the different types of construction activities (e.g., site preparation, grading, building construction), only portions of the project site would be disturbed at a time, with operation of construction equipment occurring at different locations on the project site, rather than a single location. Project construction would not involve the use of natural gas equipment.

All construction equipment and operation thereof would be regulated by the CARB's In-Use Off-Road Diesel Vehicle Regulation, which is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. In addition, as a means of reducing emissions, construction vehicles are required to become cleaner through the use of renewable energy resources. The In-Use Off-Road Diesel Vehicle Regulation would therefore help to improve fuel efficiency for equipment used in construction of the proposed project. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to reduce demand on oil and limit emissions associated with construction.

Based on the above, the temporary increase in energy use occurring during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, the proposed project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

Following implementation of the proposed project, SMUD would provide electricity to the project site. Energy use associated with operation of the proposed project would be typical of light industrial uses, requiring electricity for interior and exterior building lighting, HVAC, electronic equipment, machinery, security systems, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in transportation energy use associated with vehicle trips generated by employee commutes and the movement of goods.

The proposed project would be subject to all relevant provisions of the CBSC, including the Building Energy Efficiency Standards and CALGreen Code. Adherence to the CALGreen Code, Building Energy Efficiency Standards, and all applicable regulations included in the City's Climate Adaptation and Action Plan (CAAP) would ensure that the proposed structures would consume energy efficiently through the incorporation of such features as efficient water heating systems, high-performance walls, and high-efficacy lighting. Required compliance with the CBSC would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary. In addition, electricity supplied to the project site by SMUD would comply with the State's Renewable Portfolio Standard (RPS), which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy sources to 60 percent of total procurement by 2030.

The 2040 General Plan also includes policies such as ERC-4.3, ERC-8.1, ERC-9.4, and ERC-9.9, which would require projects to use green building technologies that meet or exceed the CALGreen energy efficiency standards, encourage alternative energy creation and on-site energy production, promote development that would be 100 percent electric, and transition existing buildings from fossil fuel-power to electric power.

With respect to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. Further discussion of vehicle miles traveled (VMT) associated with the proposed project is provided in Section XVII, Transportation, of this Modified Initial Study.

Based on the above, compliance with the State's latest Energy Efficiency Standards and local regulations would ensure that the proposed project would implement all necessary energy efficiency regulations and contribute to the efficient use of energy resources.

Conclusion

Based on the above, the proposed project would involve energy use associated with construction activities and operations. Given that the proposed project would be consistent with the site's General Plan land use designation, buildout of the project site and associated energy demands have been anticipated by the City and analyzed in the General Plan MEIR. Furthermore, the project would comply with applicable General Plan policies, as well as other State energy standards, which would ensure that construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Based on the above, impacts related to energy use were adequately addressed in the General Plan MEIR, and the proposed

project would not result in any peculiar effects that would require further CEQA review for this topic.

VII. GEOLOGY AND SOILS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	✗
ii. Strong seismic ground shaking?	☐	☐	✗
iii. Seismic-related ground failure, including liquefaction?	☐	☐	✗
iv. Landslides?	☐	☐	✗
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	✗
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	✗
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	✗
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	✗
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	✗

Discussion

ai-aii. The General Plan MEIR identifies the City as being located in the Great Valley, a relatively flat alluvial plain underlain by thick alluvial deposits, that typically does not experience strong ground shaking resulting from earthquakes along known active or older faults of the geomorphic province. As discussed on page 4.7-5 of the General Plan MEIR, the City of Sacramento does not include any Alquist-Priolo Earthquake Fault Zones and is not located in the immediate vicinity of an active fault. The closest fault to the project site is the Cordelia Fault, which is located approximately 45.10 miles to the southwest.¹³ Thus, the potential for fault rupture risk at the project site is relatively low. However, according to the General Plan MEIR, Sacramento is located in a moderately seismically active region with periodic ground shaking as a result of distant earthquakes.

Based on the moderate seismic activity within the region, commercial, institutional, and residential buildings and associated infrastructure within the City are required by Chapter 15.20 of the City Code to incorporate seismic-resistant design in conformance with the most recent version of the CBSC. Projects designed in accordance with the CBSC should be able to: 1) resist minor earthquakes without damage; 2) resist moderate earthquakes without structural damage, but with some non-structural damage; and 3) resist major earthquakes without collapse, but with some structural, as well as non-structural, damage.

¹³ U.S. Department of Conservation. *Earthquake Zones of Required Investigation*. Available at: <https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/>. Accessed December 2025.

Although conformance with the CBSC does not guarantee that substantial structural damage would not occur in the event of a maximum magnitude earthquake, conformance with the CBSC can reasonably be assumed to ensure that structures would be survivable, allowing occupants to safely evacuate in the event of a major earthquake. In addition, General Plan Policies ERC-7.1, ERC-7.2, and EJ-1.6 require that the City regulates structures intended for human occupancy to ensure structural stability from seismic events, including liquefaction hazards. Requirements specific to liquefaction hazards can be mitigated through adherence to the soil and foundation support parameters in Chapters 16 and 18 of the CBSC and the grading requirements in Chapters 18, 33, and the appendix to Chapter 33 of the CBSC.

The General Plan MEIR concluded that compliance with applicable General Plan policies and the CBSC would ensure impacts related to seismic ground shaking would be less than significant. The proposed project would be subject to the CBSC requirements. In addition, because the proposed project would be consistent with the site's General Plan land use designation, potential ground shaking hazards associated with buildout of the project site have been anticipated by the City. Overall, impacts related to seismic rupture of a known earthquake fault or strong seismic ground shaking were adequately addressed in the General Plan MEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

aiii,aiv,

- c. The following discussion is based on the findings of a Geotechnical Engineering Report (Geotechnical Report) prepared for the proposed project by Raney Geotechnical, Inc. (see Appendix D).¹⁴ The Geotechnical Report included a review of historical aerial photographs, groundwater information, geologic maps, and topographic maps, as well as a subsurface exploration and laboratory testing of on-site soils. In addition, a site reconnaissance was conducted in June 2025 as part of the Geotechnical Report. The proposed project's potential effects related to liquefaction, landslides, lateral spreading, and subsidence/settlement are discussed in detail below.

Liquefaction

Liquefaction is the temporary transformation of loose, saturated granular sediments from a solid state to a liquefied state as a result of seismic ground shaking. In the process, the soil undergoes transient loss of strength, which commonly causes ground displacement or ground failure to occur. Because saturated soils are a necessary condition for liquefaction, soil layers in areas where the groundwater table is near the surface have higher liquefaction potential than those in which the water table is located at greater depths. Additionally, loose unsaturated sandy soils have the potential to settle during strong seismic shaking. Liquefaction can often result in subsidence or settlement.

According to the Geotechnical Report, based on the results of a site visit conducted in June 2025, as well as the known geologic, seismic, groundwater, and soil in the project vicinity, the potential for liquefaction occurring on-site during seismic events is very low. The California Geological Survey (CGS) has not evaluated the project site for liquefaction hazards.¹⁵ The nearest mapped liquefaction zone is located approximately 2.68 miles north of the project site. According to the General Plan MEIR, compliance with General

¹⁴ Raney Geotechnical, Inc. *Geotechnical Engineering Report 8770 Elder Creek Road Commercial Sacramento, California*. July 14, 2025.

¹⁵ U.S. Department of Conservation. *Earthquake Zones of Required Investigation*. Available at: <https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/>. Accessed December 2025.

Plan policies would reduce the potential for substantial adverse effects due to exposure of seismic-related ground failure. The proposed project would be subject to applicable General Plan policies presented in the General Plan MEIR under Impact 4.7-2 to mitigate possible exposure of people and structures to liquefaction.

In addition, the CBSC, as adopted by Chapter 15.20 of the City Code, provides standards to protect property and public safety by regulating the design and construction of excavations, foundations, building frames, retaining walls, and other building elements, which would further reduce the potential for seismic-related ground failure, including liquefaction. Requirements specific to liquefaction hazards can be mitigated through adherence to the soil and foundation support parameters in Chapters 16 and 18 of the CBSC and the grading requirements in Chapters 18, 33, and the appendix to Chapter 33 of the CBSC. Compliance with the aforementioned uniformly applicable development regulations would ensure that the potential for risks related to liquefaction would be less than significant.

The proposed project would be required to comply with the CBSC as established by Chapter 15.20 of the City's Municipal Code. Given that the proposed project would be consistent with the project site's General Plan land use designation, the risks from liquefaction have been previously analyzed in the General Plan MEIR. The MEIR concluded that compliance with the General Plan policies and the CBSC would ensure that seismically induced ground shaking and secondary effects, including liquefaction, would be minimized.

Landslides

Seismically induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. The topography of the project site is considered level terrain and the project site does not contain any slopes. Thus, impacts related to landslides would be less than significant.

Lateral Spreading

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. The project site does not contain any open faces that would be considered susceptible to lateral spreading. In addition, as noted above, the site is not anticipated to be subject to liquefaction hazards. Therefore, the potential for lateral spreading to pose a risk to the proposed development is low.

Subsidence/Settlement

Subsidence is the settlement of soils of very low density generally from either oxidation of organic material, or desiccation and shrinkage, or both, following drainage. Subsidence takes place gradually, usually over a period of several years, and is a common consequence of liquefaction. As discussed above, on-site soils are not anticipated to be subject to substantial liquefaction risks. Because the site presents very low potential for liquefaction, the potential for seismically induced settlement to occur at the project site is also considered to be very low. In addition, the General Plan MEIR determined that the risk of liquefaction (and associated effects, such as subsidence/settlement) would be less than significant with compliance with the CBSC. The proposed project would be required to comply with all applicable policies, regulations, and standards set forth by the State and

the City of Sacramento, including the CBSC. Therefore, impacts related to subsidence/settlement would be less than significant.

Conclusion

Based on the above, impacts related to substantial risks related to liquefaction, landslides, lateral spreading, and subsidence/settlement were adequately addressed in the General Plan MEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

- b. During construction activities, topsoil would be exposed following site grading and prior to constructing building foundations. As a result, the potential for topsoil erosion would exist. Following project development, exposed soils would be covered with impervious surfaces or landscaping and, thus, the potential for erosion to occur would not exist long-term.

Issues related to erosion and degradation of water quality during construction are discussed in Section X, Hydrology and Water Quality, of this Modified Initial Study, under question 'a.' As noted therein, the City's National Pollutant Discharge Elimination System (NPDES) permit requires applicants to show proof of coverage under the State's General Construction Permit prior to receipt of any construction permits. The State's General Construction Permit requires any project that would disturb more than one acre of land to prepare a Storm Water Pollution Prevention Plan (SWPPP). A SWPPP describes BMPs to control or minimize pollutants from entering stormwater and must address both grading/erosion impacts and non-point source pollution impacts of the development project. Additionally, in accordance with City Code Section 15.88.250, City of Sacramento staff would require preparation of an Erosion and Sediment Control Plan that demonstrates how the proposed project would control surface runoff and erosion and retain sediment on the project site during project construction. The erosion control measures included in both the SWPPP and the Erosion and Sediment Control Plan would ensure that the proposed project would not result in substantial erosion or the loss of topsoil.

The General Plan MEIR concluded that, with implementation of all required regulations, including preparation of Erosion and Sediment Control Plans and a SWPPP, impacts related to soil erosion and loss of topsoil would be less than significant. The proposed project would be required to prepare and implement both an Erosion and Sediment Control Plan and a SWPPP. Therefore, impacts related to soil erosion or loss of topsoil were adequately addressed in the General Plan MEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

- d. Expansive soils can undergo significant volume change with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted. Expansive soils can shrink or swell and cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundation. Building damage due to volume changes associated with expansive soil can be reduced by a variety of solutions. If structures are underlain by expansive soils, foundation systems must be capable of tolerating or resisting any potentially damaging soil movements, and building foundation areas must be properly drained. Exposed soils must be kept moist prior to placement of concrete for foundation construction.

The General Plan MEIR includes various policies related to soil hazards, including Policy ERC-7.1, which includes the City's requirement for projects located in areas of expansive

soils to submit geotechnical investigation reports. Soils that have a low expansive potential rate have less than three percent plasticity, moderate between three percent and six percent, high between six percent and nine percent, and very high potential above nine percent. According to the Geotechnical Report prepared for the proposed project, laboratory testing of near-surface soil samples conducted as part of the report indicated that on-site soils consist of about two to five feet of silty sand and lean clay. Such soils possess plasticity indexes ranging from six to 24 percent. However, additional laboratory tests conducted with the American Society of Testing and Materials (ASTM) D4829 test method indicate that near-surface soils possess very low to moderate expansion potential. Therefore, the on-site silty sand and lean clay, when present within the upper portion of the proposed building pads, are not anticipated to exert expansion pressures on building foundations and exterior flatwork. Based on the laboratory test results, and the anticipation of soil mixing during future grading activities, the Geotechnical Report concluded that special site preparation or foundation design to mitigate the effects of expansive soils would not be required for the proposed project. Nonetheless, the proposed project would be required to comply with General Plan Policy ERC-7.1 and demonstrate that the project conforms to all recommendations included within the project-specific Geotechnical Report prepared for the proposed project. In addition, the proposed project would be required to comply with CBSC standards, pursuant to Chapter 15.20 of the City Code, which would ensure that potential impacts related to constructing on expansive soils would be reduced to a less-than-significant level through foundation design.

Based on the above, the proposed project would not result in impacts related to substantial direct or indirect risks to life or property related to being located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property that would require further CEQA review.

- e. The proposed project would connect to existing City sewer services. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the project, and the proposed project would not result in any effects that would require further CEQA review for this topic.
- f. Paleontological resources or fossils are the remains of prehistoric plant and animal life. The City's General Plan MEIR does not indicate the existence of any unique geologic features within the City. Consequently, the proposed project would not be anticipated to result in direct or indirect destruction of unique geologic features. The General Plan MEIR indicates on page 4.7-8 that paleontological resources could occur within the geologic formations underlying the City planning area due to deposits laid down by large river systems. However, the General Plan MEIR ultimately concluded that compliance with the Paleontological Resource Protection Act and PRC Section 5097.5 would protect vertebrate paleontological sites and other paleontological resources. Therefore, with adherence to the foregoing regulatory requirements, the General Plan MEIR determined that potential impacts to paleontological resources would be reduced to a less-than-significant level.

The project site does not contain any peculiar conditions that would result in increased potential for subsurface paleontological resources. Furthermore, the proposed project would be required to comply with all applicable federal, State, and local requirements to avoid potential adverse effects to paleontological resources, if such resources are discovered during ground-disturbing activities on the site. The project site is undeveloped and the foundations of two former residences and associated outbuildings, as well as

numerous piles of dirt and scattered trees are present on the northern portion of the project site. It should be noted that the project site has been subject to significant disturbance as part of previous grading activities. Therefore, it is likely that surface-level paleontological resources located on-site would have been previously encountered.

Based on the above, impacts related to resulting in the direct or indirect destruction of a unique paleontological resource were adequately addressed in the General Plan MEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	✗
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	✗

Discussion

- a,b. Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to the project would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

Recognizing the global scale of climate change, California has enacted several pieces of legislation in an attempt to address GHG emissions. Specifically, AB 32, and more recently Senate Bill (SB) 32, have established statewide GHG emissions reduction targets. Accordingly, the CARB has prepared the Climate Change Scoping Plan for California (Scoping Plan), which was approved in 2008, and updated in 2017 and 2022. The Scoping Plan provides the outline for actions to reduce California's GHG emissions and achieve the emissions reductions targets required by AB 32. In concert with statewide efforts to reduce GHG emissions, air districts, counties, and local jurisdictions throughout the State have implemented their own policies and plans to achieve reductions in line with the Scoping Plan and emissions reductions targets, including AB 32 and SB 32.

The General Plan MEIR analyzed the potential for implementation of the 2040 General Plan to result in the generation of levels of GHGs that could cause cumulatively considerable impacts to the environment. As discussed under Impact 4.8-1 of the General Plan MEIR, the 2040 General Plan would enable the City to meet the 2030 GHG emission requirements included in SB 32 and would assist in meeting broader statewide emission reduction targets. In addition, the City's CAAP update includes measures and actions that enable the City to reduce projected 2030 GHG emissions and make substantial progress towards the City's goal of carbon neutrality by 2045. Thus, the General Plan MEIR concluded that potential impacts related to GHG emissions would be less than significant.

GHG emissions resulting from construction and operations of the proposed project were modeled using the CalEEMod emissions model under the same assumptions as discussed in Section III, Air Quality, of this Modified Initial Study. All modeling results are included as Appendix A. The proposed project's compliance with SMAQMD's adopted thresholds of significance for GHG emissions during construction and operations of development projects are discussed below. Additionally, potential impacts related to climate change and GHG emissions are assessed below based on the proposed project's compliance with the City's adopted CAAP.

Construction

Construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on an annual basis.

Nonetheless, to ensure the proposed project would result in emissions below the SMAQMD threshold, GHG emissions were modeled using CalEEMod under the same assumptions as presented in Section III, Air Quality, of this Modified Initial Study. For construction-related GHG emissions, SMAQMD has adopted a threshold of significance of 1,100 MTCO₂e/yr. If construction of the proposed project would result in emissions that exceed 1,100 MTCO₂e/yr, then construction could result in a potentially significant impact and mitigation measures would be required. The estimated unmitigated maximum annual construction-related emissions from the proposed project are presented in Table 4.

Table 4	
Total Maximum Unmitigated Construction GHG Emissions	
	GHG Emissions (MTCO₂e/yr)
Maximum Construction GHG Emissions	255
SMAQMD Threshold	1,100
Exceeds Threshold?	NO
<i>Source: CalEEMod, December 2025 (see Appendix A).</i>	

Based on the modeling conducted for the proposed project, construction of the project was estimated to generate maximum unmitigated GHG emissions of 255 MTCO₂e/yr. As shown in the table, maximum emissions related to construction of the proposed project would not exceed the applicable threshold of significance. Therefore, project construction would not result in a cumulatively considerable contribution to global climate change.

Operations

SMAQMD has adopted qualitative thresholds of significance for GHG emissions during operations of projects. However, SMAQMD's CEQA Guidelines note that, where local jurisdictions have adopted thresholds or guidance for analyzing GHG emissions, the local thresholds should be used for the project analysis. The City of Sacramento has adopted a CAAP, which provides a jurisdiction-wide approach to the analysis of GHG emissions. The City's CAAP includes Citywide measures intended to reduce emissions from existing sources, as well as measures aimed at reducing emissions from future sources related to development within the City. Thus, the analysis provided herein is focused on the proposed project's consistency with the City's CAAP. Nonetheless, the estimated unmitigated maximum annual operational emissions from the proposed project were modeled for informational purposes. According to the CalEEMod calculations, the

proposed project would generate maximum unmitigated GHG emissions of 578 MTCO₂e/yr during operations.

Consistency with the City of Sacramento CAAP

The City of Sacramento has integrated a CAAP into the City's 2040 General Plan. Potential impacts related to climate change from development within the City are assessed based on the project's compliance with the City's newly adopted CAAP reduction measures. The majority of the reduction measures set forth in the CAAP are citywide efforts in support of reducing overall citywide emissions of GHG and are not applicable to individual development projects. However, various measures related to new development within the City would directly apply to the proposed project. The project's general consistency with the applicable CAAP measures is discussed below.

Measure E-2 of the CAAP is intended to eliminate natural gas in new construction through the adoption of new regulations that mandate all-electric construction in new buildings within the City. The project applicant has committed to the prohibition of natural gas on-site; thus the proposed project would be designed such that all project components are built all-electric. Therefore, the project would be consistent with Measure E-2 of the CAAP.

In addition, all internal roadways and pedestrian connections would be constructed in conformance with City standards. As such, the proposed project would generally comply with Action TR-1.2 of the CAAP. Further, landscaping improvements would be provided throughout the site and would comply with the City's WELO, as established by Chapter 15.92 of the City Code, consistent with Action WW-1.3 of the CAAP.

The CAAP also includes Action WW-1.4, related to the use of low impact development (LID) strategies for new construction and development. As discussed in Section X, Hydrology and Water Quality, of this IS/MND, the proposed source control measures included as part of the proposed project would be designed consistent with the standards set forth in the Sacramento Region Stormwater Quality Design Manual. Development of the proposed project would include an on-site stormwater drainage system to capture and treat runoff from the new impervious surfaces, including two bioretention basins located within the northern portion of the site and one bioretention basin located within the southern portion of the project site. Thus, the proposed project would generally comply with Action WW-1.4 of the CAAP.

Additionally, while, as discussed above, several measures and actions included in the CAAP are intended for Citywide implementation, and are, therefore, not directly applicable to the proposed project, the proposed project would generally be designed consistent with the goals of such measures and actions. For example, generally consistent with the goal of Measure E-5, the proposed project would be located on a site partially surrounded by existing development and, as discussed in Section XVII, Transportation, would result in a less-than-significant impact related to VMT. In addition, the proposed project would include construction of sidewalks along the site's northern Elder Creek Road frontage. Finally, consistent with the goal of Action W-1.5, the proposed project would be required to subscribe to organics recycling collection service through the City's franchised commercial haulers in accordance with Section 13.24.510 of the City Code.

As discussed above, the General Plan MEIR concluded that buildout of the City's General Plan, including the project site, would not result in a conflict with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. The proposed project

would be consistent with the City's General Plan land use designation for the site, as well as the CAAP policies discussed above that are intended to reduce GHG emissions from buildout of the City's General Plan. Thus, GHG emissions from operation of the proposed project would be generally similar to what was previously analyzed in the MEIR and would be consistent with the CAAP.

Conclusion

Based on the above, the proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Because the proposed project would not be considered to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, the proposed project would not result in any peculiar effects related to the generation of GHG emissions, and requirements for additional CEQA review are not met.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	✗
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	✗
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	✗
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	✗
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	✗
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	✗
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	✗

Discussion

- a. The General Plan MEIR does not specifically evaluate the routine transport, use, or disposal of hazardous materials, but does include discussions on the potential for buildout of the 2040 General Plan to expose people to hazardous materials during construction. As discussed throughout Impacts 4.9-1 through 4.9-3, various regulations and guidelines mitigate exposure to hazardous materials, including asbestos, lead, polychlorinated biphenyls (PCBs), and mercury. The use of hazardous materials is regulated in part by the California Occupational Safety and Health Administration (OSHA), including requirements for safety training, availability of safety equipment, hazardous materials exposure warnings, and emergency action and fire prevention plan preparation. OSHA enforces the hazard communication program regulations, which include provisions for identifying and labeling hazardous materials, describing the hazards of chemicals, and documenting employee-training programs.

Future tenants of the proposed project are unknown at this time. In the event that future operations associated with the proposed project involve the routine use, transport, or disposal of hazardous materials, such materials would be required to be safely managed in accordance with the applicable regulations and would be subject to City review depending on the type or quantity of chemicals proposed for use. For example, the proposed project would be required to comply with the regulations set forth by 22 CCR Section 66263, which establishes procedures for the safe handling of hazardous material operations and transportation, as well as requires transporters of hazardous materials to track waste from the point of origin to the final destination to ensure that releases of

hazardous wastes into the environment would not occur, including the discharge of hazardous wastes into soils, drainage systems, and surface and ground water systems. In addition, 22 CCR Section 66263.31 requires transporters of hazardous materials to clean up any hazardous waste discharge that occurs during transportation to the extent that hazardous waste discharge no longer presents a hazard to human health or the environment. Compliance with such measures would ensure that, if hazardous materials are used on-site, such materials would not present a significant hazard. Furthermore, Chapter 8.64 of the City's Municipal Code requires that any use of hazardous materials be disclosed to the City's fire department. In addition, Chapter 8.60 of the City's Municipal Code includes regulations regarding hazardous materials cleanup, in the event that any hazardous substance or waste is unlawfully released, discharged, deposited, or abandoned upon or into any property, water, or facilities within the City.

Based on the above, given compliance with the applicable federal, State, and local regulations regarding the use and transport of hazardous materials on-site, the proposed project would not create a significant hazard to the public or the environment related to the routine transport, use, or disposal of hazardous materials, and further CEQA review is not required for this topic.

- b,d. The following discussion provides an analysis of potential hazards and hazardous materials associated with upset or accident conditions related to the proposed construction activities and existing on-site conditions.

The General Plan MEIR concluded that, given compliance with applicable General Plan policies, as well as local, State, and federal regulations related to hazardous waste, impacts related to hazards and hazardous materials would be less than significant.

Construction Activities

Construction activities associated with the proposed project would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the project site and transported to and from the site during construction. However, the project contractor would be required to comply with all California Health and Safety Codes and local City ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Pursuant to California Health and Safety Code Section 25510(a), except as provided in subdivision (b), the handler or an employee, authorized representative, agent, or designee of a handler, shall, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency (in the case of the proposed project, the Sacramento County Environmental Compliance Division) in accordance with the regulations adopted pursuant to this section. The handler or an employee, authorized representative, agent, or designee of the handler shall provide all State, City, or County fire or public health or safety personnel and emergency response personnel with access to the handler's facilities. In the case of the proposed project, the contractor is required to notify the Sacramento County Environmental Compliance Division in the event of an accidental release of a hazardous material, who would then monitor the conditions and recommend appropriate remediation measures. Compliance with such regulations would ensure that a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions during construction would not occur.

Existing On-Site Hazardous Conditions

The General Plan MEIR evaluated potential exposure to hazardous materials under Impact 4.9-1, related to contaminated soils, Impact 4.9-2, related to hazardous building materials, and Impact 4.9-3, related to contaminated groundwater. The General Plan MEIR concluded that compliance with all applicable rules and regulations, along with implementation of the General Plan policies, would reduce the potential for exposure of construction workers and the general public to unusual or excessive risks related to such hazardous materials or situations, including accidental releases to the environment to a less-than-significant level.

With respect to sites with known hazardous materials, Government Code Section 65962.5 requires the California Environmental Protection Agency to annually develop an updated Cortese List. The project site is not located on or near any hazardous waste sites identified on the map of Department of Toxic Substances Control (DTSC) cleanup sites,¹⁶ the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the State Water Resources Control Board's (SWRCB),¹⁷ or the SWRCB GeoTracker system and list of leaking underground storage tank (LUST) sites.¹⁸ Thus, the project site is not identified on the Cortese List.

A Phase I Environmental Site Assessment (ESA) was prepared for the proposed project by Bole and Associates to identify potential recognized environmental conditions (RECs) associated with the project site (see Appendix E).¹⁹ The Phase I ESA included a site reconnaissance on June 19, 2025; historical research, including review of aerial photographs and historical maps; review of materials provided by the project site owners; interviews with regulatory officials; and a review of appropriate federal, State, and local regulatory databases to reveal known records of hazardous waste sites or leaks or spills of hazardous materials at the project site or the project vicinity. According to the Phase I ESA, the site reconnaissance and records review did not identify any RECs related to soil, soil gas, or groundwater impairments associated with the historic uses of the site or existing uses in the project vicinity. In addition, the review of regulatory databases maintained by County, State, tribal, and federal agencies did not identify documentation of on-site hazardous materials violations, discharges, or contaminated facilities. Therefore, the project site is not anticipated to contain existing on-site hazardous conditions that could release hazardous materials into the environment through reasonably foreseeable upset and accident conditions.

Conclusion

Based on the above, the proposed project would not result in any peculiar effects that would require further CEQA review related to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, or through being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5, and impacts were adequately addressed in the General Plan MEIR.

¹⁶ Department of Toxic Substances Control. *EnviroStor*. Available at: <https://www.envirostor.dtsc.ca.gov/public/map>. Accessed December 2025.

¹⁷ State Water Resources Control Board. *Active CDO and CAO*. Available at: <https://calepa.ca.gov/sitecleanup/corteselist/>. Accessed December 2025.

¹⁸ California Environmental Protection Agency. *GeoTracker*. Available at: <https://geotracker.waterboards.ca.gov/search>. Accessed December 2025.

¹⁹ Bole and Associates. *Phase I Environmental Site Assessment*. July 10, 2025.

- c. The General Plan MEIR did not specifically evaluate impacts related to the release of hazardous materials within one-quarter mile of existing or proposed schools. The project site is located approximately 1.4 miles southwest of Sierra Enterprise Elementary, 1.7 miles east of Elder Creek Elementary School, and approximately 1.8 miles northeast of Florin Elementary School. Therefore, the project site is not located within 0.25-mile of an existing school. As such, the proposed project would not result in any adverse effects related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and further CEQA review is not required for this topic.
- e. The General Plan MEIR evaluated potential hazards related to airports and air traffic under Impact 4.9-2. As discussed therein, development projects located near airports would be required to comply with the airport's adopted Airport Land Use Compatibility Plan (ALUCP). ALUCPs limit the height, type, and intensity of land uses surrounding airports to reduce safety concerns associated with aircraft crashes as well as uses that are sensitive to noise. In addition, General Plan Policy ERC-10.10 requires compliance with applicable ALUCPs and would substantially limit the potential for exposure of people to aircraft-related hazards. The General Plan MEIR concluded that compliance with the applicable ALUCP and General Plan policies would reduce the potential for exposure to hazards and hazardous materials, including potential hazards related to airports and air traffic, and such impacts would be less than significant.

The nearest public airport to the project site is the Sacramento Executive Airport, located approximately 6.1 miles to the west of the project site, and the nearest military airport is the McClellan Air Force Base, located approximately 9.95 miles north of the site. The project site is located outside the Airport Influence Area associated with the Sacramento Executive Airport. Therefore, the proposed project would not result in a safety hazard associated with the Sacramento Executive Airport for people working in the project area.

Based on the above, risks associated with an airport aircraft accident or emergency landing are not anticipated to occur and the proposed project would not result in an airport-related safety hazard for future employees of the proposed project, and such impacts do not require further CEQA review.

- f. The General Plan MEIR concluded that, based on the temporary nature of any road closures, lane narrowing, or detours combined with compliance with City requirements, building codes, and Policy PFS-2.3 related to evacuation routes, impacts related to interfering with an adopted emergency response plan, or emergency evacuation plan would be less than significant.

Although the proposed project would include frontage improvements along Elder Creek Road, development of the proposed project would not result in any substantial modifications to the City's existing roadway system. During construction of the proposed project, all construction equipment would be staged on-site so as to prevent obstruction of local and regional travel routes in the City that could be used as evacuation routes during emergency events. In addition, construction activities would be temporary, and permanent modifications to the nearby existing roadways would not occur. The project would not interfere with potential evacuation or response routes used by emergency response teams. The proposed project would also be subject to Sections 12.20.020 and 12.20.030 of the City Code, which require all development projects to prepare a Traffic Management Plan for construction activities. During project operations, the proposed project would provide adequate access for emergency vehicles by way of the northern site

access points along Elder Creek Road and would not interfere with potential evacuation or response routes used by emergency response teams or conflict with the Sacramento County Local Hazard Mitigation Plan.²⁰ The proposed project is consistent with the site's General Plan land use designation. Thus, development of the site and associated effects on evacuation routes has been anticipated by the City. Furthermore, the proposed project would be required to comply with all applicable General Plan policies.

Based on the above, impacts related to interfering with an emergency evacuation or response plan were adequately addressed in the General Plan MEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

- g. Under Impact 4.9-5 of the General Plan MEIR, wildfire risk is discussed as predominantly associated with wildland urban interface (WUI) areas. The entirety of the City's planning area is located in a Local Responsibility Area (LRA); thus, fire protection responsibility lies with local agencies, including the Sacramento Fire Department (SFD). The nearest Very High Fire Hazard Safety Zone (FHSZ) is approximately 15.55 miles north of the project site.²¹ Overall, the General Plan MEIR concluded that compliance with the California Fire Code (CFC) and the applicable General Plan policies would minimize risks associated with wildfires, and, as a result, a less-than-significant impact would occur.

The General Plan MEIR identifies various areas as fairly susceptible to urban wildfire, including areas along the American River Parkway from Watt Avenue to the Sacramento River, approximately 3.78 miles from the project site; along Garden Highway in the Natomas area, approximately 3.64 miles from the project site; and the area where I-80 crosses the Sacramento River, approximately 10.96 miles from the project site. The project site is separated from such areas by existing urban development, which serves as a fire break to the project site. Furthermore, the proposed project would be required to comply with all applicable requirements of the CFC, as adopted by Chapter 15.36 of the City Code, including installation of fire sprinkler systems. In addition, the CBSC includes requirements related to fire hazards for new buildings. Such features would help to reduce the spread of fire.

As discussed under Section XX, Wildfire, of this Modified Initial Study, the project site is not located on a substantial slope, and the project area does not include existing features that would substantially increase fire risk. Given that the project site is located within a developed urban area, development of the proposed project would not result in substantial fire risks related to installation or maintenance of such infrastructure.

Based on the above, wildfire risks were adequately addressed in the General Plan MEIR, and the site would not be subject to any peculiar hazards related to the exposure of people or structures, either directly or indirectly, to the risk of loss, injury, or death involving wildland fires. Thus, the criteria for requiring further CEQA review are not met.

²⁰ Sacramento County. *Sacramento County Local Hazard Mitigation Plan*. July 2021. Available at: <https://waterresources.sacounty.gov/stormready/Pages/Local-Hazard-Mitigation-Plan-2017-Update.aspx>. Accessed December 2025.

²¹ California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones in State Responsibility Area*. Available at: <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>. Accessed December 2025.

X. HYDROLOGY AND WATER QUALITY.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	✗
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	✗
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	✗
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	✗
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	✗
iv. Impede or redirect flood flows?	☐	☐	✗
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	✗
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	✗

Discussion

a,

- ci-ciii. The following discussion provides a summary of the proposed project's potential to violate water quality standards/waste discharge requirements, alter the drainage pattern of the site resulting in erosion or siltation, increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or otherwise degrade water quality during construction and operation.

The General Plan MEIR concluded that adherence to State and local regulations and General Plan Policies ERC-1.1 through ERC-1.4 related to pollution prevention, water protection, and requiring compliance with applicable City ordinances, as well as ERC-5.2, which encourages runoff reduction measures such as LID strategies and BMPs, would reduce the potential for development projects associated with General Plan buildout to substantially degrade water quality or violate State water quality standards due to sediments or other contaminants to a less-than-significant level.

Construction

As discussed throughout this Modified Initial Study, the entire project site has been previously graded. Prior to overlaying the ground with impervious surfaces and structures, the potential exists for wind and water to discharge sediment and/or urban pollutants into stormwater runoff, which could adversely affect water quality.

The City of Sacramento's Grading Ordinance requires that development projects comply with the requirements of the City's Stormwater Quality Improvement Program (SQIP). The SQIP outlines the priorities, key elements, strategies, and evaluation methods of the City's Stormwater Management Program, which in turn is based on the NPDES Municipal Stormwater Discharge Permit. The comprehensive Stormwater Management Program includes pollution reduction activities for construction sites, industrial sites, illegal discharges and illicit connections, new development, and municipal operations.

The SWRCB regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in land disturbance of one or more acres. The City's NPDES permit requires applicants to show proof of coverage under the State's General Construction Permit prior to receipt of any construction permits. The State's General Construction Permit requires any project that would disturb more than one acre of land to prepare a SWPPP. A SWPPP describes BMPs to control or minimize pollutants from entering stormwater and must address both grading/erosion impacts and non-point source pollution impacts of the development project. Because the proposed project would disturb greater than one acre of land, the proposed project would be subject to the requirements of the State's General Construction Permit.

With implementation of the required SWPPP and BMPs included therein, construction of the proposed project would not result in a violation of water quality standards and/or degradation of water quality. Final BMPs for the proposed project construction would be chosen in consultation with the applicable California Stormwater Quality Association Stormwater BMP Handbooks and Section 11 of the City's Development Standards, and implemented by the project contractor.

Additionally, in accordance with City Code Section 15.88.250, City of Sacramento staff would require preparation of an Erosion and Sediment Control Plan that demonstrates how the proposed project would control surface runoff and erosion and retain sediment on the project site during project construction. The Erosion and Sediment Control Plan would be required to be submitted concurrently with the final grading plan prepared for the proposed project.

Based on the above, the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality during construction.

Operations

Following project buildout, the majority of site surfaces would be covered with either impervious surfaces or landscaped areas, and topsoil would no longer be exposed. As such, the potential for erosion and associated impacts to water quality would be reduced. However, the addition of impervious surfaces on the site would result in the generation of urban runoff during project operations, which could contain pollutants if the runoff comes into contact with vehicle fluids on parking surfaces and/or landscape fertilizers and herbicides. During the dry season, vehicles and other urban activities may release contaminants onto the impervious surfaces, where they would accumulate until the first storm event. During the initial storm event, or first flush, the concentrated pollutants would be transported by way of stormwater runoff from the site to the stormwater drainage system and eventually a downstream waterway. Typical urban pollutants that would likely be associated with the proposed project include sediment, pesticides, oil and grease, nutrients, metals, bacteria, and trash. In addition, stormwater runoff could cause soil

erosion if not properly addressed, which would provide a more lucrative means of transport for pollutants to enter the waterways.

The proposed project would comply with Section 13.08.145 of the City Code, which requires the following:

“When property that contributes drainage to the storm drain system or combined sewer system is improved or developed, all stormwater and surface runoff drainage impacts resulting from the improvement or development shall be fully mitigated to ensure that the improvement or development does not affect the function of the storm drain system or combined sewer system, and that there is no increase in flooding or in water surface elevation that adversely affects individuals, streets, structures, infrastructure, or property.”

The project site is currently undeveloped. The proposed project would include the development of three light industrial buildings and associated storage yards. The proposed project would develop the project site such that 85 percent of the site would include impervious surfaces and 15 percent of the site would remain as pervious surfaces. Development of the proposed project would include an on-site stormwater drainage system to capture runoff from the new impervious surfaces, which would be routed through new storm drain lines to the proposed bioretention basins located within the northern and southern portions of the project site.

Measures that reduce or eliminate post-construction-related water quality problems range from source controls, such as reduced surface disturbance, to treatment of polluted runoff, such as detention or retention basins. The City’s SQIP and the Sacramento Region Stormwater Quality Design Manual include BMPs to be implemented to mitigate impacts from new development and redevelopment projects. Additionally, the City’s DOU recommends implementation of LID measures. Proposed source control measures included as part of the proposed project would be designed consistent with the standards set forth in the Sacramento Region Stormwater Quality Design Manual. As previously discussed, DMA 1 to DMA 3 would each include bioretention basins, which would collect stormwater runoff associated with each DMA prior to discharge to the proposed 12-, 18-, and 24-inch storm drain lines. The proposed on-site storm drain system would connect to an existing 42-inch storm drain line within Elder Creek Road, as well as an existing 36-inch storm drain line along the southern boundary. In addition, as shown in Figure 7, post-development stormwater flows associated with the proposed project would be reduced relative to predevelopment conditions.

Finally, as established by City Code Section 15.88.260, the proposed project would be required to prepare a Post-Construction Erosion and Sediment Control Plan, which would detail how the project would control surface runoff and retain sediment on-site after all proposed improvements and structures have been installed on-site. The Post-Construction Erosion and Sediment Control Plan would be required to be submitted to the City concurrently with the final grading plan prepared for the proposed project.

Based on the above, water quality standards or waste discharge requirements would not be violated, and downstream water quality would not be degraded as a result of operations of the proposed project.

Conclusion

The General Plan MEIR concluded that required compliance with the SQIP, NPDES General Construction Permit, City ordinances, and adherence to General Plan policies would render any potential construction and operational impacts to water quality and drainage patterns less than significant. As discussed above, the proposed project would comply with the aforementioned requirements. Therefore, impacts related to violation of water quality standards or degradation of water quality during construction or operation, as well as impacts related to substantially altering the existing drainage pattern of the site or area, were adequately addressed in the General Plan MEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

- b,e. Water supplies for the project site would be provided by the City DOU. The City's water infrastructure network consists of two surface water treatment facilities, two pressure zones, and a supporting system of groundwater wells, pumping facilities, storage tanks, and distribution/transmission pipelines. According to the General Plan MEIR, the City supplies domestic water from a combination of surface water and groundwater sources. The City is permitted to 326,800 acre-feet per year (AFY) of surface water diverted from the Sacramento and American rivers in 2030, while the City's average groundwater deliveries from 2006 to 2017 were approximately 17,932 AFY. The City's 2020 Urban Water Management Plan (UWMP) includes a water service reliability assessment of the City's projected supplies and demands during normal, single dry, and five consecutive dry years. Under the various water year types, the total annual water supply sources available are compared to the total annual projected water use for the City's water service area from 2025 to 2045 in five-year increments. The City is projected to have a surplus of water supplies in all water year types through 2045. According to the General Plan MEIR, because the City has evaluated existing water supplies as sufficient for more than 20 years into the future, even during multiple dry years, together with the applicable General Plan policies and adherence to the regulatory requirements of current legislation, potential impacts related to water supply would be less than significant.

The proposed project is consistent with the site's General Plan land use designation and would not generate an increase in water demand beyond what has already been generally anticipated in the UWMP and MEIR. As such, adequate capacity would be available to serve the proposed project's water demands. Therefore, while a portion of the water supplied to the project site by the City could be obtained through groundwater resources, such groundwater usage has been anticipated and would not substantially deplete groundwater supplies within the project area.

The proposed project would result in an increase of impervious surfaces within the project site, which would reduce the infiltration of groundwater as compared to existing conditions. However, stormwater runoff from such impervious surfaces would be directed to the proposed stormwater drainage system, which would include new storm drain inlets to capture on-site stormwater runoff and discharge flows to the proposed on-site bioretention basins. The proposed bioretention basins would allow for stormwater to continue to percolate within on-site soils, thereby contributing to groundwater recharge. In addition, the project site represents a relatively small area compared to the size of the groundwater basin, and thus, does not currently represent a substantial source of groundwater recharge. Furthermore, the project site has been previously designated for the proposed uses, and the loss of groundwater infiltration at the site due to development has been previously anticipated in the General Plan MEIR. Therefore, the proposed project would not interfere substantially with groundwater recharge.

Based on the above, potential impacts related to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge were adequately addressed in the General Plan MEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

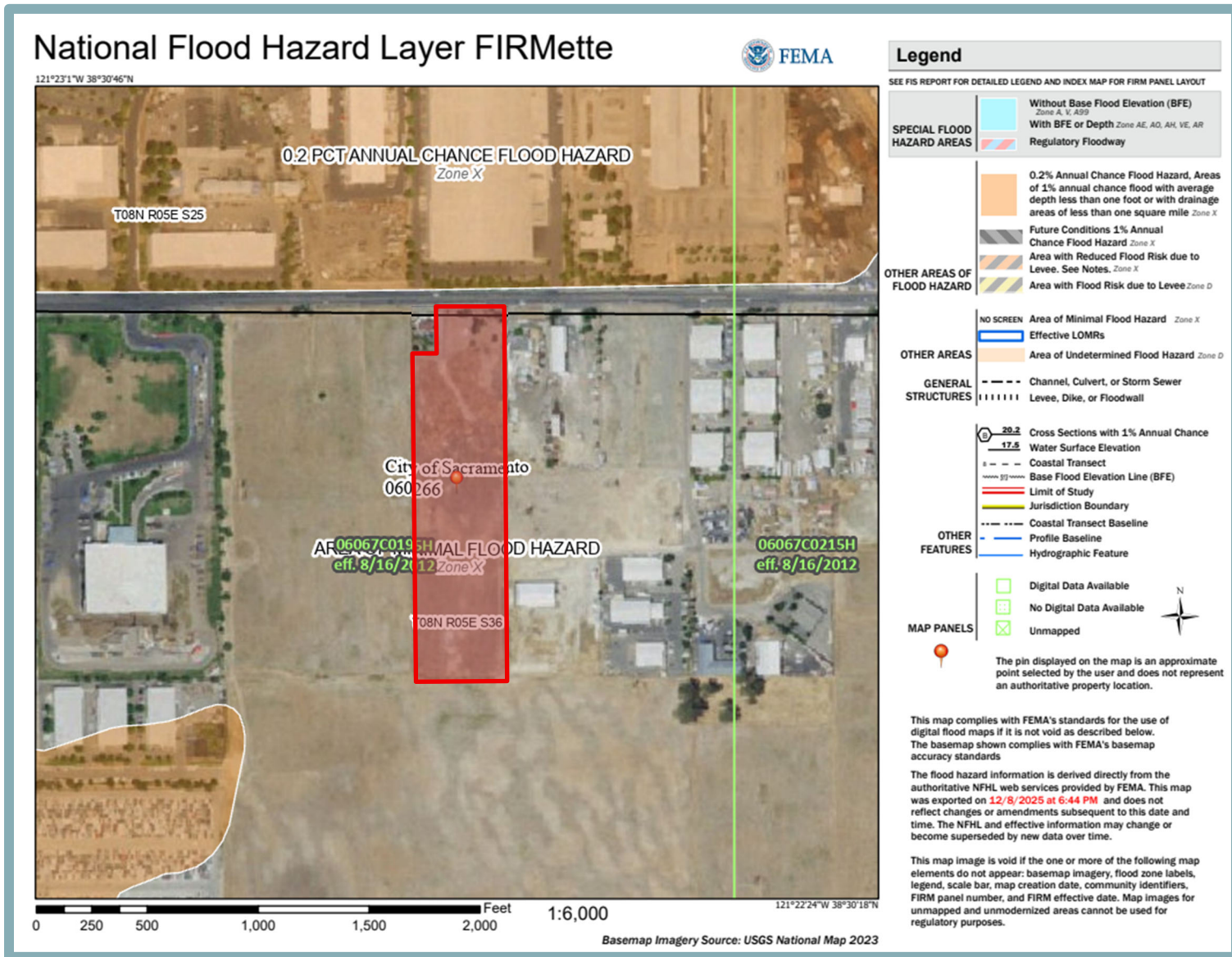
- civ. The General Plan MEIR included an analysis of flood risks under Impact 4.10-2 and concluded that the ongoing flood protection projects by the City and the U.S. Army Corps of Engineers (USACE), including levee improvements, construction of the Folsom Dam and Reservoir, widening of the existing Sacramento Weir, and improvements to local creeks, combined with compliance with General Plan policies, would minimize the potential for adverse effects to occur due to flooding to a less-than-significant level.

The project site is located within Zone X, which is not identified as a Special Flood Hazard Area (SFHA) (see Figure 9).²² Thus, the project would not include development within a SFHA. In addition, the proposed project would be consistent with the existing land use designation for the site. Therefore, the proposed project would be consistent with the type and intensity of development that has previously been anticipated for the site by the City and analyzed in the General Plan MEIR. Therefore, impacts related to impeding or redirecting flood flows were adequately addressed in the General Plan MEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

- d. Impacts related to flooding risks are discussed under question 'c.iv' above. Although the General Plan MEIR does not evaluate potential impacts related to tsunami or seiche zones, the General Plan MEIR concludes that with implementation of General Plan policies, impacts related to flooding would be less than significant. In addition, because the project site is not located in the proximity of a shoreline or a closed body of water, the proposed project would not be subject to adverse impacts related to tsunami or seiche zones. Therefore, impacts related to flooding were adequately addressed in the General Plan MEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

²² Federal Emergency Management Agency. *Flood Insurance Rate Map 06067C0195H*. Effective August 16, 2012.

Figure 9
FEMA FIRM 06067C0195H



XI. LAND USE AND PLANNING.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Physically divide an established community?	☐	☐	✗
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	✗

Discussion

- a. A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community or isolate an existing land use. The project site does not contain existing housing, and the proposed project would include development of three light industrial buildings and associated storage yards, which would be consistent with the existing industrial uses to the north, east, and west of the project site. As such, the proposed project would be a continuation of the surrounding urban development and would not isolate an existing land use. In addition, the proposed project would be consistent with the site's existing land use designation. Therefore, the proposed project would be consistent with the type and intensity of development that has previously been anticipated for the site by the City and analyzed in the General Plan MEIR. The General Plan MEIR concluded that the 2040 General Plan includes policies which would enhance and protect existing neighborhoods, as well as discourage the physical division of established communities.

Based on the above, the project would not result in new development or features that would divide existing residential neighborhoods or communities. As such, impacts related to physically dividing an established community were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

- b. The proposed project would be consistent with the site's current General Plan land use designation. As discussed throughout this Modified Initial Study, the proposed project would not result in any new significant environmental effects that were not previously identified in the General Plan MEIR and could not be substantially mitigated by uniformly applicable development policies and standards, pursuant to CEQA Guidelines Section 15183. In addition, the proposed project would not conflict with City policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect, including, but not limited to, the City's tree preservation ordinance, the City's noise standards, and applicable SWRCB stormwater regulations. In addition, the proposed project would be subject to the City's Site Plan and Design Review process, as established by Chapter 17.808 of the City Code, to allow the City to ensure significant environmental effects would be avoided. Therefore, impacts related to conflicts with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

XII. MINERAL RESOURCES.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	✗
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	✗

Discussion

- a,b. The project site is located in a developed area of the City and consists of disturbed, undeveloped land. According to the City's 2040 General Plan Technical Background Report, areas identified for new development, other than areas between State Route (SR) 99 and SR 16 in the southeastern portion of the planning area and a narrow area east of the Sacramento Executive Airport, do not contain known mineral resources that would be of value to the region or residents of the State. The project is located between SR 99 and SR 16, and is included within Mineral Resource Zone (MRZ)-2. The MRZ-2 designation is used to describe areas where geologic information indicates the presence of significant concrete aggregate resources. Furthermore, according to the Geotechnical Engineering Report prepared for the proposed project, the site is underlain by the Pliocene-aged lower unit of the Riverbank Formation (Q_{R1}), which generally consists of sand with gravel and some interbedded fine sand and silt. Such materials are suitable for use as aggregate in the production of concrete cement.

The area to be developed by the proposed project represents a small fraction of available mineral resources located within the Greater Sacramento Area Production-Consumption Region. In addition, development of the proposed buildings would not preclude future mining activities or availability of mineral resources in the project region. As such, the proposed project would not result in a significant loss of availability of a known mineral resource that would be of value to the region and the residents of the State. Furthermore, while the project site contains concrete aggregate resources, the project site has not been involved in any previous mining activities.

As discussed under Impact 4.7-3 of the General Plan MEIR, Chapter 17.194 of the City Code provides comprehensive surface mining and reclamation requirements that include the conservation of minerals and mineral resources.²³ The General Plan MEIR determined that adherence to the requirements established in the City Code, as well as the Surface Mining and Reclamation Act (SMARA), would promote compatibility with surrounding land uses and prevent new development that would limit both future and existing mineral production activities. Thus, the General Plan MEIR concluded that compliance with applicable City Code and SMARA requirements would ensure impacts to mineral resources within the planning area would be less than significant.

The proposed project would be subject to all applicable City Code and SMARA requirements. In addition, because the proposed project would be consistent with the site's General Plan land use designation, the potential loss of availability of known mineral resources associated with buildout of the project site has been anticipated by the City. Overall, impacts related to the loss of availability of a known local- or State-defined mineral

²³ It should be noted that, since the certification of the General Plan MEIR, the City of Sacramento has updated the City Code. As part of the City Code update, Chapter 17.194 has been revised and renumbered as Chapter 17.720.

resource were adequately addressed in the General Plan MEIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

XIII. NOISE.

Would the project result in:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	✗
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	✗
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	✗

Discussion

- a. The discussion below presents information regarding sensitive noise receptors in proximity to the project site, applicable noise standards, the existing noise environment, and the potential for the proposed project to result in noise impacts during project construction and operation. The following terms are referenced in the sections below:
- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to dB in this report will be A-weighted unless noted otherwise.
 - Community Noise Equivalent Level (CNEL): The cumulative noise exposure over a 24-hour period. Weighting factors of +5 and +10 dBA are applied to the evening and nighttime periods, respectively, to account for the greater sensitivity of people to noise during those periods.
 - Day-Night Average Level (L_{dn}): The average sound level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 PM to 7:00 AM) hours.
 - Maximum Sound Level (L_{max}): The maximum sound level over a given time-period.
 - Median Sound Level (L_{50}): The sound level exceeded 50 percent of the time over a given time-period.

Sensitive Noise Receptors

Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise. In the vicinity of the project site, the nearest existing noise sensitive receptor would be an existing single-family residence, located approximately 1,180 feet south of the project site within an unincorporated portion of Sacramento County.

Standards of Significance

Pursuant to City Code Section 8.68.060, the proposed project, which is considered to be a “stationary” noise source, shall not be permitted to generate noise levels exceeding 55

dBA L₅₀ or 75 dBA L_{max} during daytime hours (7:00 AM to 10:00 PM) and 50 dBA L₅₀ or 70 dBA L_{max} during nighttime hours (10:00 PM to 7:00 AM) at any adjacent noise sensitive receptors. In addition, as further specified in the General Plan Noise Compatibility Standards, exterior noise levels at single-family residences, such as the sensitive use located approximately 1,180 feet south of the project site, must not exceed 60 dBA.

The City of Sacramento does not have a significance threshold for increases in transportation noise sources. In the absence of a specific threshold, the Federal Interagency Commission on Noise (FICON) has developed a graduated scale for use in the assessment of project-related traffic noise level increases. The criteria shown in Table 5 was developed by FICON as a means of developing thresholds for impact identification for project-related traffic noise level increases. FICON's significance thresholds are used to identify the significance of an incremental increase in noise levels.

Table 5	
FICON Noise Exposure Increases for Determining Level of Significance	
Noise Exposure without Project	Potential Significant Impact
< 60 dB CNEL	+5 dB or more
60-65 dB CNEL	+3 dB or more
>65 dB CNEL	+1.5 dB or more
<i>Source: Federal Interagency Committee on Noise (FICON). 2000.</i>	

The use of the FICON standards is considered conservative relative to thresholds used by other agencies in the State. For example, Caltrans requires a project-related traffic noise level increase of 12 dB for a finding of significance, and the California Energy Commission (CEC) considers project-related noise level increases between five to 10 dB significant, depending on local factors. Therefore, the use of the FICON standards, which set the threshold for finding significant noise impacts as low as 1.5 dB, provides a conservative approach to the impact assessment for the proposed project.

Impact Analysis

The General Plan MEIR included an analysis of potential noise impacts associated with construction and operation of new development occurring pursuant to the General Plan under Section 4.11. The General Plan MEIR concluded that compliance with Mitigation Measure NOI-1 as set forth under Impact 4.11-2 would ensure potential impacts related to temporary increases in ambient noise levels during construction activities would be less than significant.

With respect to permanent noise level increases, as discussed under Impact 4.11-1 of the General Plan MEIR, implementation of noise attenuation measures sufficient to reduce noise levels to below the City's exterior land use compatibility standards may not be feasible due to limitations on allowable roadway modifications, inadequate ROW for construction of noise barriers, or limitation due to ingress and egress paths. General Plan Policies ERC-4.3, ERC-10.2, ERC-10.3, and ERC-10.8 require implementation of feasible noise-attenuating design features, when needed. However, while some land uses would experience a reduction in traffic noise levels through implementation of the General Plan, existing noise-sensitive land uses located along certain sections of major roadways throughout the City would experience increased traffic volumes from full General Plan buildout that exceed the applicable relative noise level thresholds. Specifically, noise level

changes throughout the City would range from a reduction of 4.6 dB to an increase of 5.5 dB. The change in traffic noise levels between the existing conditions and future buildout scenarios would exceed the applicable relative noise level thresholds at 13 locations, as identified in Table 4.11-1 of the General Plan MEIR. The General Plan MEIR determined additional feasible mitigation measures beyond the aforementioned General Plan policies are not available, and as a result, the General Plan MEIR concluded that General Plan buildout would result in a significant and unavoidable impact related to creating substantial permanent increases in ambient noise levels.

The following sections provide an analysis of potential noise impacts associated with operation, construction, and traffic noise of the proposed project. The project site is not located on any road segments identified by the General Plan MEIR as exceeding the applicable noise thresholds.

Project Construction Noise

During construction of the proposed project, heavy-duty equipment would be used for grading, excavation, paving, and building construction, which would temporarily increase ambient noise levels when in use. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. In addition, noise exposure at any single point outside the project site would vary depending on the proximity of construction activities to that point. Standard construction equipment, such as graders, backhoes, loaders, and haul trucks would be used in association with the proposed activities.

Table 6 shows maximum noise levels associated with typical construction equipment. Based on the table, activities involved in typical construction would generate maximum noise levels up to 90 dB at a distance of 50 feet. As one increases the distance between equipment, or increases separation of areas with simultaneous construction activity, dispersion and distance attenuation reduce the effects of combining separate noise sources. The noise levels from a source decrease at a rate of approximately six dB per every doubling of distance from the noise source. As shown in Table 6, activities involved in typical construction would generate maximum noise levels up to 90 dB at a distance of 50 feet. As previously discussed, the nearest existing sensitive land use, an existing single-family residence, is located approximately 1,180 feet to the south from where construction activities would occur. At a distance of 1,180 feet, noise associated with project construction would be negligible. Thus, the proposed project would not result in construction-related noise in excess of the 60 dB threshold established for single-family residences by the General Plan Noise Compatibility Standards, or for other receptors within the project vicinity.

In addition, the proposed project is consistent with the site's current General Plan land use designation. Therefore, construction noise associated with buildout of the proposed project has been generally anticipated and would be required to comply with the limited construction hours set forth by Section 8.68.080 of the City's Municipal Code. Construction activities would be temporary in nature and are anticipated to occur during normal daytime hours, consistent with Section 8.68.080 of the City Code. Therefore, the proposed project would not result in any peculiar effects related to an increase in ambient noise levels. As discussed above, the General Plan MEIR determined that compliance with Mitigation Measure NOI-1 as set forth under Impact 4.11-2 would ensure that construction noise associated with the project would not generate a substantial temporary increase in ambient noise levels in the vicinity of the project site.

Table 6 Construction Equipment Noise	
Type of Equipment	Maximum Level, dB at 50 feet
Auger Drill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85
Source: Federal Highway Administration, Roadway Construction Noise Model User's Guide, January 2006.	

The proposed project would be required to comply with Mitigation Measure NOI-1 to reduce construction noise as a condition of project approval. The noise reduction measures required therein include, but are not limited to, prohibiting all construction activities from occurring during restricted hours; fitting construction equipment and vehicles with noise suppression devices (e.g., mufflers, silencers, wraps); shielding any area that requires working with impact tools and particularly loud equipment (e.g., concrete saws); limiting idling times in the immediate vicinity of nearby sensitive receptors; and locating stationary noise-generating equipment as far from sensitive receptors as possible. Therefore, construction activities associated with the proposed project would not result in new significant noise impacts relative to what was analyzed in the General Plan MEIR.

Project Operational Noise

Noise generated during operations of the proposed project would consist of on-site operational noise and traffic noise, as discussed in further detail below.

On-Site Operational Noise

The primary on-site noise sources associated with operation of the proposed project would be expected to be from on-site vehicle activity, including heavy duty truck circulation, backing associated with the proposed loading docks, and general parking lot activity. Because the proposed project is consistent with the project site's current General Plan land use designation, the operational noise associated with buildout of the project site has been previously anticipated by the City. In addition, operational noise associated with the proposed project would be similar to other existing industrial uses in the project vicinity. Furthermore, the nearest existing noise sensitive receptor would be an existing single-family residence located approximately 1,180 feet south of the project site, which is sufficient distance for operational noise to significantly attenuate. Thus, the proposed project would not be expected to exceed the "stationary" noise source noise levels as established in Section 8.86.060 of the City Code.

Another noise source associated with operations of the project would be the use of HVAC equipment. However, in similar industrial projects, HVAC systems are typically housed in an equipment room or located on the roof of the building and shielded by screen walls (parapets). Therefore, HVAC noise associated with the project would be minimal and is

not addressed herein, and the proposed project would not result in any peculiar effects related to an increase in operational noise levels.

Overall, on-site operational noise associated with the proposed project has been adequately addressed in the General Plan MEIR and the project would not result in any peculiar effects that would require further CEQA review related to such.

Traffic Noise

The City of Sacramento does not have a significance threshold for increases in transportation noise sources. In the absence of a specific threshold, the FICON criteria established in Table 5 are used to assess increases in ambient noise environment due to traffic. According to the existing noise contours shown in Map ERC-5 of the City's General Plan, the project site is located where existing noise levels range from 50 to 55 dBA. Because existing noise levels are less than 55 dBA, a five dBA increase in roadway noise levels would be considered significant.

As discussed in Section XVII, Transportation, of this Modified Initial Study, the proposed project would result in increased traffic volumes on local roadways. Thus, the proposed project could cause an increase in traffic noise levels in the project area. However, a doubling in traffic volumes is generally required to increase traffic noise levels by five dBA. According to the Sacramento County Department of Transportation 2019 Traffic Volume Flow Map, Elder Creek Road supports approximately 5,804 average daily vehicle trips in the vicinity of the project site.²⁴ Due to the nature and relatively small size of the proposed project, substantial daily vehicle trips sufficient to double existing traffic volumes would not be generated on local roadways as a result of the proposed project. Therefore, the proposed project would not result in a significant increase in traffic noise levels in the project area. Additionally, the proposed project would be consistent with the project site's current land use designation. Thus, traffic increases associated with industrial uses on the project site have been previously anticipated by the City and addressed in the General Plan MEIR.

Conclusion

Based on the above, impacts related to temporary or permanent noise level increases were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

- b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration depends on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration is measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec). Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of PPV. Human and structural response to different vibration levels is influenced by a number of factors, including ground

²⁴ Sacramento County Department of Transportation. *Traffic Volume Flow Map*. 2019.

type, distance between source and receptor, duration, and the number of perceived vibration events.

The General Plan MEIR included an analysis of potential vibration impacts associated with buildout of the General Plan under Impact 4.11-3. The General Plan MEIR determined that implementation of the General Plan policies would avoid significant impacts. Therefore, through adherence to the requirements, policies, and strategies in the General Plan, the General Plan MEIR concluded that vibration impacts would be less than significant.

The primary vibration-generating activities associated with the proposed project would occur during construction, as vibration-generating activities associated with the proposed project operations would be limited to heavy duty truck circulation and backing associated with the proposed loading docks. During project construction, heavy equipment would be used for grading, excavation, paving, and building construction, which would generate localized vibration in the immediate vicinity of construction. Table 7, which was developed by the California Department of Transportation (Caltrans), shows that the vibration levels that would normally be required to result in damage to structures range from 0.2 to 0.6 in/sec PPV. The general threshold at which human annoyance could occur is 0.10 in/sec PPV. As shown in Table 8, loaded trucks could result in vibration levels of 0.076 in/sec at 25 feet. Because the nearest sensitive receptor to the project site is located approximately 1,180 feet south of the site, vibration generated by on-site truck activity during project construction and/or operation would not be expected to exceed the human annoyance threshold of 0.10 in/sec or result in damage to any structures at the nearest sensitive receptor.

Table 7 Effects of Vibration on People and Buildings			
PPV		Human Reaction	Effect on Buildings
mm/sec	in/sec		
0.15 to 0.30	0.006 to 0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10 to 15	0.4 to 0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage
Source: Caltrans. Transportation Related Earthborne Vibrations. TAV-02-01-R9601. February 20, 2002.			

Table 8 Vibration Levels for Various Construction Equipment			
Type of Equipment	PPV at 25 feet (in/sec)	PPV at 50 feet (in/sec)	PPV at 100 feet (in/sec)
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/roller	0.210	0.074	0.026
Source: Federal Transit Administration. Transit Noise and Vibration Impact Assessment Guidelines. May 2006.			

Table 8 shows the typical vibration levels produced by construction equipment at various distances. The most substantial source of groundborne vibrations associated with project construction would be the use of vibratory compactors, which exceeds the 0.20 in/sec threshold at 25 feet. The use of vibratory compactors/rollers could be required during construction of the proposed internal roadways. The nearest existing structures are located approximately 6.5 feet to the west and five feet to the east of the project site boundaries. Therefore, the existing single-family residence and industrial uses could be impacted by the use of vibratory compactors/rollers.

However, as discussed on page 4.11-32 of the General Plan MEIR, Policy ERC-10.5 requires construction activities anticipated to generate excessive vibration levels to use appropriate methods to ensure acceptable interior vibration levels at nearby residential and commercial land uses are maintained, based on the Federal Transit Administration vibration criteria. Such methods could include the use of static drum rollers, rather than vibratory compactors/rollers, which use weight instead of vibrations to achieve soil compaction. As an alternative, preconstruction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. The proposed project would be required to comply with Policy ERC-10.5. In addition, construction activities would be temporary in nature, occur throughout the project site, and are anticipated to occur during normal daytime working hours. Such factors would further reduce the intensity of vibration levels experienced at the existing buildings immediately adjacent to the project site.

Based on the above, impacts related to vibration were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

- c. The General Plan MEIR evaluated potential impacts related to aircraft noise under Impact 4.11-4. As discussed therein, the General Plan MEIR concluded that any development of noise-sensitive land uses within the 65 dBA CNEL contour associated with the Rio Linda Airport would need to comply with General Plan policies LUP-1.13, ERC-10.10, and ERC-10.11 to reduce potential impacts related to aircraft noise to a less-than-significant level.

The nearest public airport to the project site is the Sacramento Executive Airport, located approximately 6.1 miles to the west of the project site, and the nearest military airport is the McClellan Air Force Base, located approximately 9.95 miles north of the site. Based on the location of the project site, the site is not located within noise contour areas

associated with each airport. Therefore, the project site is not subject to any airport land use plans and impacts related to excessive noise levels from private airstrips or heliports would not occur.

Based on the above, impacts related to aircraft noise were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

XIV. POPULATION AND HOUSING.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	✗
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	✗

Discussion

- a. The General Plan MEIR determined that implementation of the General Plan would result in population growth in the City. However, the General Plan is designed to balance future housing, office, retail, commercial, and industrial uses to accommodate such growth. In addition, the City has included various goals and policies within the 2040 General Plan designed to support a compact urban footprint, infill development, and complete neighborhoods, such as policies LUP-1.1, LUP-1.7, and Goal LUP-6. The land use policies included in the General Plan would not induce development beyond what was planned by the City and addressed in the General Plan MEIR. Thus, impacts related to population growth would be less than significant.

The proposed project would include the development of three light industrial buildings and associated storage yards and would not include the construction of new housing or extension of major infrastructure associated with water, sanitary sewer, storm drainage, or energy services. Employees to be hired as part of the proposed project would likely be an existing residents of the City. Thus, the proposed project would not result in additional residents within the City and substantial growth would not occur. In addition, because the proposed project is consistent with the project site's land use designation, impacts associated with buildout of the site were generally evaluated in the Master EIR, including any impacts associated with indirect population growth. Thus, any minor increase in population resulting from implementation of the proposed project has been previously anticipated by the City.

Based on the above, the proposed project would not result in any peculiar effects related to inducing substantial unplanned population growth in an area, either directly or indirectly, and further CEQA review related to such is not required.

- b. The General Plan MEIR discussed the potential displacement of people and existing housing under Section 3.5.7. As discussed therein, the 2040 General Plan policies provide for flexible development of housing, and residents would be protected by displacement through compliance with applicable policies, such as policies H-5.1, H-5.3, H-6.1, and H-6.5. Therefore, potential impacts related to displacement of people and existing housing were determined to be less than significant and the topic was not discussed further in the MEIR.

The project site is currently undeveloped, and the proposed project would not include the demolition of existing housing. As such, the proposed project would not displace a substantial amount of existing housing or people and would not necessitate the construction of replacement housing elsewhere. Therefore, impacts related to

displacement of substantial housing or people were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

XV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Fire protection?	☐	☐	✗
b. Police protection?	☐	☐	✗
c. Schools?	☐	☐	✗
d. Parks?	☐	☐	✗
e. Other Public Facilities?	☐	☐	✗

Discussion

a,b. Under Impacts 4.12-1 and 4.12-2, the General Plan MEIR concluded that although General Plan buildout would likely require the development of additional fire protection and police facilities, the General Plan policies include measures to accommodate for growth and increased service demands. Based on the analysis included throughout the General Plan MEIR, the physical environmental impacts of such development would be generally consistent with the impacts associated with urban development addressed throughout the General Plan MEIR. Furthermore, the General Plan MEIR concluded that adherence to the relevant General Plan policies would ensure that adequate facilities would be available to accommodate current and future needs of the City. Therefore, according to the General Plan MEIR, buildout of the General Plan would result in a less-than-significant impact related to fire and police protection services.

Fire protection services would be provided to the site by the SFD. SFD operates 24 fire stations to serve approximately 101 square miles, as well as two contract areas that include 47.1 square miles within the unincorporated Sacramento County adjacent to the City. All Sacramento County fire agencies (i.e., SFD, Sacramento Metro Fire District, Sacramento International Airport Fire, Cosumnes Fire District, and the Folsom Fire Department) share an automatic aid agreement. According to the General Plan MEIR, when the SFD is fully staffed, 173 personnel are on duty for fire and emergency medical services (EMS), and 34 personnel are on duty for emergency ambulance services. The closest fire station to the project site is Fire Station 99, located approximately 1.5 miles northwest of the site at 5801 Florin Perkins Road.

The project site is located within the jurisdiction of the Sacramento Police Department (SPD). The SPD operates from four stations in the City, and is staffed by 674 sworn personnel. The nearest police station to the project site is located at 3545 Business Drive, approximately 4.6 miles northwest of the site.

While the proposed project could result in increased demand for fire and police protection services, such increases in demand would be consistent with what has been anticipated by the City and analyzed in the General Plan MEIR. In addition, the project site is located in the vicinity of existing industrial development currently served by the SFD and SPD. Furthermore, the project would comply with all applicable State and local requirements related to fire safety and security, including installation of fire sprinklers. In addition, as established by General Plan Policy PFS-1.15, the City of Sacramento requires new

development projects to contribute fees for the provision of adequate fire and police protection services and facilities. The proposed project would be subject to all applicable development impact fees. Payment of applicable development impact fees would ensure the project contributes a fair share towards funding any new fire and police protection facilities deemed necessary by the City. Compliance with such standards would minimize potential impacts related to fire and police protection services associated with the project.

Therefore, impacts related to the need for new or physically altered fire or police protection facilities, the construction of which could cause significant environmental impacts, were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

- c-e. Under Impacts 4.12-4 through 4.12-6, the General Plan MEIR concluded that with implementation of applicable General Plan policies, as well as applicable federal, State, and local development standards, implementation of the General Plan would result in a less-than-significant impact to schools, parks, and other public facilities such as libraries.

The proposed project would not include any residential development and, thus, would not result in any direct population growth such that demand for schools, parks, or other public facilities would increase substantially. In addition, the project would be subject to payment of school impact mitigation development fees to fund local school services. Payment of such fees would serve as the project's fair-share contribution for funding expanded educational services. Proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any "[...] legislative or adjudicative act...involving ...the planning, use, or development of real property" (Government Code 65996(b)). Satisfaction of the Proposition 1A/SB 50 statutory requirements by a developer is deemed to be "full and complete mitigation."

In addition, the project would be subject to Sacramento Municipal Code Section 18.56.220, which requires the payment of park impact fees for non-residential developments. Funds collected from the park impact fees are intended to provide for the design, construction, installation, improvement, and acquisition of new park facilities by the City. Payment of all applicable fees and impact funds would be considered sufficient to ensure that adequate public parkland and transportation infrastructure are provided as decided by the City. Furthermore, the proposed project is consistent with the General Plan land use designation for the site; as such, any associated increase in demand for parks and other public facilities was generally anticipated and analyzed in the General Plan MEIR.

Based on the above, impacts related to the need for new or physically altered schools, parks, or other public facilities, the construction of which could cause significant environmental impacts, were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

XVI. RECREATION.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	✗
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	✗

Discussion

- a,b. Given that the proposed project would be consistent with the General Plan land use designation of the project site, any increase in population associated with project buildout, as well as the resulting increase in demand for parks and recreation facilities, has been anticipated and analyzed in the General Plan MEIR. As discussed under Impacts 4.12-5 and 4.12-6 of the General Plan MEIR, with implementation of applicable General Plan policies, buildout of the 2040 General Plan would result in a less-than-significant impact to parks and recreation facilities.

The proposed project would include the development of three light industrial buildings and associated storage yards on a site designated for employment use. Because the proposed project would not include residential uses, and the employees to be hired would likely be existing residents of Sacramento, the proposed project is not anticipated to result in additional residents within the City. As such, the proposed project would not result in population growth that could result in increased demand for existing recreational facilities or cause the construction or expansion of recreational facilities. Furthermore, because the proposed project would not include the dedication of parkland, the project would be subject to the payment of in-lieu fees as required by Section 18.56.220 of the Sacramento Municipal Code and as calculated consistent with Section 17.512.040. Because the proposed project would not result in an increase in population, the proposed project would not result in an increase in demand on recreational facilities such that substantial physical deterioration could occur or be accelerated, or that the additional demand could require the construction or expansion of such facilities.

Based on the above, impacts related to parks and recreation facilities were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

XVII. TRANSPORTATION.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	✗
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	✗
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	✗
d. Result in inadequate emergency access?	☐	☐	✗

Discussion

- a. The law has changed with respect to how transportation-related impacts may be addressed under CEQA. Previously, lead agencies used a performance metric entitled 'level of service' (LOS) to assess the significance of such impacts, with greater levels of congestion considered to be more significant than lesser levels. Enacted as part of SB 743 (2013), PRC Section 21099(b)(1), directed the Governor's Office of Planning and Research (OPR) to prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed CEQA Guidelines addressing "criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." It should be noted that OPR is currently known as the Office of Land Use and Climate Innovation (LCI).

Pursuant to SB 743, the Natural Resources Agency promulgated CEQA Guidelines Section 15064.3 in late 2018, which became effective in early 2019. Subdivision (a) of that section provides that "[g]enerally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, VMT refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project's effect on automobile delay shall not constitute a significant environmental impact." See question 'b' for a discussion of VMT.

Pedestrian, Bicycle, and Transit Facilities

As discussed under Impact 4.14-3 of the General Plan MEIR, development of the mobility element and circulation diagram network changes outlined in the 2040 General Plan would not physically disrupt an existing bicycle facility or interfere with implementation of a planned bicycle facility identified in the City of Sacramento Bicycle Master Plan. In addition, the General Plan MEIR includes policies supporting the expansion of transportation facilities and improving safety for all roadway users, including cyclists and pedestrians. With respect to transit facilities, which are discussed under Impact 4.14-2 of the General Plan MEIR, the 2040 General Plan and associated CAAP contain policies related to parking management, network expansion, and transit service improvements that could support higher levels of walking, cycling, and transit if needed (General Plan Policies M-2.14 and M-2.17, plus CAAP measures TR-1 and TR-2).

Overall, the land use and mobility elements of the City's General Plan have been designed to create interconnected, accessible neighborhoods that support pedestrian travel, cycling, and transit, and potential impacts related to such facilities would be less than significant.

Pedestrian facilities are comprised of crosswalks, sidewalks, pedestrian signals, and off-street paths, which provide safe and convenient routes for pedestrians to access destinations such as institutions, businesses, public transportation, and recreation facilities. Sidewalks in the project vicinity are currently located along the north side of Elder Creek Road. The proposed project would include frontage improvements along the south side of Elder Creek Road, including the addition of a six-foot-wide concrete sidewalk. In addition, the proposed project would provide pedestrian connections throughout the project site, by way of new six-foot-wide detached sidewalks along the perimeters of the proposed buildings. Given that the proposed project would provide adequate access for pedestrians, the proposed project would not conflict with a program, plan, or ordinance addressing pedestrian facilities.

Currently, bicycle facilities do not exist along Elder Creek Road. However, Class II bicycle lanes exist along South Watt Avenue, approximately 0.42-mile east of the project site, and Florin Perkins Road, approximately 0.62-mile west of the project site. In addition, the proposed project would include frontage improvements along Elder Creek Road, which would include a six-foot-wide bike lane. Development of the proposed project would not preclude the construction of any planned bicycle facilities, and the proposed project would not alter the existing circulation system in a way that would conflict with any adopted programs, plans, ordinances, or policies addressing bicycle facilities.

Public transit service is provided to the Sacramento area by Sacramento Regional Transit (SacRT). Route 61 includes northbound and southbound stops at the intersection of Elder Creek Road and Power Inn Road, located approximately 1.64 miles west of the project site. Bus route 61 runs from 65th Street/Sky Parkway and Rush River Drive/Windbridge Drive on all days of the week, starting as early as 5:52 AM and ending as late as 9:07 PM. SacRT GO also offers ADA Paratransit service to all destinations within 0.75-mile of an active bus route or Light Rail station. The proposed project would comply with all applicable policies established in the General Plan and would not conflict with any adopted programs, plans, ordinances, or policies addressing transit facilities.

Based on the above, impacts related to conflicts with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

- b. The City's General Plan MEIR determined that implementation of the 2040 General Plan would result in a less than significant impact related to VMT. Specifically, implementation of the 2040 General Plan would result in a 17.2 percent reduction in passenger vehicle VMT per capita compared to the City baseline, which exceeds the 16.8 percent reduction established as the City's VMT impact threshold.

Pursuant to Section 2.10.2 of the General Plan MEIR and based on LCI guidance, projects consistent with the General Plan land use designation and development intensities may not be required to evaluate VMT. Because the proposed project would be consistent with the site's General Plan land use designation of IMU, the proposed project would not be

anticipated to result in VMT greater than what was previously anticipated for the project site. Thus, the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

- c,d. The General Plan MEIR did not specifically evaluate hazardous design features or emergency access. Under Impact 4.14-3, the MEIR notes that the Mobility Element of the City's 2040 General Plan contains policies supporting the expansion of active-transportation facilities and improving safety for all roadway users, including those who travel by active modes and are vulnerable to collisions.

The proposed project would not include any new sharp curves or dangerous intersections and would not be located in the vicinity of any such roadway features. Site access would be provided from Elder Creek Road by way of a new driveway on the northeastern corner of the project site and an existing driveway on the northwestern corner of the project site. The proposed drive aisle and driveway would comply with applicable City design standards. In addition, the design of the proposed driveway would not involve any features that would increase traffic hazards at the site. The project roadways would be free and clear of any obstructions to provide adequate sight distance, thereby ensuring that exiting vehicles can see pedestrians, bicycles, or vehicles in the area. Any landscaping and signage would be located in such a way to ensure an unobstructed view for drivers exiting the site.

Several factors determine whether a project has sufficient access for emergency vehicles, including the following:

- Number of access points (both public and emergency access only);
- Width of access points; and
- Width of internal roadways.

Construction traffic associated with the proposed project would include heavy-duty vehicles which would share the area roadways with normal vehicle traffic, as well as transport of construction materials, and daily construction employee trips to and from the site. However, such heavy-duty truck traffic would only occur throughout the duration of construction activities and would cease upon buildout of the proposed project.

City Code Section 12.20.030 requires that a Construction Traffic Control Plan be prepared and approved prior to the commencement of project construction, to the satisfaction of the City Traffic Engineer and subject to review by all affected agencies. All work performed during construction would be required to conform to the conditions and requirements of the approved plan. The plan would ensure that safe and efficient movement of traffic through the construction work zone(s) is maintained. At a minimum, the plan must include the following:

- Time and day of street closures;
- Proper advance warning and posted signage regarding street closures;
- Provision of driveway access plan to ensure safe vehicular, pedestrian, and bicycle movements;
- Safe and efficient access routes for emergency vehicles;
- Provisions for pedestrian safety;
- Use of manual traffic control when necessary;
- Number of anticipated truck trips, and time of day of arrival and departure of trucks;

- Provision of a truck circulation pattern and staging area with a limitation on the number of trucks that can be waiting and any limitations on the size and type of trucks appropriate for the surrounding transportation network; and
- The plan must be available at the site for inspection by the City representative during all work.

All driveways would be at least 30 feet wide and could accommodate an emergency vehicle, and would be constructed in accordance with the City standards to ensure adequate sight distance, stopping distances, and other factors to ensure public safety. Based on the site plan configuration, adequate access would be provided for emergency vehicles and trucks to enter and exit the site driveways and maneuver around the drive aisles.

In addition, the proposed project would be required to comply with all building, fire, and safety codes and specific development plans would be subject to review and approval by the City's Public Works Department and the SFD. Required review by the aforementioned departments would ensure that the proposed circulation system for the project site would provide adequate emergency access.

Based on the above, impacts related to substantially increasing hazards due to design features or incompatible uses would be less than significant, and effects peculiar to the proposed project would not occur. Thus, the proposed project would not require further CEQA review for this topic.

XVIII. TRIBAL CULTURAL RESOURCES.

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	☐	☐	✗
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	✗

Discussion

- a,b. The General Plan MEIR determined that compliance with the 2040 General Plan policies, along with implementing actions intended to protect tribal cultural resources, would reduce the significance of impacts to tribal cultural resources. However, because feasible mitigation to guarantee that the loss, damage, or destruction of tribal cultural resources listed or eligible for listing as significant does not exist, the General Plan MEIR concluded that buildout of the 2040 General Plan would result in a significant and unavoidable impact.

AB 52 (PRC Section 21080.3.1) notification to tribes is not required for the proposed project, given that this checklist determines no additional environmental review is required for the project, consistent with CEQA Guidelines Section 15183. It should be noted that, pursuant to the results of the CHRIS records search, the project site does not contain known tribal cultural resources. While the SLF search conducted for the project site yielded positive results, a positive result does not indicate that specific cultural resources associated with local tribes are located on-site, the potential exists for such resources to be present within the project site or immediate vicinity.

Given that the proposed project would be consistent with the site's General Plan land use designation, buildout of the project site and potential disturbance of buried tribal cultural resources has been anticipated by the City and analyzed in the General Plan MEIR. In addition, the project site has been subject to prior disturbance as part of previous grading activities. Therefore, surface-level tribal cultural resources located on-site would have been previously encountered.

Nonetheless, while known tribal cultural resources are not located on-site, in the event that historical or archaeological resources are discovered during construction or grading activities, the project would be required to comply with all applicable General Plan policies and programs. Such policies and programs include, but are not limited to, General Plan Policy HCR-1.1, which directs the City to promote the preservation, restoration, enhancement, and recognition of cultural resources throughout the City; Policy HRC-1.14

related to compliance with federal and State regulations aimed at protecting archaeological, cultural, and tribal cultural resources; Action HCR-A.8, which requires the City to apply standard conditions of approval related to the halting of excavation work in the vicinity of an identified resource discovery, notification of the City, and coordination with the City to determine the appropriate response; Policy HCR-1.15, which requires Native American human remains to be treated with sensitivity and dignity in coordination with the NAHC; and policies related to the City's role in preserving historical resources (Policy HCR-2.1, HCR-2.2, and HCR-2.4). Implementation of all applicable General Plan policies would avoid potential impacts to significant cultural resources whenever possible and to conduct mitigation if impacts are unavoidable. In addition, the proposed project would be required to adhere to California Health and Safety Code Section 7050.5 and Section 7052 of California PRC Section 5097 if human remains are uncovered during ground-disturbing activities.

As previously discussed, pursuant to CEQA Guidelines Section 15183(f), "An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. [...]" In the case of the proposed project, compliance with General Plan policies and existing regulations, such as Policy HCR-1.1, Policy HCR-1.14, Policy HCR-1.15, policies related to the City's role in preserving historical resources (Policy HCR-2.1, HCR-2.2, and HCR-2.4), Policy HCR 1.17, Implementing Action HCR-A.8, California Health and Safety Code Sections 7050.5 and 7052, and PRC Section 5097, would help avoid impacts to tribal cultural resources.

Based on the above, the proposed project is not expected to adversely impact tribal cultural resources. Therefore, impacts related to resulting in a substantial adverse change in the significance of a tribal cultural resource were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	✗
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	✗
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	✗
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	✗
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	✗

Discussion

- a. Water and sewer services for the proposed project would be provided by the City of Sacramento DOU and SacSewer, respectively. As part of the proposed project, new water lines and sanitary sewer lines would be extended from the existing 12-inch public water main and existing 21-inch sanitary sewer line in Elder Creek Road to the north of the project site. Stormwater runoff from the project site would be conveyed through the proposed on-site stormwater drainage system prior to discharge to the City's existing storm drainage system in the project vicinity. Electricity and telecommunications utilities would be provided by way of connections to existing infrastructure located within the immediate project vicinity. The proposed project would be subject to General Plan policies related to utility services, including, but not limited to, Policy PFS-3.3, requiring development review processes, and payment of development impact fees, and off-site improvement requirements for new development in order to ensure that adequate public utilities and services are available. Because the proposed project is consistent with the site's current land use designation, the type and intensity of growth that would be induced by the proposed project were generally considered in the General Plan and associated utility improvements have been analyzed in the General Plan MEIR. Therefore, the need for new or expanded facilities in order to adequately serve the proposed project would not be required. According to the General Plan MEIR, with implementation of General Plan policies and applicable regulations, impacts related to the construction or expansion of water, wastewater, storm drainage, electric, or telecommunications facilities or infrastructure would be less than significant.

Based on the above, impacts related to the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects, were adequately addressed in the General Plan MEIR,

and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

- b. Water service to the project site would be provided by the City of Sacramento's DOU through connection to existing water lines within Elder Creek Road to the north of the project site. To meet the City's water demand, the City uses surface water from the Sacramento and American rivers, and groundwater pumped from the North American and South American Subbasins. According to the City's 2020 UWMP, the City is projected to have sufficient water supply to meet the projected demand through 2045 even after multiple dry years.²⁵ According to the DOU's 2019 Consumer Confidence Report, the City's drinking water meets or exceeds all federal and State drinking water standards.²⁶ The proposed project would be subject to Water System Development and Installation Fees payable to the City's DOU.

According to Impacts 4.13-1 through 4.13-3 of the General Plan MEIR, potential impacts related to adequate water supplies would be less than significant and water supplies for the City would meet expected demand for normal year, single-dry year, and multiple-dry year scenarios through 2045. Furthermore, the City's General Plan policies encourage increased recycled water use (Policy PFS-4.6) and ensure adequate water supply capacity prior to approving new building permits (Policy PFS-4.8). In addition, the proposed project would be required to pay Water System Development and Installation Fees applicable to all new metered domestic services, thereby further reducing the potential impact related to water demand.

Given that the proposed project is consistent with the site's current land use designation, the type and intensity of growth that would be induced by the proposed project was generally considered in the General Plan and associated water use has been analyzed in the General Plan MEIR. Impacts related to sufficient water supplies being available to serve the project and reasonably foreseeable future development were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

- c. Sanitary sewer services would be provided to the project site by the City of Sacramento DOU, which is responsible for the operation and maintenance of the sewer system, including hundreds of miles of sewer pipes and dozens of pumping stations. A combined stormwater and wastewater system, as well as a separated wastewater system, collect and transport sewage to SacSewer. As the regional provider, SacSewer maintains approximately 5,000 miles of sewer pipe and 117 pump stations within a 386-square-mile service area. Based on the project site's location, SacSewer would provide sewage collection, as well as treatment and resource recovery services to the proposed project. The sewer lift stations pump raw wastewater that is collected throughout the City to the EchoWater Facility.

As discussed under Impact 4.13-4 of the General Plan MEIR, adequate capacity exists to serve buildout of the General Plan planning area, and impacts related to wastewater treatment capacity would be less than significant. Additionally, SacSewer would require payment of sewer impact fees. All applicable impact fees would be required to be paid prior to issuance of a building permit and would further reduce any potential impacts

²⁵ City of Sacramento. *City of Sacramento 2020 Urban Water Management Plan*. June 2021.

²⁶ City of Sacramento. *2023 Consumer Confidence Report*. Available at: <https://www.cityofsacramento.org/Utilities/Reports>. Accessed January 2026.

associated with increased demand for wastewater service. Given that the proposed project is consistent with the site's current land use designation, the type and intensity of growth that would be induced by the proposed project was generally considered in the General Plan and associated wastewater demand has been analyzed in the General Plan MEIR. Therefore, the proposed project would not generate wastewater flows beyond the capacity of existing wastewater treatment facilities or planned future improvements to such facilities.

Based on the above, the availability of adequate capacity to serve the wastewater demand projected for the proposed project in addition to the City's existing commitments was adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

- d,e. Solid waste, recyclable materials, and compostable material collection within the project area is operated by private haulers and disposed of at the Kiefer Landfill, which has been recently expanded. The Kiefer Landfill covers 1,084 acres of land; 660 acres are permitted for disposal. The site's permit allows the landfill to receive a maximum of 10,815 tons of waste per day. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Kiefer Landfill has a remaining capacity of 102,300,000 cubic yards out of a total permitted capacity of 117,400,000, or 87 percent remaining capacity.²⁷

The City's General Plan MEIR concluded that adequate capacity at local landfills exists to serve full buildout of the General Plan. Considering such existing capacity, as well as implementation of General Plan policies that would promote long-term reduction of solid waste generation in the General Plan planning area, the General Plan MEIR concluded that impacts would be less than significant.

The proposed project is consistent with the General Plan land use designation of the project site, and therefore, the associated increase in solid waste disposal needs associated with development of the site was generally considered in the MEIR analysis. Furthermore, the project would be required to comply with all applicable provisions of Chapter 8.124, Construction and Demolition Debris Recycling, of the City Code. Therefore, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste.

Based on the above, impacts related to solid waste were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

²⁷ California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Sacramento County Landfill (Kiefer) (34-AA-0001)*. Available at: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2070?siteID=2507>. Accessed December 2025.

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✗
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	✗
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	✗
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✗

Discussion

- a-d. Under Impact 4.9-5 of the General Plan MEIR, wildfire risk is discussed as predominantly associated with WUI areas. According to the City's General Plan MEIR, the City is not located within a WUI area. The entirety of the City's planning area is located in an LRA, and thus, fire protection responsibility lies with the SFD. Overall, the General Plan MEIR concluded that compliance with the CFC and the applicable General Plan policies would minimize risks associated with wildfires. Additionally, the General Plan MEIR identifies areas along the American and Sacramento rivers as fairly susceptible to urban wildfires. The project site is not located within the immediate vicinity of such areas, and additional intervening development is located between the site and the aforementioned rivers. According to the CALFIRE Fire and Resource Assessment Program, the project site is not located within or near a Very High FHSZ.²⁸ The nearest Very High FHSZ is located approximately 15.55 miles north of the project site.

The proposed project would be required to comply with all applicable requirements of the CFC, as adopted by Chapter 15.36 of the City's Municipal Code, including installation of fire sprinkler systems. In addition, the CBSC includes requirements related to fire hazards for new buildings. Such features would help to reduce the spread of fire.

The project is not located on a substantial slope, and the project area does not include any existing features that would substantially increase fire risk for future residents. Given that the project site is located within a developed urban area and is situated adjacent to existing roads, water lines, and other utilities, the project would not result in substantial fire risks related to installation or maintenance of such infrastructure. Lastly, as discussed in Section VII, Geology and Soils, and Section X, Hydrology and Water Quality, of this Modified Initial Study, development of the proposed project would not expose people or structures to significant risks related to flooding or landslides.

²⁸ California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones in State Responsibility Area*. Available at: <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>. Accessed December 2025.

Based on the above, impacts related to wildfire risks were adequately addressed in the General Plan MEIR, and the site would not be subject to any peculiar hazards related to wildfire risk. Thus, the criteria for requiring further CEQA review are not met.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan MEIR
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	✗
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	✗
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	✗

Discussion

- a. As discussed in Section IV, Biological Resources, of this Modified Initial Study, the proposed project would not adversely impact special-status plant or wildlife species. The proposed project would be required to comply with all applicable policies and programs included in the General Plan related to effects on any special-status plant and wildlife species, including pre-construction surveys. In addition, as discussed in Sections V and XVIII, Cultural Resources and Tribal Cultural Resources, respectively, implementation of the proposed project is not anticipated to impact historic, archaeological, or tribal cultural resources. The proposed project would be required to comply with applicable General Plan policies, as well as all applicable State regulations, related to preservation of archaeological resources and human remains if such resources are discovered within the project site during construction activities, consistent with the requirements of CEQA.

Considering the above, the proposed project would not: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Impacts associated with such resources have been adequately addressed and would not change from what was identified in the General Plan MEIR, and the criteria for requiring further CEQA review are not met.

- b. The proposed project, in conjunction with other development within the City of Sacramento, could incrementally contribute to cumulative impacts in the area. However, the proposed project was included in the future development assumptions evaluated in the General Plan MEIR. The General Plan MEIR concluded that cumulative impacts to biological resources, cultural resources, noise, and tribal cultural resources would be significant and unavoidable. For those impacts determined to be significant in a General Plan EIR, CEQA Section 15183 allows for future environmental documents to limit examination of environmental effects to those impacts which were not already analyzed as a significant effect in the prior EIR, provided that the proposed project is consistent with

the General Plan. Given that the proposed project is consistent with the City's General Plan land use designation for the project site, cumulative impacts associated with buildout of the site have been anticipated by the City and were analyzed in the General Plan MEIR. Cumulative effects peculiar to the project or project site do not exist. Additionally, the proposed project does not incrementally contribute to cumulative impacts that were not analyzed or discussed in the City's General Plan MEIR. Furthermore, as discussed throughout this Modified Initial Study, all impacts associated with the proposed project were adequately addressed in the General Plan MEIR, and the proposed project would not result in any peculiar effects that would require further CEQA review. As such, this Modified Initial Study does not include any substantial new information that shows impacts are more severe than previously discussed, and further analysis is not required.

- c. As described in this Modified Initial Study, the proposed project would comply with all applicable General Plan policies, City Code standards, other applicable local, County and State regulations. In addition, as discussed in the Air Quality, Geology and Soils, Hazards and Hazardous Materials, and Noise sections of this Modified Initial Study, the proposed project would not cause substantial adverse effects to human beings, including effects related to exposure to air pollutants, geologic hazards, hazardous materials, and excessive noise, beyond the effects previously analyzed as part of the General Plan MEIR. Therefore, further CEQA review is not required.

APPENDIX A

CALEEMOD RESULTS

8770 Elder Creek Road Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	8770 Elder Creek Road
Construction Start Date	6/1/2026
Operational Year	2027
Lead Agency	City of Sacramento
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.7
Precipitation (days)	38
Location	38.50888779993543, -121.37843311944204
County	Sacramento
City	Sacramento
Air District	Sacramento Metropolitan AQMD
Air Basin	Sacramento Valley
TAZ	702
EDFZ	13
Electric Utility	Sacramento Municipal Utility District
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.35

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Industrial Park	76	1000sqft	3.6	76,341	62,225	—	—	—

Parking Lot	74	Space	1.8	0.00	0.00	—	—	—
Other Asphalt Surfaces	156	1000sqft	3.6	0.00	0.00	—	—	—
City Park	0.56	Acre	0.56	0.00	0.00	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.3	4.1	29	30	0.05	1.2	20	21	1.1	10	11	—	5,587	5,587	0.33	0.40	5.2	5,613
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.3	4.1	11	16	0.03	0.41	0.48	0.89	0.37	0.12	0.49	—	3,266	3,266	0.13	0.09	0.06	3,296
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.6	1.5	5.6	7.1	0.01	0.21	1.1	1.3	0.19	0.51	0.70	—	1,522	1,522	0.07	0.05	0.47	1,540
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.29	0.27	1.0	1.3	< 0.005	0.04	0.21	0.24	0.03	0.09	0.13	—	252	252	0.01	0.01	0.08	255

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	4.3	4.1	29	30	0.05	1.2	20	21	1.1	10	11	—	5,587	5,587	0.33	0.40	5.2	5,613
2027	4.3	4.0	11	16	0.03	0.36	0.48	0.84	0.33	0.12	0.45	—	3,298	3,298	0.13	0.09	2.2	3,329
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	4.3	4.1	11	16	0.03	0.41	0.48	0.89	0.37	0.12	0.49	—	3,266	3,266	0.13	0.09	0.06	3,296
2027	4.3	4.0	11	16	0.03	0.36	0.48	0.84	0.33	0.12	0.45	—	3,251	3,251	0.13	0.09	0.06	3,280
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.6	1.5	5.6	7.1	0.01	0.21	1.1	1.3	0.19	0.51	0.70	—	1,522	1,522	0.07	0.05	0.47	1,540
2027	1.3	1.2	3.0	4.4	0.01	0.10	0.13	0.23	0.09	0.03	0.12	—	905	905	0.04	0.02	0.26	913
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.29	0.27	1.0	1.3	< 0.005	0.04	0.21	0.24	0.03	0.09	0.13	—	252	252	0.01	0.01	0.08	255
2027	0.23	0.21	0.56	0.80	< 0.005	0.02	0.02	0.04	0.02	0.01	0.02	—	150	150	0.01	< 0.005	0.04	151

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.6	3.4	0.96	13	0.02	0.02	1.8	1.8	0.02	0.45	0.47	89	3,517	3,606	5.4	0.18	27	3,820
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.9	2.8	1.1	7.9	0.02	0.02	1.8	1.8	0.01	0.45	0.47	89	3,320	3,409	5.4	0.19	20	3,619

Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.3	3.2	1.3	9.5	0.02	0.04	1.5	1.6	0.04	0.39	0.43	89	3,196	3,285	5.4	0.17	22	3,493
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.61	0.58	0.25	1.7	< 0.005	0.01	0.28	0.29	0.01	0.07	0.08	15	529	544	0.89	0.03	3.7	578

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.2	1.1	0.92	9.3	0.02	0.01	1.8	1.8	0.01	0.45	0.47	—	2,129	2,129	0.09	0.09	6.7	2,163
Area	2.4	2.4	0.03	3.3	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	14	14	< 0.005	< 0.005	—	14
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	1,336	1,336	0.06	0.01	—	1,340
Water	—	—	—	—	—	—	—	—	—	—	—	38	36	74	0.13	0.08	—	102
Waste	—	—	—	—	—	—	—	—	—	—	—	51	0.00	51	5.1	0.00	—	179
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	20	20
Stationary	0.01	0.01	0.02	0.01	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	2.9	2.9	< 0.005	< 0.005	0.00	2.9
Total	3.6	3.4	0.96	13	0.02	0.02	1.8	1.8	0.02	0.45	0.47	89	3,517	3,606	5.4	0.18	27	3,820
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.1	0.97	1.1	7.9	0.02	0.01	1.8	1.8	0.01	0.45	0.47	—	1,945	1,945	0.10	0.09	0.17	1,976
Area	1.8	1.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	1,336	1,336	0.06	0.01	—	1,340
Water	—	—	—	—	—	—	—	—	—	—	—	38	36	74	0.13	0.08	—	102
Waste	—	—	—	—	—	—	—	—	—	—	—	51	0.00	51	5.1	0.00	—	179

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	20	20
Stationary	0.01	0.01	0.02	0.01	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	2.9	2.9	< 0.005	< 0.005	0.00	2.9
Total	2.9	2.8	1.1	7.9	0.02	0.02	1.8	1.8	0.01	0.45	0.47	89	3,320	3,409	5.4	0.19	20	3,619
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.93	0.85	0.88	6.8	0.02	0.01	1.5	1.5	0.01	0.39	0.40	—	1,734	1,734	0.08	0.08	2.5	1,763
Area	2.2	2.2	0.02	2.3	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.4	9.4	< 0.005	< 0.005	—	9.4
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	1,336	1,336	0.06	0.01	—	1,340
Water	—	—	—	—	—	—	—	—	—	—	—	38	36	74	0.13	0.08	—	102
Waste	—	—	—	—	—	—	—	—	—	—	—	51	0.00	51	5.1	0.00	—	179
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	20	20
Stationary	0.17	0.16	0.44	0.40	< 0.005	0.02	0.00	0.02	0.02	0.00	0.02	0.00	81	81	< 0.005	< 0.005	0.00	81
Total	3.3	3.2	1.3	9.5	0.02	0.04	1.5	1.6	0.04	0.39	0.43	89	3,196	3,285	5.4	0.17	22	3,493
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.17	0.16	0.16	1.2	< 0.005	< 0.005	0.28	0.28	< 0.005	0.07	0.07	—	287	287	0.01	0.01	0.42	292
Area	0.41	0.40	< 0.005	0.42	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.5	1.5	< 0.005	< 0.005	—	1.6
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	221	221	0.01	< 0.005	—	222
Water	—	—	—	—	—	—	—	—	—	—	—	6.2	6.0	12	0.02	0.01	—	17
Waste	—	—	—	—	—	—	—	—	—	—	—	8.5	0.00	8.5	0.84	0.00	—	30
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.3	3.3
Stationary	0.03	0.03	0.08	0.07	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	13	13	< 0.005	< 0.005	0.00	13
Total	0.61	0.58	0.25	1.7	< 0.005	0.01	0.28	0.29	0.01	0.07	0.08	15	529	544	0.89	0.03	3.7	578

3. Construction Emissions Details

3.1. Site Preparation (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	3.7	3.1	29	29	0.05	1.2	—	1.2	1.1	—	1.1	—	5,298	5,298	0.21	0.04	—	5,316
Dust From Material Movement	—	—	—	—	—	—	20	20	—	10	10	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	0.10	0.09	0.80	0.79	< 0.005	0.03	—	0.03	0.03	—	0.03	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement	—	—	—	—	—	—	0.54	0.54	—	0.28	0.28	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipm ent	0.02	0.02	0.15	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24	24	< 0.005	< 0.005	—	24

Dust From Material Movement	—	—	—	—	—	—	0.10	0.10	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.05	0.99	0.00	0.00	0.18	0.18	0.00	0.04	0.04	—	195	195	< 0.005	0.01	0.70	198
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.16	0.07	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	94	94	0.01	0.02	0.19	99
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.9	4.9	< 0.005	< 0.005	0.01	4.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.6	2.6	< 0.005	< 0.005	< 0.005	2.7
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.81	0.81	< 0.005	< 0.005	< 0.005	0.82
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.43	0.43	< 0.005	< 0.005	< 0.005	0.45

3.3. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.0	1.6	15	17	0.03	0.65	—	0.65	0.59	—	0.59	—	2,960	2,960	0.12	0.02	—	2,970
Dust From Material Movement	—	—	—	—	—	—	7.1	7.1	—	3.4	3.4	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.82	0.96	< 0.005	0.04	—	0.04	0.03	—	0.03	—	162	162	0.01	< 0.005	—	163
Dust From Material Movement	—	—	—	—	—	—	0.39	0.39	—	0.19	0.19	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.15	0.17	< 0.005	0.01	—	0.01	0.01	—	0.01	—	27	27	< 0.005	< 0.005	—	27
Dust From Material Movement	—	—	—	—	—	—	0.07	0.07	—	0.03	0.03	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.04	0.85	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	167	167	< 0.005	0.01	0.60	169
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.27	0.06	3.9	1.6	0.01	0.04	0.59	0.64	0.04	0.16	0.20	—	2,266	2,266	0.21	0.37	4.6	2,385
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	8.3	8.3	< 0.005	< 0.005	0.01	8.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.23	0.09	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	124	124	0.01	0.02	0.11	131
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.4	1.4	< 0.005	< 0.005	< 0.005	1.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	21	21	< 0.005	< 0.005	0.02	22

3.5. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.3	1.1	9.9	13	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.3	1.1	9.9	13	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.41	0.35	3.2	4.2	0.01	0.12	—	0.12	0.11	—	0.11	—	774	774	0.03	0.01	—	777
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.06	0.58	0.76	< 0.005	0.02	—	0.02	0.02	—	0.02	—	128	128	0.01	< 0.005	—	129
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.13	0.08	1.8	0.00	0.00	0.32	0.32	0.00	0.08	0.08	—	357	357	< 0.005	0.01	1.3	362
Vendor	0.04	0.01	0.61	0.23	< 0.005	< 0.005	0.09	0.10	< 0.005	0.03	0.03	—	355	355	0.02	0.05	0.85	372

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.12	0.11	1.3	0.00	0.00	0.32	0.32	0.00	0.08	0.08	—	317	317	0.01	0.01	0.03	321
Vendor	0.04	0.01	0.66	0.24	< 0.005	0.01	0.09	0.10	0.01	0.03	0.03	—	354	354	0.02	0.05	0.02	371
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.03	0.44	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	105	105	< 0.005	< 0.005	0.18	106
Vendor	0.01	< 0.005	0.21	0.08	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	114	114	0.01	0.02	0.12	120
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	17	17	< 0.005	< 0.005	0.03	18
Vendor	< 0.005	< 0.005	0.04	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	19	19	< 0.005	< 0.005	0.02	20
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.2	1.0	9.4	13	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.2	1.0	9.4	13	0.02	0.34	—	0.34	0.31	—	0.31	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	0.28	2.6	3.6	0.01	0.09	—	0.09	0.09	—	0.09	—	661	661	0.03	0.01	—	664
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.47	0.65	< 0.005	0.02	—	0.02	0.02	—	0.02	—	110	110	< 0.005	< 0.005	—	110
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.12	0.08	1.7	0.00	0.00	0.32	0.32	0.00	0.08	0.08	—	350	350	< 0.005	0.01	1.2	355
Vendor	0.04	0.01	0.58	0.23	< 0.005	< 0.005	0.09	0.10	< 0.005	0.03	0.03	—	347	347	0.02	0.05	0.77	363
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.11	0.10	0.11	1.2	0.00	0.00	0.32	0.32	0.00	0.08	0.08	—	311	311	0.01	0.01	0.03	315

Vendor	0.04	0.01	0.62	0.23	< 0.005	0.01	0.09	0.10	0.01	0.03	0.03	—	346	346	0.02	0.05	0.02	362
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.35	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	88	88	< 0.005	< 0.005	0.14	89
Vendor	0.01	< 0.005	0.17	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	96	96	0.01	0.01	0.09	100
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.06	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	15	15	< 0.005	< 0.005	0.02	15
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	16	16	< 0.005	< 0.005	0.02	17
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.91	0.76	7.1	9.9	0.01	0.32	—	0.32	0.29	—	0.29	—	1,511	1,511	0.06	0.01	—	1,516
Paving	2.8	2.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road	0.01	0.01	0.10	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	21	21	< 0.005	< 0.005	—	21
Paving	0.04	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.4	3.4	< 0.005	< 0.005	—	3.4
Paving	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.04	0.85	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	167	167	< 0.005	0.01	0.60	169
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.1	2.1	< 0.005	< 0.005	< 0.005	2.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.35	0.35	< 0.005	< 0.005	< 0.005	0.35
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	0.86	1.1	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	2.7	2.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	0.86	1.1	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	2.7	2.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.04	0.25	0.33	< 0.005	0.01	—	0.01	0.01	—	0.01	—	39	39	< 0.005	< 0.005	—	40

Architect Coatings	0.80	0.80	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.5	6.5	< 0.005	< 0.005	—	6.6
Architect ural Coating s	0.15	0.15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.36	0.00	0.00	0.06	0.06	0.00	0.02	0.02	—	71	71	< 0.005	< 0.005	0.25	72
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.27	0.00	0.00	0.06	0.06	0.00	0.02	0.02	—	63	63	< 0.005	< 0.005	0.01	64
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	19	19	< 0.005	< 0.005	0.03	19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.2	3.2	< 0.005	< 0.005	0.01	3.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.11	0.83	1.1	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	2.7	2.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.11	0.83	1.1	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	2.7	2.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.25	0.34	< 0.005	0.01	—	0.01	0.01	—	0.01	—	40	40	< 0.005	< 0.005	—	41
Architectural Coatings	0.82	0.82	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.7	6.7	< 0.005	< 0.005	—	6.7
Architectural Coatings	0.15	0.15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.02	0.34	0.00	0.00	0.06	0.06	0.00	0.02	0.02	—	70	70	< 0.005	< 0.005	0.23	71
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.25	0.00	0.00	0.06	0.06	0.00	0.02	0.02	—	62	62	< 0.005	< 0.005	0.01	63
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	19	19	< 0.005	< 0.005	0.03	20
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.2	3.2	< 0.005	< 0.005	0.01	3.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	1.2	1.1	0.92	9.3	0.02	0.01	1.8	1.8	0.01	0.45	0.47	—	2,129	2,129	0.09	0.09	6.7	2,163
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Total	1.2	1.1	0.92	9.3	0.02	0.01	1.8	1.8	0.01	0.45	0.47	—	2,129	2,129	0.09	0.09	6.7	2,163
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	1.1	0.97	1.1	7.9	0.02	0.01	1.8	1.8	0.01	0.45	0.47	—	1,945	1,945	0.10	0.09	0.17	1,976
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.1	0.97	1.1	7.9	0.02	0.01	1.8	1.8	0.01	0.45	0.47	—	1,945	1,945	0.10	0.09	0.17	1,976
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	0.17	0.16	0.16	1.2	< 0.005	< 0.005	0.28	0.28	< 0.005	0.07	0.07	—	287	287	0.01	0.01	0.42	292
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.17	0.16	0.16	1.2	< 0.005	< 0.005	0.28	0.28	< 0.005	0.07	0.07	—	287	287	0.01	0.01	0.42	292

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	1,286	1,286	0.06	0.01	—	1,290
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	50	50	< 0.005	< 0.005	—	50
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	1,336	1,336	0.06	0.01	—	1,340
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	1,286	1,286	0.06	0.01	—	1,290
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	50	50	< 0.005	< 0.005	—	50
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	1,336	1,336	0.06	0.01	—	1,340
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	213	213	0.01	< 0.005	—	214
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	8.3	8.3	< 0.005	< 0.005	—	8.3

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	221	221	0.01	< 0.005	—	222

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.7	1.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.16	0.16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape Equipment	0.59	0.55	0.03	3.3	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	14	14	< 0.005	< 0.005	—	14
Total	2.4	2.4	0.03	3.3	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	14	14	< 0.005	< 0.005	—	14
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.7	1.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.16	0.16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.8	1.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.30	0.30	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.07	0.07	< 0.005	0.42	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.5	1.5	< 0.005	< 0.005	—	1.6
Total	0.41	0.40	< 0.005	0.42	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.5	1.5	< 0.005	< 0.005	—	1.6

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	38	36	74	0.13	0.08	—	102
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	38	36	74	0.13	0.08	—	102
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	38	36	74	0.13	0.08	—	102
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	38	36	74	0.13	0.08	—	102
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	6.2	6.0	12	0.02	0.01	—	17
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	6.2	6.0	12	0.02	0.01	—	17

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	51	0.00	51	5.1	0.00	—	178
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.03	0.00	0.03	< 0.005	0.00	—	0.09
Total	—	—	—	—	—	—	—	—	—	—	—	51	0.00	51	5.1	0.00	—	179
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	51	0.00	51	5.1	0.00	—	178
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.03	0.00	0.03	< 0.005	0.00	—	0.09
Total	—	—	—	—	—	—	—	—	—	—	—	51	0.00	51	5.1	0.00	—	179
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	8.4	0.00	8.4	0.84	0.00	—	30
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	< 0.005	0.00	< 0.005	< 0.005	0.00	—	0.02
Total	—	—	—	—	—	—	—	—	—	—	—	8.5	0.00	8.5	0.84	0.00	—	30

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	20	20
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	20	20

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	20	20
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	20	20
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.3	3.3
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.3	3.3

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipm ent Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emerge ncy Generat or	0.01	0.01	0.02	0.01	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	2.9	2.9	< 0.005	< 0.005	0.00	2.9
Total	0.01	0.01	0.02	0.01	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	2.9	2.9	< 0.005	< 0.005	0.00	2.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emerge ncy Generat or	0.01	0.01	0.02	0.01	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	2.9	2.9	< 0.005	< 0.005	0.00	2.9
Total	0.01	0.01	0.02	0.01	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	2.9	2.9	< 0.005	< 0.005	0.00	2.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emerge ncy Generat or	0.03	0.03	0.08	0.07	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	13	13	< 0.005	< 0.005	0.00	13
Total	0.03	0.03	0.08	0.07	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	0.00	13	13	< 0.005	< 0.005	0.00	13

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipm Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetati on	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	6/1/2026	6/12/2026	5.0	10.0	—
Grading	Grading	6/15/2026	7/10/2026	5.0	20	—
Building Construction	Building Construction	7/20/2026	5/21/2027	5.0	220	—
Paving	Paving	7/13/2026	7/17/2026	5.0	5.0	—
Architectural Coating	Architectural Coating	8/3/2026	6/4/2027	5.0	220	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.0	8.0	367	0.40
Site Preparation	Tractors/Loaders/Back hoes	Diesel	Average	4.0	8.0	84	0.37
Grading	Graders	Diesel	Average	1.00	8.0	148	0.41
Grading	Excavators	Diesel	Average	1.00	8.0	36	0.38
Grading	Tractors/Loaders/Back hoes	Diesel	Average	3.0	8.0	84	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.0	367	0.40
Building Construction	Forklifts	Diesel	Average	3.0	8.0	82	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.0	14	0.74
Building Construction	Cranes	Diesel	Average	1.00	7.0	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.0	46	0.45
Building Construction	Tractors/Loaders/Back hoes	Diesel	Average	3.0	7.0	84	0.37
Paving	Pavers	Diesel	Average	2.0	8.0	81	0.42
Paving	Paving Equipment	Diesel	Average	2.0	8.0	89	0.36
Paving	Rollers	Diesel	Average	2.0	8.0	36	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.0	37	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	Worker	18	14	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.8	HHDT,MHDT

Site Preparation	Hauling	1.3	20	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	Worker	15	14	LDA,LDT1,LDT2
Grading	Vendor	—	8.8	HHDT,MHDT
Grading	Hauling	31	20	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	Worker	32	14	LDA,LDT1,LDT2
Building Construction	Vendor	13	8.8	HHDT,MHDT
Building Construction	Hauling	0.00	20	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	Worker	15	14	LDA,LDT1,LDT2
Paving	Vendor	—	8.8	HHDT,MHDT
Paving	Hauling	0.00	20	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	Worker	6.4	14	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.8	HHDT,MHDT
Architectural Coating	Hauling	0.00	20	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	114,512	38,171	14,065

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	100	15	0.00	0.00
Grading	—	5,000	20	0.00	0.00
Paving	0.00	0.00	0.00	0.00	5.4

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Phase Name	Land Use	Area Paved (acres)	% Asphalt
Paving	Industrial Park	0.00	0%
Paving	Parking Lot	1.8	100%
Paving	Other Asphalt Surfaces	3.6	100%
Paving	City Park	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00	279	0.01	< 0.005
2027	0.00	267	0.01	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Industrial Park	257	194	95	82,121	2,514	1,895	925	802,512
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Industrial Park	Wood Fireplaces	0	0
Industrial Park	Gas Fireplaces	0	0
Industrial Park	Propane Fireplaces	0	0
Industrial Park	Electric Fireplaces	0	0
Industrial Park	No Fireplaces	0	0
Industrial Park	Conventional Wood Stoves	0	0
Industrial Park	Catalytic Wood Stoves	0	0
Industrial Park	Non-Catalytic Wood Stoves	0	0
Industrial Park	Pellet Wood Stoves	0	0
Parking Lot	Wood Fireplaces	0	0
Parking Lot	Gas Fireplaces	0	0
Parking Lot	Propane Fireplaces	0	0
Parking Lot	Electric Fireplaces	0	0
Parking Lot	No Fireplaces	0	0
Parking Lot	Conventional Wood Stoves	0	0
Parking Lot	Catalytic Wood Stoves	0	0
Parking Lot	Non-Catalytic Wood Stoves	0	0
Parking Lot	Pellet Wood Stoves	0	0

Other Asphalt Surfaces	Wood Fireplaces	0	0
Other Asphalt Surfaces	Gas Fireplaces	0	0
Other Asphalt Surfaces	Propane Fireplaces	0	0
Other Asphalt Surfaces	Electric Fireplaces	0	0
Other Asphalt Surfaces	No Fireplaces	0	0
Other Asphalt Surfaces	Conventional Wood Stoves	0	0
Other Asphalt Surfaces	Catalytic Wood Stoves	0	0
Other Asphalt Surfaces	Non-Catalytic Wood Stoves	0	0
Other Asphalt Surfaces	Pellet Wood Stoves	0	0
City Park	Wood Fireplaces	0	0
City Park	Gas Fireplaces	0	0
City Park	Propane Fireplaces	0	0
City Park	Electric Fireplaces	0	0
City Park	No Fireplaces	0	0
City Park	Conventional Wood Stoves	0	0
City Park	Catalytic Wood Stoves	0	0
City Park	Non-Catalytic Wood Stoves	0	0
City Park	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

—	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
undefined	0.00	0.00	114,512	38,171	14,065

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Industrial Park	1,757,706	267	0.0129	0.0017	0.00
Parking Lot	68,685	267	0.0129	0.0017	0.00
Other Asphalt Surfaces	0.00	267	0.0129	0.0017	0.00
City Park	0.00	267	0.0129	0.0017	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Industrial Park	17,653,856	869,056
Parking Lot	0.00	0.00
Other Asphalt Surfaces	0.00	0.00
City Park	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Industrial Park	95	0.00
Parking Lot	0.00	0.00
Other Asphalt Surfaces	0.00	0.00
City Park	0.05	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Industrial Park	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.0	4.0	18
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
Emergency Generator	Diesel	1.00	0.01	100	350	0.73

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
--------------------------	----------------------	---------------	-------------

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	Lot acreage adjusted to represent overall acreage of the project site. The city park land use is representative of the bioretention basins on-site. All landscaping sf was consolidated under the industrial park land use.
Construction: Construction Phases	Based on typical construction practices, architectural coating assumed to start two weeks after the start of building construction and last for the same number of days. Phase timing is based on the project-specific construction schedule provided by the applicant. Demolition not required for the proposed project.
Operations: Vehicle Data	The city park land use is representative of the bioretention basins, which would not result in any vehicle trips. Thus, the city park land use trip rates have been zeroed out.
Operations: Energy Use	The project applicant has indicated the proposed project would not use natural gas during operations.

APPENDIX B

BIOLOGICAL RESOURCES LETTER REPORT



2600 Capitol Avenue
Suite 200
Sacramento, CA 95816
916.564.4500 **phone**
916.564.4501 **fax**

esassoc.com

November 20, 2025

Mr. Bret Hogge
Development Project Manager
Buzz Oates Construction, Inc.
555 Capitol Mall, Suite 900
Sacramento, CA 95814

Subject: Biological Resources Letter Report for 8770 Elder Creek Road, City of Sacramento, CA

Dear Mr. Hogge:

The 8770 Elder Creek Road Project (Project) proposes to construct three commercial buildings ranging from 15,000 to 36,750 ft², surrounding parking and materials/equipment storage yards, and a stormwater detention basin. The City of Sacramento is the lead agency. The purpose of this report is to evaluate the potential for any special-status species or natural communities to occur at the site, to support the City's review of the Project under the California Environmental Quality Act (CEQA).

Introduction

The Project site is assessor's parcel number 064-0020-049 and encompasses approximately 9.6 acres. The Project site is in Section 36 of Township 8 North, Range 5 East of the Sacramento East, California U.S. Geological Survey (USGS) 7.5-minute series quadrangle (USGS 2025). The approximate centroid of the study area is 38.508844° North, 121.378375° West. The site is nearly level and elevation ranges from approximately 45 to 47 feet. The study area is in the Morrison Creek Watershed (hydrologic unit code 1802016304). **Attachment A** is an aerial photograph of the site and surrounding area.

The Project site has experienced substantial previous disturbance. There were previously structures present, including two residences and several outbuildings. Much of the site was used for equipment and vehicle storage. The structures were removed in approximately 2003 (Google, Inc. 2025). Spoils were placed in much of the northern half of the site in approximately 2007. There appear to have been few changes to the site since, except for disking and weed abatement for fire safety. Foundations for structures are still present in the north end of the site and the spoils piles are still present.

Methods

An evaluation was conducted to determine the potential for any special-status species or natural communities to occur. Data on known special-status species in the area were queried from state and federal agencies. Current and historical maps, aerial photographs, and soil information for the study area and surrounding area were reviewed.

A list of federal listed, candidate, or proposed species that potentially occur in or could be affected by projects in the study area was obtained from the USFWS Sacramento Field Office. The California Natural Diversity Database (CNDDB) and California Native Plant Society (CNPS) online inventory were queried for known



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occurrences of special-status species in the Sacramento East and eight surrounding quads (**Attachment B**). The results of the database queries were used to assemble a table of special-status species evaluated (**Attachment C**).

Publicly available data and subscription-based biological resource data were reviewed. Data sources reviewed include:

- Current and historical topographic maps (USGS 2025);
- Current and historical aerial imagery (Google, Inc. 2025);
- Soil maps and information from the National Resources Conservation Service (NRCS 2025); and
- California Wildlife Habitat Relationships (CWHR; CDFW 2025) database.

Several species known to occur regionally are regulated pursuant to federal and/or State endangered species laws, or have been designated as Species of Special Concern by CDFW. In addition, Section 15380(b) of the *CEQA Guidelines* provides a definition of rare, endangered, or threatened species that are not included in any listing.¹ Species recognized under these terms are collectively referred to as “special-status species.” Special-status species or natural communities evaluated in this report are defined as:

- Species listed as threatened or endangered, or proposed or candidate for listing, under the federal Endangered Species Act (FESA);
- Species listed as threatened or endangered, or proposed for listing, by the State of California under the California Endangered Species Act (CESA);
- Plants listed as rare or endangered under the California Native Plant Protection Act (NPPA);
- Animal species of special concern to the California Department of Fish and Wildlife (CDFW);
- Animals fully protected or protected under the California Fish and Game Code;
- Plants ranked by CNPS as “rare, threatened or endangered in California” (California Rare Plant Rank [CRPR] 1A, 1B, and 2); and

The special-status species from the queries are evaluated in the table in Attachment B, with the exception of fish and plants. Fish were briefly evaluated but not included in the table because there are no aquatic habitats in or near the site. Plants were briefly evaluated but not included in the table because all of the special-status plants in the database queries either require wetlands (generally vernal pools) or otherwise do not have suitable habitat present. The table provides a summary of the special-status species, their general habitat requirements,

¹ For example, vascular plants listed as rare or endangered or as Rank 1 or 2 by the California Native Plant Society (CNPS) are considered to meet Section 15380(b) requirements.



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and an assessment of their potential to occur in the study area. The “Potential for Occurrence” categories are defined as follows:

- **None:** A species has no potential to occur if (1) its specific habitat requirements are not present; OR (2) it is outside the range or presumed to be extirpated from the area or region.
- **Low:** A species has low potential for occurrence if (1) its known current distribution or range is outside of but near the study area; OR (2) only limited or marginally suitable habitat is present.
- **Moderate:** A species has moderate potential for occurrence if (1) there is habitat present in the study area or immediately adjacent areas; AND (2) the study area is in the known range of the species, even if the species was not observed during general biological surveys.
- **High:** A species has high potential for occurrence if (1) there is habitat present in the study area or immediately adjacent areas; AND (2) the study area is within the known range of the species; AND (3) there are records of the species on or near the site.
- **Present:** A species is present if it has been recently confirmed on the site.

Species with a moderate or higher potential to occur are further discussed below.

ESA biologist/botanist Chuck Hughes and biologist Natalie Lamas conducted the field survey on July 11, 2025. Transects were walked across the site at a spacing of 50 feet or less, consistent with burrowing owl survey specifications (CDFW 2012). The site perimeter was also walked, including the frontage along Elder Creek Road. On-site trees and poles were observed from below and from different angles for nests. Off-site trees, poles, buildings, and any other structures were observed with binoculars from the site.

A survey of areas within 0.5 mile of the Project site for Swainson’s hawk nests was conducted from publicly accessible areas, including stops to scan with binoculars consistent with the recommended methodology for Swainson’s hawk (SHTAC 2000). The survey was conducted during period V (post-fledging) per SHTAC 2000, when young are likely to be active and visible.

Results

The site is on the east side of the Sacramento Valley in a largely developed area of the City of Sacramento. The site is bordered by existing development on the north and east sides. The site is bordered on the west and south by annual grassland that is also disked for fire safety. High-voltage electric lines cross the site. Land use in the vicinity of the site is mostly commercial and industrial except for the undeveloped areas. The overall level of disturbance is high as a result of past activities and development. Some building foundations are still present near Elder Creek Road. Some mature trees remain that were once landscaping around the residences that were present. Soils within the study area consist entirely of the durixeralfs, 0 to 1 percent slopes, map unit. Durixeralfs have a



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duripan near the soil surface and may support vernal pools in depressions (NRCS 2025). The site is not in critical habitat for any federally listed species (USFWS 2025).

There were three special-status species determined to have a moderate or higher potential to occur at the site, burrowing owl, Swainson's hawk, and white-tailed kite. Nearly all species of birds are listed by the federal Migratory Bird Treaty Act (MBTA) or identified in the California Fish and Game Code, and some of those species could nest at the site.

Nesting Birds Regulated by the Migratory Bird Treaty Act or California Fish and Game Code

The federal Migratory Bird Treaty Act regulates most bird species and their nests, including most non-migratory birds in California. Disturbance that causes direct injury, death, nest abandonment, or forced fledging may be restricted under the MBTA. Removal of active nests during the breeding season or disturbance that results in the abandonment of young may be considered 'take' of the species under federal law.

California Fish and Game Code §3503 also regulates most bird species and their nests. California Fish and Game Code §3503.5 further regulates all birds in the orders Falconiformes and Strigiformes (collectively known as birds of prey). Birds of prey include raptors, falcons, and owls. The Code makes it unlawful to take or needlessly destroy the nest or eggs of most bird species.

The study area provides potential nesting habitat for some species of birds regulated by the MBTA and California Fish and Game Code. Birds may nest in trees, shrubs, in or on the ground, or on structures depending on species. No active bird nests were observed during the survey, but nests could be established in the future. The nesting season for most species is typically February 1 through August 31. The following could be used to reduce potential impacts to nesting birds:

If project-related activities at the site begin between February 1 to August 31, a survey for nesting birds shall be conducted within seven calendar days prior. The site survey shall include areas within 1/2-mile for Swainson's hawk, 1/4-mile for other birds of prey, and 100 feet for other birds. The results of the survey shall be provided to the City of Sacramento. If no active nests are found no further avoidance is necessary.

If an active nest is found a buffer shall be proposed by the project proponent. The City shall have approval authority over the size and shape of the buffer. The purpose of the buffer shall be to avoid any take of nesting birds until the nest is no longer active (i.e. the young have fledged or the nest otherwise becomes inactive). The extent of the buffer will depend on the species, the level of noise or construction disturbance, line of sight and development between the nest and the activities, ambient levels of noise and other disturbances, and other site-specific circumstances.

Swainson's hawk (*Buteo swainsoni*)

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Swainson's hawk is state-listed as threatened. Swainson's hawks breed from late March to late August, with peak activity late May through July. Between two to four eggs are incubated for 25 to 28 days. In a typical year, post-fledging occurs between June 10 and July 30. Swainson's hawk young are active and visible, and relatively safe without parental protection. Throughout its range, Swainson's hawks nest almost exclusively in trees. Nesting habitat includes stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley. Nests are built on a platform of sticks, bark, and fresh leaves in a tree, bush, or utility pole. Swainson's hawk will often return to areas where they nested the previous year. Swainson's hawk forage in suitable grain or alfalfa fields, livestock pastures, or grasslands adjacent to nesting areas. They feed on mice, gophers, ground squirrels, rabbits, large arthropods, amphibians, reptiles, birds, and rarely, fish. Irrigated agriculture is preferable foraging habitat to grasslands. Swainson's hawk is migratory and absent from the Central Valley from approximately October to March (CDFW 2025, Swainson's Hawk TAC 2000).

The nearest CNDDDB records of nesting Swainson's hawk are approximately 3.2 miles to the southeast (Occurrence #2244, last observed nesting in 2009), 3.4 miles to the southwest (Occurrence #2687, last observed nesting in 2015), and 3.5 miles to the northeast (Occurrence #2204, last observed nesting in 2010).

The trees in the north end of the site provide marginal nesting habitat for Swainson's hawk. The nesting habitat is marginal because the trees are not very large (several are pruned for utility line clearance) and they are near Elder Creek Road, which has relatively high traffic volume and speed. No Swainson's hawk nests, or older potential former nests were observed during the field survey. Swainson's hawk could also potentially nest on the high-voltage electric tower in the site, or another nearby, but no nests were observed. The site provides low quality foraging habitat for Swainson's hawk due to the weed abatement and general lack of vegetation which could support greater invertebrate and rodent populations.

The field survey included areas within 0.5 mile of the site. Swainson's hawk were observed soaring both from the site and in multiple locations within the 0.5 mile radius. All Swainson's hawks observed were watched until out of view to determine if their behavior could help determine the location of an active nest. The activity of one Swainson's hawk, and also red-tailed hawk (*Buteo jamaicensis*) and red-shouldered hawk (*Buteo lineatus*), was near a clump of several mature eucalyptus trees about 0.12 mile east of the Project site (near the southern end of Asher Lane). The eucalyptus trees were inspected from the ground at nearby business parking lots but no nest could be discerned in any of the trees.

Swainson's hawk was not nesting in or near the site in 2025, but a nest could become established prior to construction in the future. The proposed measure above for MBTA birds includes Swainson's hawk.

Burrowing owl (*Athene cunicularia*)

Burrowing owl is a candidate for endangered status under CESA. Burrowing owl is a small ground-dwelling owl that occurs in western North America from Canada to Mexico and east to Texas and Louisiana. Although



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burrowing owls are migratory in certain areas of their range, these owls are predominantly non-migratory in California. Burrowing owls generally inhabit gently-sloping or flat areas, characterized by low, sparse vegetation. The breeding season for burrowing owls extends from February through August, peaking in April and May (CDFW 2025). Burrowing owls nest in burrows in the ground, often in old ground squirrel burrows. Burrowing owl may also use artificial burrows including pipes, culverts, and nest boxes.

The nearest CNDDDB records of nesting burrowing owl are approximately 0.3 mile to the east (Occurrence #1633, last observed in 2010), and 0.6 mile to the northwest (Occurrence #127, last observed in 2006).

No burrowing owls, nor any sign (whitewash, pellets, or feathers) was observed at the site. Ground squirrel burrows are present, but not abundant. Burrowing owl could occupy the site prior to construction. The proposed measure above for MBTA birds includes burrowing owl.

White-tailed kite (*Elanus leucurus*)

White-tailed kite is a fully protected species under Fish and Game Code. White-tailed kites are a common to uncommon yearlong resident of coastal and valley lowlands in cismontane California. They are absent from higher elevations in the Sierra Nevada, the Modoc Plateau, and from most desert regions. They are rarely found away from agricultural areas. They forage in open grasslands, meadows, farmlands, and emergent wetlands. White-tailed kite prey mostly on voles and other small, diurnal mammals, occasionally on birds, insects, reptiles, and amphibians (CDFW 2025).

White-tailed kites breed from February to October, with peak activity occurring from May to August. They are typically single-brooded, but occasionally have two broods. Substantial groves of dense, broad-leafed deciduous trees are used for nesting and roosting. Nests are made of loosely piled sticks and twigs and lined with grass and straw. Nests are typically located near the top of dense oak, willow, or other tree stands, and are often located near an open foraging area (CDFW 2025). The nearest CNDDDB record is approximately 0.8 mile southeast of the site of an active nest in 1990 (Occurrence #21). The site provides low quality foraging habitat for white-tailed kite due to the weed abatement and general lack of vegetation which could support greater rodent populations.

White-tailed kite was not nesting in or near the site in 2025, but a nest could become established prior to construction in the future. The proposed measure above for MBTA birds includes white-tailed kite.



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Conclusion

The site provides potential nesting habitat for birds regulated by the MBTA and California Fish and Game Code, nesting habitat for burrowing owl, and marginal nesting habitat for Swainson's hawk and white-tailed kite. No nesting birds were observed during a survey in July 2025.

Sincerely,

DRAFT

Chuck Hughes, M.S.
Senior Biologist/Botanist

Attachments

Attachment A. Project Site Map
Attachment B. Database Queries
Attachment C. Special-Status Species Evaluated Table



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APPENDIX C

PRELIMINARY ARBORIST REPORT



Canopy Tree Consulting LLC

PRELIMINARY ARBORIST REPORT

June 25, 2025

Bret Hogge
Buzz Oates Construction, Inc.
555 Capitol Mall, Suite 900
Sacramento, CA 95814
brethogge@buzzoates.com
(916) 379-3854

Re: 8770 Elder Creek Road [APN 064-0200-049], City of Sacramento jurisdiction, California

SUMMARY:

Bret Hogge, of Buzz Oates Construction, Inc., retained Canopy Tree Consulting to inventory and evaluate the trees on the parcel. The property is located at 8770 Elder Creek Road and falls within the jurisdiction of the City of Sacramento, California. See Supporting Information Appendix 1 –Tree Location Map.

Cory Kinley, ISA Certified Arborist #WE-9717A, was on site June 9, 2025 to evaluate the trees & onsite conditions, collect data and capture photographs. 14 trees were included in the survey. One (1) off-site tree was included because its canopy overhangs onto the subject parcel. Four (4) trees on the parcel are protected by the City of Sacramento Tree Preservation code chapter 12.56.

Table 1 - Protected Tree Impact Summary

Tree Species		Inventoried	Trees located on the Parcel	Protected by Sacramento City Tree Preservation Code	Protected Trees Proposed for Removal	Total Trees Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures
black locust	<i>Robinia pseudoacacia</i>	1	1	1 (Private-Protected)	tbd	tbd	tbd
California fan palm	<i>Washingtonia filifera</i>	3	3	3 (Private-Protected)	tbd	tbd	tbd
Chinese Pistache	<i>Pistacia chinensis</i>	1	1		tbd	tbd	tbd
Modesto ash	<i>Fraxinus velutina</i>	3	3		tbd	tbd	tbd
mulberry	<i>Morus alba</i>	2	2		tbd	tbd	tbd
olive	<i>Olea europea</i>	1	1		tbd	tbd	tbd
Valley Oak	<i>Quercus lobata</i>	3	2		tbd	tbd	tbd
Total		14	13	4	tbd	tbd	tbd

METHODS

(See Appendix 3)

DISCUSSION

Tree Ordinance-

According to the City of Sacramento Tree Conservation Ordinance 12.56:

1. City Tree -
 - Any tree the trunk of which, when measured four and one-half feet above ground, is partially or completely located in a city park, on real property the city owns in fee, or on a public right-of-way, including any street, road, sidewalk, park strip, mow strip, or alley.
2. Private Protected Tree –
 - Any native Valley Oak, Blue Oak, Interior Live Oak, Coast Live oak, California Buckeye, California Sycamore that has a DSH of twelve (12) inches or more and is located on private property.
 - A tree that has a DSH of twenty-four (24) inches or more located on private property that is an Undeveloped Lot or Does Not Include Any Single Unit Or Duplex.
 - A Tree that has a DSH of thirty-two (32) inches or more located on private property that includes any single unit or duplex dwellings.
 - A Tree that is designated by city council resolution to have special historical value, special environmental value, or significant community benefit, and is located on private property.

Tree Preservation-

The goal of tree preservation is not simply to ensure tree survival during development, but maintenance of tree health, contribution and beauty for the long-term. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Carefully coordinating any construction activity inside the TREE PROTECTION ZONE (TPZ) with the input of the Project Arborist can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the demolition, clearing, grading and construction phases:

RECOMMENDATIONS

Specific Tree Preservation Guidelines:

(Tree preservation guidelines can be created when final construction, grading & utility plans are provided)

GENERAL TREE PRESERVATION GUIDELINES

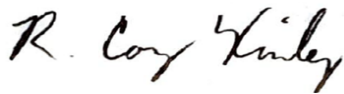
Pre-Construction

- Irrigation- Supplemental watering should be provided. A rule of thumb for construction-site stressed trees is 10-20 gallons per trunk diameter inch per month, particularly critical during hot weather. This is modified by the Project Arborist on site with root zone inspections and monitoring as water demands will obviously be lower during cool, damp weather. Inspection should find soil between 3" and 18" below grade moist enough for roots to thrive.
- Tree Pruning- Tree pruning should occur before the start of demolition/construction. In order to protect the trees during the construction process, the project arborist or jurisdictional authority may prescribe necessary pruning to protect the trees from the encroachment of the proposed building. Trees should also be pruned to protect them from potential damage from construction vehicle and pedestrian traffic. Pruning should be done by a qualified and certified arborist and all work must conform to published ANSI A-300 Standards.

During Construction

- Fencing and other root zone protection- Tree protection fencing(TPF) must be in place before demolition or any other project site work. Though generally expected to extend to the dripline, here the TPF can be installed as close to that as possible. One (1) 24- to 36-inch opening or gate should be left for inspection access to each area. Depending on jurisdictional requirements, fence material is to be 4' high-vis plastic fencing or 6-foot-high chain link fence supported by 8-foot long, 2-inch diameter galvanized fence posts driven 2-feet into the soil. Where no plant material root zone buffer is growing (e.g. ivy, shrubs, turf), a wood chip mulch is to be spread evenly to a 4-inch depth from the dripline to 6-inches from the base of the trunk. Taper to existing ground level at the base of the trunk with a slope of about 2:1. Additional root zone areas requiring protection can be buffered as Project Arborist requires, e.g., if project scope changes. Commonly acceptable buffer materials often include wood chips, crushed rock, plywood, steel trench plates, and/or a combination of such materials. Consult Project Arborist for depth specifications (which vary depending on use of area and/or specific traffic). Root zone areas to be protected may be modified by the Municipal Arborist or Project Arborist as plans develop.
- Avoiding Compaction & Damage- 1.) No parking or vehicle traffic over any root zones, unless using buffers approved by Project Arborist. 2.) No pouring or storage of fuel, oil, chemicals, or hazardous materials under these foliage canopies. 3.) No grade changes (cuts, fills, etc.) under these foliage crowns without prior Project Arborist approval. For instance, hand excavation and thinner base prep may be required in the redwood root zone areas. 4.) Any additional pruning required must be performed under arborist supervision – including root pruning – clean, smooth cuts with no breaking, scraping, shattering, or tearing of wood tissue and/or bark. 5.) No storage of construction materials under any foliage canopy without prior Project Arborist approval. 6.) No trenching within the critical root zone area. Consult Project Arborist before any trenching or root cutting beneath any tree's foliage canopy. It is best to route all trenching out from under trees' driplines. Often trenches in root zones must be hand excavated to leave roots intact. 7.) No clean out of trucks, tools, or other equipment over the critical root zone. Keep this debris outside of any existing or future root zone. 8.) No attachment of signs or other construction apparatus to these trees.
- Irrigation- Monitor root zone moisture and maintain as per above.
- Maintenance & Monitoring- Monitor root zone moisture and maintain as per above. Maintain/repair tree protection fences and/or root zone mulch/buffer material. Schedule the Project Arborist to monitor the trees as construction progresses, have the Project Arborist promptly inspect any damage to trees and notify them of any changes that may affect areas where trees are present.

Report Prepared by:



R. Cory Kinley
ISA Certified Arborist #WE-9717A, TRAQ

Appendix 1 – Tree Location Map
Appendix 2 – Tree Inventory Data
Appendix 3 – Methods
Appendix 4 – Site Photographs

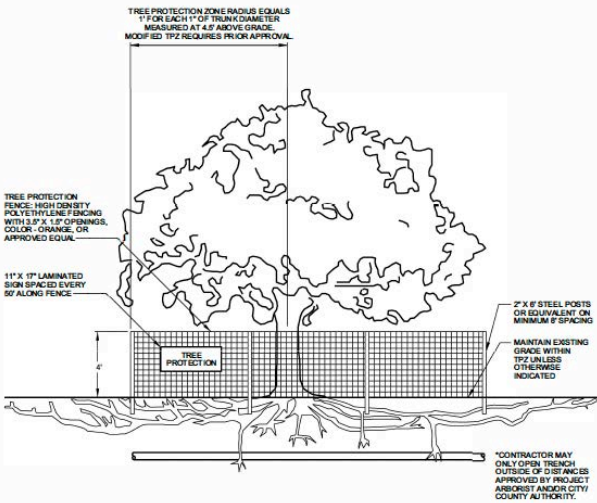


CORY KINLEY - PROJECT ARBORIST

(916) 955-6162 ISA# WE9717A

PO Box 6406, Folsom CA 95673

- NOTES:
- 1 SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 - 2 TREE PROTECTION FENCE MUST BE MAINTAINED UNTIL COMPLETION OF WORK.
 - 3 NO TREE PRUNING SHALL BE DONE EXCEPT BY PRUNING PERMIT.
 - 4 NO STORAGE OF MATERIALS OR OPERATION OF EQUIPMENT MAY TAKE PLACE INSIDE TPZ.



8770 Elder Creek Road

Sacramento, 95828

APN 064-0200-049



North

- Property Line
- Measured Tree Canopy
- Tree Protection Fencing
- Proposed Tree Removal

- 0 Dead
- 1 Extreme Structure or Health Problems
- 2 Significant Structure or Health Problems
- 3 Fair- Minor Problems
- 4 Good- No Apparent Structural or Health Issues
- 5 Excellent

TREE INVENTORY 6/25/25

Appendix 2- Tree Information Data

Tag #	Arborist Rating	Protected By Code	Protected Status	Off Site	Species Botanical Name	Species Common Name	DSH (in.)	DSH Multi Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Dvlpmnt Status	Notes	Protection Measures
2764	2-Major Structure or health problems				<i>Morus alba</i>	mulberry	22		54	15		Non-irrigated. Crown severely reduced for power line clearance. Several broken branch stubs with decay. Abnormal foliage indicating stress.	
2765	2-Major Structure or health problems	Yes	private protected		<i>Washingtonia filifera</i>	California fan palm	28		54	10		Non-irrigated. Soil compacted. Trunk girdled with decay at 48 inches.	
2766	2-Major Structure or health problems	Yes	private protected		<i>Washingtonia filifera</i>	California fan palm	29		54	10		Non-irrigated. Soil compacted. Trunk girdled with decay at base. 2 foot grade cut in drip line.	
2767	2-Major Structure or health problems	Yes	private protected		<i>Washingtonia filifera</i>	California fan palm	29.5		24	10		Non-irrigated. Soil compacted. Trunk girdled with decay at base. 2 foot grade cut in drip line.	
2768	2-Major Structure or health problems				<i>Morus alba</i>	mulberry	15.5		54	18		Non-irrigated, compacted soil. Topped, severe dieback. Dead bark on trunk.	
2769	2-Major Structure or health problems				<i>Fraxinus velutina</i>	Modesto ash	14		54	20		Non-irrigated, asphalt in critical root zone. Canopy reduced significantly for power line clearance. Vigor fair, root sprouts.	
2770	2-Major Structure or health problems				<i>Fraxinus velutina</i>	Modesto ash	15		48	18		Non-irrigated, asphalt in critical root zone. Severe trunk cavity, broken branch stubs with decay. Vigor fair, root sprouts.	

Tag #	Arborist Rating	Protected By Code	Protected Status	Off Site	Species Botanical Name	Species Common Name	DSH (in.)	DSH Multi Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Dvlpmnt Status	Notes	Protection Measures
2771	2-Major Structure or health problems				<i>Fraxinus velutina</i>	Modesto ash	17		54	18		Non-irrigated, asphalt in critical root zone. Severe trunk cavity from branch failure. Vigor fair, epicormic wound sprouts.	
2772	2-Major Structure or health problems				<i>Olea europea</i>	olive	21	11,10,10	54	15		Non-irrigated. Severely topped for power line clearance.	
2773	1-Extreme Structure or Health Problems				<i>Quercus lobata</i>	valley oak	10		54	10		Severely topped for power line clearance. Suppressed, very poor structure.	
2774	1-Extreme Structure or Health Problems	Yes	private protected		<i>Robinia pseudoacacia</i>	black locust	26		36	10		Severely topped for power line clearance. Buried flare, compacted soil. Severe bark decay. Very poor structure and condition.	
2775	2-Major Structure or health problems				<i>Quercus lobata</i>	valley oak	10		54	12		Topped for power line clearance.	
2776	2-Major Structure or health problems				<i>Pistacia chinensis</i>	Chinese pistache	6		24	10		Growing under power lines. Buried flare. Volunteer growing in a dirt pile.	
101	3-Minor Problems		off site	Yes	<i>Quercus lobata</i>	valley oak	10		54	10		Located 1 foot west of property line. Canopy overhangs parcel 10 feet east.	

APPENDIX 3 – METHODS

The trees evaluated as part of this report have a numbered tag that was placed on each tree. They are installed at approximately 6 feet above ground level on the approximate north side of the tree.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Occasionally, limiting factors can inhibit visual assessment of the tree and will be noted in the tree inventory.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone.

Tree Measurements: DBH (diameter breast high) is measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A cloth diameter tape or Biltmore Stick was used to measure the DBH for all trees. Pacing was used to estimate canopy measurements.

Terms

Tag #: The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.

Old Tag #: If additional field tags are found on the trees and are legible, they are listed here.

Species: The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.

DBH: Diameter at breast height is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"

Measured at: Height above average ground level where the measurement of DBH was taken

Canopy Radius: The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement can further define a protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development.

Protected Root Zone: The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard.

Arborist Rating: Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	5	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
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No apparent problem(s)	Good	4	The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Minor problem(s)	Fair	3	The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Major or uncorrectable problems (2)	Poor	2	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Hazardous	1	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Dead	Dead	0	This indicates the tree has no significant sign of life.

Notes:

Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why dbh may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Actions

Recommended actions to increase health and longevity.

Development Impacts

Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

Impact Term:**Long Term Result of Impact:**

Negligible

Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.

Minor

Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.

Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long-term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long-term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Appendix 4 – Site Photographs



Top: Road Frontage. View facing south.
Bottom: View facing east.





Top: View facing east.
Bottom: View facing south.





Top: View facing north.
Bottom: View facing west.





Top: View facing south.
Bottom: View facing south.



APPENDIX D

GEOTECHNICAL ENGINEERING REPORT



July 14, 2025

Mr. Bret Hogge
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Geotechnical Engineering Report
8770 ELDER CREEK ROAD COMMERCIAL
Sacramento, California
File No. 6218-015.00

Our firm has prepared this geotechnical engineering report for the proposed commercial development to be constructed at 8770 Elder Creek Road in Sacramento, California. The purposes of our work have been to provide geotechnical engineering conclusions and recommendations for the design and construction of the proposed improvements. This report presents the results of our work.

Scope of Services

Our scope of services for this project included the following tasks:

1. perform a site reconnaissance;
2. review of historical aerial photographs, available groundwater information, geologic maps, and topographic maps;
3. perform subsurface explorations, including the excavation of 12 test pits to depths of about two to five feet below the existing ground surface (bgs);
4. collect representative bulk samples of soils;
5. perform laboratory testing of selected soil samples;
6. perform engineering analyses; and,
7. preparation of this report.

Proposed Improvements

We understand the project consists of the design and construction of three, single-story, slab-on-grade commercial warehouse buildings. The buildings will vary in size from about 15,000 to 36,750 square feet in plan area. Associated development is anticipated to consist of concrete sidewalks, asphalt concrete parking and drive areas, yard areas, underground utilities, a trash enclosure, loading docks, landscape areas, and an onsite drainage system.

Grading plans were not available at the time this report was prepared. However, based on existing site topography and our understanding of the proposed improvements, we anticipate cuts and fills on the order of one to five feet will be required at the site to establish final site grades at the site.

Figures and Attachments

This report contains a Site Plan showing the approximate test pits locations as Plate 1 and the Logs of Test Pits as Plates 2 through 4. Laboratory test results are included as Plates 5 through 13.

FINDINGS

Site Description

The project site is located at 8770 Elder Creek Road in Sacramento, California and consist of one parcel identified as Sacramento County assessor parcel number (APN) 064-0020-049-0000. The property is bound to the north by Elder Creek Road, beyond which are existing industrial developments; to the east by existing industrial development; to the west by vacant, undeveloped land, beyond which is also industrial development; and, to the south by vacant, undeveloped land, beyond which are existing rural residences.

At the time of our site visit in June of 2025, the project site was mostly vacant and the near surface soils appeared to have been disturbed and/or covered in gravel. Stockpiles of soil and debris several feet tall and an existing concrete slab were observed at the northern half of the site. Overhead utilities were also observed running across the site.

With the exceptions of the stockpiled fill mounds, topography of the site is relatively flat. Review of the *United States Geological Survey (USGS) 7.5-Minute Series Topographic Map of the Sacramento East Quadrangle*, dated 2021, indicates the existing ground surface at the site is approximately +47 feet relative to the North American Vertical Datum of 1988 (NAVD88).

Soil Conditions

Results of our field exploration indicates that the near surface soil conditions generally consist of about two to five feet of silty sand or lean clay with varying sand content underlain by strongly cemented clayey, silty sand (locally known as “hard pan”) to the explored two to five foot depths of the test pits. Location Test Pit 3 encountered about four feet of clayey fill before encountering practical refusal at four feet bgs.

For detailed soil conditions at a particular location, please refer to Logs of Test Pits presented as Plates 2 through 4.

Groundwater and Groundwater Conditions

Groundwater was not encountered in our test pits performed on June 19, 2025 to the explored two to five feet bgs.

To supplement the groundwater data, we reviewed available groundwater data published by the California Department of Water Resources from a monitoring well (08N06E31F001M) located about 1-mile southeast of the site. DWR has monitored water levels in the well from March 1965 to October 2024. Ground surface elevation at the well is indicated to be about +53 feet relative to the NAVD88 which is about six feet higher than the project site’s elevation. Groundwater measurements at the DWR well have a “high” groundwater elevation of about -14 feet NAVD88 in October 1983, which is about 67 feet bgs at the well location. Groundwater measurements at the DWR well recorded a “low” groundwater elevation of about -45 feet NAVD88 in October 1990, which is about 98 feet bgs at the well location. Based on this data, groundwater elevations in the vicinity of the site have fluctuated from about 67 to 98 feet below the existing ground surface during the last 40 years.

CONCLUSIONS

2022 CBC and ASCE 7-16 Seismic Design Parameters

The 2022 California Building Code (CBC) references the American Society of Civil Engineers (ASCE) Standard 7-16 for seismic design. To assist with the structural design of this project, we have provided seismic design parameters for the 2022 CBC; which have been determined based on the sites locations and the web interface developed by the Structural Engineers Associate of California (SEAOC) and the Office of Statewide Health Planning and Development (OSHPD).

Review of the geology of the area indicates the site is underlain by the Pleistocene-aged (10,000 to 700,000 years before present) lower unit of the Riverbank Formation (Q_{r1}). The Riverbank Formation has been identified as a material meeting Site Classification C (Wills, et al., 2001¹).

The seismic design parameters summarized below in Table 1 may be used for seismic design of the planned improvements at the site.

Table 1: 2022 CBC Seismic Design Parameters

Latitude: 38.5089° N Longitude: 121.3783° W	ASCE 7-16 Table/Figure	2022 CBC Figure/Section/Table	Factor/ Coefficient	2022 CBC Values
0.2-second Period MCE	Figure 22-1	Figure: 1613.2.1(1)	S_s	0.514 g
1.0 second Period MCE_R	Figure 22-2	Figure: 1113.2.1(2)	S_1	0.238 g
Soil Class	Table 20.3-1	Section: 1613.2.2	Site Class	C
Site Coefficient	Table 11.4-1	Table: 1613.2.3 (1)	F_a	1.294
Site Coefficient	Table 11.4-2	Table: 1613.2.3(2)	F_v	1.500
Adjusted MCE Spectral Response Parameters	Equation 11.4-1	Equation: 16-36	S_{MS}	0.666 g
	Equation 11.4-2	Equation: 16-37	S_{M1}	0.358 g
Design Spectral Acceleration Parameters	Equation 11.4-3	Equation: 16-38	S_{DS}	0.444 g
	Equation 11.4-4	Equation: 16-39	S_{D1}	0.238 g
Seismic Design Category	Table 11.6-1	Table: 1613.2.5(1)	Risk Category I to III	C
			Risk Category V	D
	Table 11.6-2	Table: 1613.2.5(2)	Risk Category I to IV	D

Notes: MCE_R = Risk-Targeted Maximum Considered Earthquake; g = gravity

Liquefaction Potential

Based on the results of our field exploration, the known geologic, seismic, groundwater and soil conditions, it is our opinion that the potential for liquefaction occurring at the site during seismic events is very low.

¹ Wills, C.J, et al, 2000, "A Site Conditions Map for California Based on Geology and Shear-Wave Velocity," Bulletin of the Seismological Society of America, 90, 6B., pp.S187-S208, December 2000.

Soil Expansion Potential

Laboratory tests performed on near-surface soils revealed these materials possess plasticity indexes of six to 24 when tested in accordance with the American Society of Testing and Materials (ASTM) D4318 test method (Plate 5). Additional laboratory tests conducted on samples of the near-surface soils indicate these materials possess “very low” to “moderate” expansion potential when tested in accordance with the ASTM D4829 test method (Plate 6).

Based on laboratory test results and the anticipation of soil mixing during earthwork grading, special site preparation or foundation design to mitigate the effects of expansive soils will not be required for this project. However, if concentrated clay soils are encountered at the final subgrade level, additional grading may be required as noted in this report.

Bearing Capacity

In our opinion, the native soils are capable of supporting the proposed commercial structures and associated improvements, provided the surface and near-surface soils are properly moisture conditioned and compacted during earthwork operations.

Our experience in the area also indicates that engineered fills composed of native soils or approved import soils that are placed and compacted in accordance with general engineering practices will be suitable for support of the proposed structures, pavements and other site improvements.

Near-surface clays soils, like those encountered at locations Test Pit 3 are not considered suitable for direct support of interior or exterior slab-on-grade concrete. Specific recommendations like remove and replace the fill soils with engineered fill are presented in this report.

Pavement Subgrade Quality

Laboratory test results indicate the near-surface soils are poor to good quality materials for support of asphalt concrete pavements. Laboratory tests on the near-surface soils collected from the site revealed that these materials possess Resistance ("R") values of five to 56 when tested in accordance with California Test 301 as shown in Plates 8 and 9.

Based on our experience in the area with similar soil conditions and anticipation of soil mixing during earthwork grading, an R-value of 20 is considered appropriate and has been used to design pavements at the site.

Soil Suitability for Engineered Fill Construction

The on-site native soils encountered at the test pit locations are generally considered suitable for use in engineered fill construction, provided these materials are free of significant organics, rubble, and other deleterious debris, and are at moisture contents capable of achieving the desired degree of compaction.

The existing stockpile material are generally considered suitable for used as engineered fill. However, stockpiled material containing excessive organics, rubble, and other deleterious debris may be encountered and should not be used as engineered fill at the site.

Excavation Conditions

The surface and near-surface soils at the site should be readily excavatable with conventional earthmoving and trenching equipment. The underlying cemented soil will be slower to excavate and/or larger excavators may be required. We recommend a contractor familiar with similar soil conditions in the area be retained for the project due to the anticipated difficulty in excavating the existing soil at the site.

Based on the soil conditions encountered at the test pit locations, excavations associated with shallow trenches for utilities and other excavations less than five feet deep associated with the proposed construction, should stand vertically for short periods of time (i.e. less than one day) required for construction, unless cohesionless, saturated or disturbed soils are encountered. Excavations encountering perched water may slough or cave if left open for an extended period. These unstable conditions may result in caving or sloughing; therefore, the contractor should be prepared to brace or shore the excavations, if necessary.

Excavations or trenches exceeding five feet in depth that will be entered by workers should be sloped, braced or shored to conform to current Occupational Safety and Health Administration (OSHA) requirements. The contractor must provide an adequately constructed and braced shoring system in accordance with federal, state, and local safety regulations for individuals working in an excavation that may expose them to the danger of moving ground.

Temporarily sloped excavations should be constructed no steeper than a one horizontal to one vertical (1H:1V) inclination. Temporary slopes likely will stand at this inclination for the short-term duration of construction, provided significant pockets of loose and/or saturated granular soils are not encountered. Flatter slopes would be required if these conditions are encountered.

Excavated materials should not be stockpiled directly adjacent to an open excavation to prevent surcharge loading of the excavation sidewalls. Excessive truck and equipment traffic should be avoided near excavations. If material is stored or heavy equipment is stationed and/or operated near an excavation, a shoring system must be designed to resist the additional pressure due to the superimposed loads.

Groundwater Effect on Development

Available data indicates the permanent groundwater table is located at least 60 feet below the existing ground surface. Therefore, regional groundwater should not adversely affect the development of the project.

However, during the winter and spring months, infiltration surface run-off water will create saturated surface soil conditions or seasonal seeps due to the impervious nature of the underlying shallow, cemented soils. It is probable that grading operations attempted following the onset of winter rains and prior to prolonged drying periods will be hampered by high soil moisture contents. Such soils, intended for use as engineered fill, will require a prolonged period of dry weather and/or considerable aeration to reach a moisture content suitable to achieve proper compaction.

Soil Corrosion Potential

Three sample of near-surface soils were previously submitted to Sunland Analytical Lab of Rancho Cordova, California for testing to determine minimum resistivity, pH, and chloride and sulfate concentrations to help evaluate the potential for corrosive attack upon reinforced concrete and buried metal. The results of the corrosivity testing are summarized in Table 2. A copy of the corrosion test reports is presented in Plates 10 through 12.

Table 2: Corrosion Test Results

Sample Location	Depth (feet)	Soil Type	Analyte / Test Method			
			pH	Chloride Content (ppm)	Sulfate Content (ppm)	Resistivity (ohm-cm)
			CA DOT 643 Modified*	CA DOT 422	CA DOT 417	CA DOT 643 Modified*
TP2	0-2	CL	6.78	18.1	47.5	880
TP3	0-2	ML-CL	5.73	11.6	20.3	2,490
TP10	0-2	ML-CL	5.86	19.7	25.1	1,500

Notes: * = Small cell method

Ω-cm = Ohm-centimeters

CA DOT = California Department of Transportation

ppm = Parts per million

The California Department of Transportation Corrosion and Structural Concrete Field Investigation Branch, Corrosion Guidelines, Version 3.2, dated March 2021, considers a site to be corrosive to foundation elements if one or more of the following conditions exists for the representative soil and/or water samples taken: has a chloride concentration greater than or equal to 500 ppm, sulfate concentration greater than or equal to 1500 ppm, or the pH is 5.5 or less.

Based on the above test results, the on-site soils are not considered corrosive to buried to concrete for the samples tested, however the reported pH values are near the threshold and the relatively low resistivity encountered at TP2 and TP10 indicate unprotected metals may be corrosive when exposed to the native soils.

Caltrans indicates soil or water with a pH of 5.5 or less can react with the lime in concrete to form soluble reaction products that can more easily leach out of the concrete. This is of special concern where the sulfate concentrations in the soil are above 1,500 ppm, as the more brittle concrete (caused by the leaching of soluble reaction products) can be more susceptible to cracking which can allow for sulfate attack of the rebar reinforcement.

Test results indicate a maximum sulfate concentration of 47.5 ppm at the site, which is well below the 1,500 ppm threshold. Acidic (low pH) conditions also can cause discoloration resulting in a yellowish or rust color distributed over the concrete surface. Considering the low sulfate concentrations, we do not anticipate the low pH of the soils to be a significant factor in development of the property. The most likely remedy for the low pH is the use of concrete with a higher cement content, resulting in a slight increase in the cost of foundation, slab and flatwork concrete at the site.

Table 19.3.1.1 – Exposure Categories and Classes, of American Concrete Institute (ACI) 318-19, Section 19.3 – Concrete Durability Requirements, as referenced in Section 1904.1 of the 2022 CBC, indicates the severity of sulfate exposure for the samples tested is Exposure Class S0. Exposure Class S0 is assigned for conditions where the water-soluble sulfate concentration in contact with concrete is low and injurious sulfate attack is not a concern. The project structural engineer should review the requirements of ACI 318 and determine their applicability to the site.

Raney Geotechnical, Inc. are not corrosion engineers. Therefore, if it is desired to further define the soil corrosion potential at the site a corrosion engineer should be consulted.

RECOMMENDATIONS

General

The recommendations presented below are appropriate for typical construction in the late spring through fall months. The on-site soils likely will be saturated by rainfall in the winter and early spring months and will not be compactable without drying by aeration or chemical treatment. Should the construction schedule require work to continue during the wet months, additional recommendations can be provided, as conditions dictate.

Site preparation should be accomplished in accordance with the provisions of this report. A representative of the Geotechnical Engineer should be present during all earthwork operations to evaluate compliance with the recommendations included in this report. The Geotechnical Engineer of Record referenced herein should be considered the Geotechnical Engineer that is retained to provide geotechnical engineering observation and testing services during construction.

Site Clearing

Initially, the site should be cleared of any deleterious debris and the existing stockpiled soils should be removed. Any deleterious debris should be removed from the site. Following clearing operations and stockpile removal, any remaining surface vegetation and organically contaminated topsoil should be removed by stripping. Strippings may be stockpiled for later use or disposed of off-site. Strippings should not be used in general fill construction, but may be used in non-structural areas, provided they are kept at least five feet from structural areas, moisture conditioned and compacted.

Note that existing stockpiled soils may be used as engineered fill at the site provided the stockpiled soil is free of deleterious debris and excessive organics and is placed and compacted in accordance with the recommendations of this report. The existing stockpiles are not considered suitable for support of the existing improvements in their current condition.

Discing of the organics into the surface soils may be a suitable alternate to stripping, depending on the condition and quantity of the organics at the time of grading. The decision to utilize discing in lieu of stripping should be made by the field representative of the Geotechnical Engineer at the time of earthwork construction. Discing operations, if approved, should be observed by the Geotechnical Engineer's representative and be continuous until the organics are adequately mixed into the surface soils to provide a compactable mixture of soil containing minor amounts of organic matter. Pockets or concentrations of organics will not be allowed.

Removal of trees, if any should include rootballs and roots larger than ½-inch in diameter. Adequate removal of debris and roots may require laborers and handpicking to clear the subgrade soils to the satisfaction of the Geotechnical Engineer's on-site representative.

Depressions resulting from site clearing activities should be cleaned of loose, soft, disturbed, saturated, or organically contaminated soils, as identified by the Geotechnical Engineer's representative, and properly backfilled with engineered fill in accordance with the recommendations of this report.

We consider it essential that the Geotechnical Engineer's representative be present during site clearing activities to observe the behavior of compaction equipment and verify the compaction of the subgrade. If clearing takes place well in advance of site grading and the proper compaction equipment is not available at that time, the excavations created to remove buried structures or other features should be left open as dish-shaped depressions to facilitate identification and proper backfilling during site grading operations.

Subgrade Preparation

Following site clearing, areas to receive fill or to remain at-grade should be scarified to a depth of at least 12 inches, thoroughly moisture conditioned to at least the optimum moisture content and uniformly compacted to not less than 90 percent of the ASTM D1557 maximum dry density. Scarification and recompaction should extend at least five feet beyond the perimeter of the building and two feet beyond the outer edge of pavements.

Areas with concentrated clay soils, if encountered, should be removed and replaced with non-expansive engineered fill as noted below within the upper 12 inches of the final structural pad subgrades, including adjacent exterior flatwork and pavement areas.

Pavement subgrades must be stable under construction traffic prior to placement of engineered fill. The upper six inches of pavement subgrade should be moisture conditioned and compacted to at least 95 percent relative compaction regardless of whether final subgrade is achieved by excavation, filling or left at existing grade.

Final pavement subgrade processing and compaction should be performed after completion of underground utilities. The moisture content of the subgrade soils must be maintained until covered by aggregate base, or the subgrade soils re-moisture conditioned just prior to base placement.

To help identify unstable pavement subgrades, a proof-roll test should be performed on the exposed subgrades prior to placement of any fill beneath pavements with a fully-loaded water truck. The proof-roll test should be observed by the Geotechnical Engineer. If proof-roll testing exposes unstable conditions, stabilization measures (e.g., over-excavation and replacement of unstable areas) or additional compaction may be required at the discretion of the Geotechnical engineer.

If loose, soft, or saturated soils are encountered during the subgrade preparation operations they should be properly remediated (i.e., scarified and compacted) or excavated to expose firm, undisturbed native materials. Any resulting excavations should be restored to grade with engineered fill meeting the requirements provided in the Engineered Fill Construction section of this report.

Compaction should be performed using a heavy, self-propelled sheepsfoot compactor and must be performed in the presence of a representative of the Geotechnical Engineer who will evaluate the performance of the subgrade under compactive load and identify any loose or unstable soil conditions that could require additional excavation.

If hardpan, as identified by the Geotechnical Engineer's representative, is encountered at the exposed ground surface, scarification and recompaction as noted above is not required.

Engineered Fill Construction

In general, the on-site (native and stockpiled soils) are suitable for engineered fill construction in structural areas provided the materials do not contain rubbish, rubble greater than three inches in maximum dimension, and significant organic concentrations. Import fill material, if required, should be compactable, granular soils with an Expansion Index of 20 or less, Resistance Value of 20 or greater within three feet of the existing ground surface, and contain no particles greater than three inches in maximum dimension.

Imported soils should be approved by the Geotechnical Engineer prior to being transported to the site. Also, if import fills are required (other than aggregate base), the contractor must provide appropriate documentation that the import is clean of known contamination and within acceptable corrosion limits.

Engineered fill should be placed in lifts that do not exceed 12 inches in compacted thickness. Native or imported fill material should be thoroughly moisture conditioned to at least the optimum moisture content and uniformly compacted to at least 90 percent of the ASTM D1557 maximum dry density.

The upper 12 inches of final pad grade should be thoroughly moisture conditioned to at least the optimum moisture content, and uniformly compacted to at least 90 percent of the ASTM D1557 maximum dry density at a moisture content of at least the optimum moisture.

The upper six inches of final pavement subgrade should be uniformly compacted to at least 95 percent of the ASTM D1557 maximum dry density at a moisture content of at least the optimum moisture, and must be stable under construction traffic prior to placement of aggregate base. Final pavement subgrade processing and compaction should be performed just prior to placement of aggregate base, after construction of underground utilities is complete. The moisture content of the subgrade soils must be maintained until covered by aggregate base, or the subgrade soils re-moisture conditioned just prior to base placement.

Permanent excavation and fill slopes should be constructed no steeper than two horizontal to one vertical (2:1) and should be vegetated as soon as practical following grading to minimize erosion. Slopes should be over-built and cutback to design grades and inclinations.

A representative of the Geotechnical Engineer should be present during site preparation and all grading operations to observe and test the fill to verify compliance with these recommendations and the project specifications.

Utility Trench Backfill

Bedding of utilities and initial backfill should be in accordance with the manufacturer's recommendations for the pipe materials selected and City of Sacramento's standards. Utility trench backfill should be continuously observed by a representative of the Geotechnical Engineer during construction.

Utility trench backfill should be placed in relatively thin level lifts, moisture conditioned to at least the optimum moisture content, and mechanically compacted to at least 90 percent of the ASTM D1557 maximum dry density. The actual lift thickness should be determined in the field based on backfill material type and compaction equipment used, but should not be more than 12 inches (compacted thickness). Within the upper six inches of pavement areas, the minimum compaction should be increased to at least 95 percent relative density.

We recommend that underground utility trenches that are aligned nearly parallel with foundations be at least three feet from the outer edge of foundations, wherever possible. As a general rule, trenches should not encroach into the zone extending outward at a horizontal to one vertical (1H:1V) inclination below the bottom of the foundations. Additionally, trenches parallel to existing foundations should not remain open longer than 72 hours. The intent of these recommendations is to prevent loss of both lateral and vertical support of foundations, resulting in possible settlement.

Foundation Design

The proposed residential structures may be supported upon conventional continuous and/or isolated spread foundations extending at least 18 inches below lowest adjacent soil grade. Lowest adjacent soil grade is defined as the grade upon which the capillary break material is placed or exterior soil grade, whichever is lower. All continuous foundations should maintain a minimum width of 12 inches; isolated spread foundations should be at least 18 inches in plan dimension.

Foundations bearing on undisturbed or re-compacted native soils, existing or new engineered fill, or a combination of those materials may be sized for maximum allowable "net" soil bearing pressures of 3000 pounds per square foot (psf) for dead plus live loads, with a 1/3 increase for total loads including the short-term effects of wind or seismic forces. The weight of the foundation concrete extending below lowest adjacent soil grade may be disregarded in sizing computations.

We recommend that all foundations be adequately reinforced to provide structural continuity, mitigate cracking and permit spanning of local soil irregularities. The structural engineer or civil engineering consultant should determine final foundation reinforcing requirements.

Resistance to lateral foundation displacement may be computed using an allowable friction factor of 0.30, which may be multiplied by the effective vertical load on each foundation. Additional lateral resistance may be computed using an allowable passive lateral earth pressure against the vertical projection of foundations equal to an equivalent fluid pressure of 300 psf per foot of depth. These two modes of resistance should not be added unless the frictional component is reduced by 50 percent since full mobilization of these resistances may occur at different degrees of horizontal movement.

Retaining Wall Design

Retaining walls capable of slight rotation about their base (unrestrained at the top or sides) should be capable of resisting an "active" lateral earth pressure equal to an equivalent fluid pressure of 45 psf per foot of wall backfill for horizontal granular backfill conditions. Retaining walls or basement walls that are fixed at the top should be capable of resisting an "at-rest" lateral earth pressure equal to an equivalent fluid pressure of 60 psf per foot for horizontal granular backfill conditions. For retaining walls with backfill sloped at a gradient no steeper than two horizontal to one vertical (2H:1V), add 20 psf per foot of depth to the values provided above. Retaining wall foundations should extend at least 18 inches below soil grade and may be designed in accordance with the appropriate parameters contained in the Foundation Design section of this report.

Due to the relatively low levels of seismic shaking anticipated at the site, earth pressures for seismic conditions may be evaluated using the active and at-rest pressures noted above (i.e., the seismic increment of earth pressure may be neglected).

Retaining walls should be fully drained to prevent the build-up of hydrostatic pressure behind the wall. Retaining walls should be provided with a drainage blanket (Class 2 permeable material, Caltrans Specification Section 68-2.02F (3)) at least one foot wide extending from the base of wall to within one foot of the top of the wall. The top foot above the drainage layer should consist of compacted on-site materials. Weep holes or perforated rigid pipe should be provided near the base of the wall to allow drainage of accumulated water. Drainpipes, if used, should slope to discharge at no less than a one percent fall to suitable drainage facilities. Open-graded $\frac{1}{2}$ - to $\frac{3}{4}$ -inch diameter crushed rock may be used in lieu of the Class 2 permeable material, if the rock and drain pipe are completely enveloped in an approved non-woven geotextile filter fabric. Alternatively, approved geotextile drainage composites may be used in lieu of the drain rock layer. If used, geocomposite drain panels should be installed in accordance with the manufacturer's recommendations.

In our opinion, retaining walls for loading dock walls that will be covered with a floor slab such that water cannot infiltrate into the backfill can be designed assuming no hydrostatic pressures will be present behind the wall and drainage is not required from a geotechnical perspective.

Structural backfill materials for retaining walls (other than the drainage layer) should consist of on-site or imported granular soils that does not contain rubbish, rubble, organics and rock over six inches in size. Structural backfill should be placed in lifts not exceeding 12 inches in compacted thickness and should be mechanically compacted to at least 90 percent relative compaction.

Interior Floor Slab Support

Interior concrete slab-on-grade should be prepared in accordance with the recommendations in this report. Slabs-on-grade should be at least six inches thick, and final thickness, reinforcement and joint spacing should be determined by the slab designer or the structural engineer. Proper and consistent location of the reinforcement near mid-slab is essential to its performance. The risk of uncontrolled shrinkage cracking is increased if the reinforcement is not properly located within the slab.

Floor slab areas that will be subjected to any vehicle/forklift traffic, as well as floor slab areas to support palletized construction materials, cranes and/or any other relatively heavy construction equipment or machinery, should be supported by at least six inches of Class 2 aggregate base. The aggregate base thickness can be reduced to four inches of Class 2 aggregate base if the slab is at least seven inches thick. The aggregate base should be compacted to at least 95 percent relative compaction to provide adequate support capacity. The aggregate base should

be placed over a properly compacted subgrade in accordance with the recommendations of this report.

Provided the building pad is constructed in accordance with the recommendations included in this report, a soil modulus of reaction (k_s) of 150 pounds per cubic inch (pci) may be utilized for design of floor slabs subjected to vehicle/forklift traffic or any other loading conditions described above. If additional soil-related parameters are required for design of the interior floor slabs, we can provide them upon request.

Floor slabs that will receive moisture sensitive floor covering (e.g. vinyl covering, wood-laminate, etc.) within office areas or less heavily loaded areas of the building should be underlain by a layer of free-draining crushed rock, serving as a deterrent to migration of capillary moisture. The crushed rock layer should be between four and six inches thick and graded such that 100 percent passes a one-inch sieve and no appreciable amount passes a No. 4 sieve. Additional moisture protection may be provided by placing a vapor retarder membrane (at least 15-mils thick) directly over the crushed rock as recommended in the following section.

Floor slab construction over the past 30 years or more has included placement of a thin layer of sand or pea gravel over the vapor retarder membrane. The intent of the sand or pea gravel is to aid in the proper curing of the slab concrete and to protect the membrane prior to concrete placement. However, debate over excessive moisture vapor emissions from floor slabs includes concern for water trapped within the sand or pea gravel. Consequently, we consider the use of the sand or pea gravel layer as optional and not required from a geotechnical perspective. The concrete curing benefits should be weighed against efforts to reduce slab moisture vapor transmission.

The recommendations presented above are intended to mitigate any significant soils-related cracking of the slab-on-grade floors. More important to the performance and appearance of a Portland cement concrete slab is the quality of the concrete, the workmanship of the concrete contractor, the curing techniques utilized, and the spacing of control joints.

Floor Slab Moisture Penetration Resistance

It is considered likely that floor slab subgrade soils will become saturated at some time during the life of the structures. This is a certainty when slabs are constructed during the wet season or when constantly wet ground or poor drainage conditions exist adjacent to structures. For this reason, it should be assumed that interior slabs, particularly those intended for moisture sensitive floor coverings or materials, require protection against moisture or moisture vapor penetration. Standard practice includes the rock and vapor retarder membrane suggested above. However, the rock and membrane offer only a limited, first line of defense against soil-related moisture. Recommendations contained in this report concerning floor slab design are presented as *minimum* requirements only from the geotechnical engineering standpoint.

If migration of moisture through the slab is a concern, we recommend that at minimum, all interior floor slabs that will require protection against moisture or moisture vapor penetration are underlain by a Stego® wrap vapor barrier (15 mils thick). Stego® describes this specific product as possessing an extremely low permeance, preventing water vapor and resulting in superior defense against floor failures. This subject Stego® wrap vapor barrier is engineered to exceed ASTM E1745 Class A standards and provide long-term moisture vapor protection. The Stego® wrap vapor barrier should be placed between the interior concrete slab and the recommended four to six inch thick layer of Class 2 aggregate base and in strict conformance with the manufacturer's guidelines. We recommend that the installation of the vapor barrier is observed as recommended by a Stego® Industries, LLC representative.

We are recommending that the slab be constructed directly upon the Stego® wrap vapor barrier membrane. The slab designer should provide specifications for placement and curing of the slab concrete placed over an impermeable membrane.

It is emphasized that the use of sub-slab gravel and vapor retarder membrane will not "moisture proof" the slab, nor does it assure that slab moisture transmission levels will prevent damage to floor coverings or other building components. If increased protection against moisture vapor penetration of slabs is desired, a concrete moisture protection specialist should be consulted. The design team should consider all available measures for slab moisture protection. It is commonly accepted that maintaining the lowest practical water-cement ratio in the slab concrete is one of the most effective ways to reduce future moisture vapor penetration of the completed slabs.

Sound Wall Systems

Perimeter sound walls may be supported upon conventional foundations or drilled, cast-in-place reinforced concrete piers (drilled piers). Sound walls supported on conventional foundations may be designed as noted in the previous Foundation Design section of this report. Sound walls systems supported on drilled piers may be designed as noted below.

Drilled, Cast-In-Place Concrete Piers

Drilled piers for support of sound walls should be at least 18 inches in diameter and extend at least three feet below lowest adjacent soil grade. Drilled piers may be sized utilizing a maximum allowable vertical bearing capacity of 4000 psf or an allowable skin friction of 250 psf for dead plus live loads, which may be applied over the surface of the pier. These values may be increased by one-third to include short-term wind or seismic forces. The weight of foundation concrete below grade may be disregarded in sizing computations.

Uplift resistance of drilled pier foundations may be computed using the following resisting forces, where applicable: 1) weight of the pier concrete (150 pounds per cubic foot) and, 2) the allowable skin friction of 250 psf applied over the shaft area of the drilled pier. Increased uplift resistance can be achieved by increasing the diameter of the drilled pier or increasing the depth. The upper 12 inches of skin friction should be neglected unless the drilled pier is surrounded by slab concrete or pavements for a distance of at least three feet from the edge of the foundation.

Sizing of drilled piers to resist lateral loads can be evaluated using Section 1807.1 of the 2022 CBC. A value of 300 pcf for lateral bearing as defined in Table 1806.2 of the CBC may be used for the coefficients S1 and S3 for the non-constrained and constrained conditions, respectively. Per Table 1806.2 of the 2022 CBC, an increase of 1/3 is permitted when using the alternate load combinations in Section 1605.3.2 that include wind or earthquake loads. The upper 12 inches of the subgrade should be neglected for the non-constrained condition.

Reinforcement and concrete should be placed in the pier excavations as soon as possible after excavation is completed to minimize the chances of sidewall caving into the excavations. The bottom of the pier excavations should not contain loose or disturbed soils prior to placement of the concrete. Cleaning of the bearing surface should be verified by the Geotechnical Engineer prior to concrete placement.

Exterior Flatwork Construction

Soil subgrade areas to support exterior concrete flatwork should be prepared in accordance with the Subgrade Preparation and Engineered Fill Construction recommendations included in this report. Exterior flatwork subgrade soils should be moisture conditioned to at least the optimum moisture content and uniformly compacted to at 90 percent relative compaction prior to concrete placement. Proper moisture conditioning of the subgrade soils is considered essential to the performance of exterior flatwork. Exterior flatwork should be underlain by at least four inches of aggregate base compacted to at least 90 percent relative compaction.

The project Architect or Civil Engineer should determine the final thickness, strength, reinforcement, and joint spacing of exterior slab-on-grade concrete. Accurate and consistent location of the reinforcement at mid-slab is essential to its performance and the risk of uncontrolled drying shrinkage slab cracking is increased if the reinforcement is not properly located within the slab.

Uniform moisture conditioning of subgrade soils is important to reduce the risk of non-uniform moisture withdrawal from the concrete and the possibility of plastic shrinkage cracks. Practices recommended by the Portland Cement Association (PCA) for proper placement and curing of concrete should be followed during exterior concrete flatwork construction. Flatwork should be independent of the building foundations and felt strips should be used to separate concrete slabs from building foundations.

Pavement Design

We are providing several alternative flexible pavement designs based on the soil conditions encountered at the site, our experience, and using design Traffic Indices (TIs) considered appropriate for the proposed construction.

We have calculated the following alternate flexible pavement sections based on the anticipated traffic conditions at the site. The procedures used for design are in general conformance with Chapters 600 to 670 of the latest *California Highway Design Manual*. An R-value of 20 is considered appropriate for design of on-site pavements.

Table 3: Pavement Design Alternatives

Traffic Index (TI)	Pavement Use	Soil Subgrade R-value = 20		
		Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)	Portland Cement Concrete (inches)
4.5	Light Automobile Parking Only	2½*	7	--
		--	6	4
6.0	Automobile, Light 2- to 3-axle Truck Traffic, Fire Lanes and Trash Enclosures	2½	12	--
		3½*	10	--
		--	6	4½
7.0	Low 5-axle-Truck Traffic (AADTT ≈ 9)	3	14	--
		4*	12	--
		--	6	5
8.0	Low to Moderate 5-axle-Truck Traffic (AADTT ≈ 28)	4	15	--
		4½	14	--
		--	8	6½
9.0	Moderate 5-axle-Truck Traffic (AADTT ≈ 70)	4	18	--
		5½*	16	--
		--	9	7

Traffic Index (TI)	Pavement Use	Soil Subgrade R-value = 20		
		Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)	Portland Cement Concrete (inches)
10.0	Moderate to Heavy 5-axle-Truck Traffic (AADTT ≈ 170)	5	20	--
		6½*	18	--
		--	12	8
11.0	Heavy 5-axle-Truck Traffic (AADTT ≈ 380)	5½	22	--
		7*	20	--
		--	12	9

* = Asphalt concrete thickness contains the Caltrans safety factor.

AADTT = Annual Average Daily Truck Traffic, assuming 5-axles trucks and 20-year ESAL Constant.

We emphasize that the performance of the pavement is critically dependent upon uniform and adequate compaction of the soil subgrade, as well as all engineered fill and utility trench backfill within the limits of the pavements. We recommend that pavement subgrade preparation (i.e., scarification, moisture conditioning and compaction) be performed after underground utility construction is completed and just prior to aggregate base placement. The upper six inches of pavement subgrade soils should be moisture conditioned to at least the optimum moisture content and compacted to at least 95 percent relative compaction. Aggregate base should be compacted to at least 95 percent of the maximum dry density.

In the summer heat, high axle loads coupled with shear stresses induced by sharply turning tire movements can lead to failure in asphalt concrete pavements. Therefore, consideration should be given to using a Portland cement concrete (PCC) section in areas subjected to concentrated heavy wheel loading, such as entry driveways and in front of trash enclosures. Alternate PCC pavement sections have been provided above in Table 3.

We suggest the concrete slabs be constructed with thickened edges in accordance with ACI design standards, latest edition. Reinforcing for crack control, should be provided in accordance with ACI guidelines. Reinforcement must be located at mid-slab depth to be effective. Joint spacing and details should conform to the current PCA or ACI guidelines. Portland cement concrete should achieve a minimum compressive strength of 3500 psi at 28 days. Construction of Portland cement concrete pavements should be performed in accordance with applicable ACI or PCA standards.

Materials quality and construction of the structural section should conform to the applicable provisions of the *Caltrans Standard Specifications*, latest editions.

Site Drainage

Final site grading should be accomplished to provide positive drainage of surface water away from structures and prevent ponding of water adjacent to foundations, slabs and pavements. The grades adjacent to structures should be sloped away from foundations at a minimum two percent slope for a distance of at least five feet, where possible. Roof gutter downspouts and surface drains should drain onto pavements or be connected to rigid, non-perforated piping directed to an appropriate drainage point away from the houses. Ponding of surface water should not be allowed adjacent to the houses or pavements. Landscape berms, if planned, should not be constructed in such a manner as to promote drainage toward houses.

Drought Considerations

The State of California can experience extended periods of severe drought conditions in the future. The ability for landowners to use irrigation as a means for maintaining landscape vegetation and soil moisture likely will be inhibited for unpredictable periods of time. For this reason, landscape and hardscape systems for this development should be carefully planned to prevent the desiccation of soils under and near foundations and slabs. Trees with invasive shallow root systems should be avoided. No trees or large shrubs that could remove soil moisture during dry periods should be planted within five feet of any foundation or slab. Fallow ground adjacent to foundations must be avoided.

Geotechnical Engineering Observation and Testing During Earthwork Construction

Geotechnical testing and observation during construction is considered a continuation of our geotechnical engineering investigation. Raney Geotechnical, Inc. should be retained to provide testing and observation services during sheet pile construction at the project to verify compliance with this geotechnical report and the project plans and specifications, and to provide consultation as required during construction. These services are beyond the scope of work authorized for this investigation; however, we would be pleased to submit a proposal to provide these services upon request.

In the event that Raney Geotechnical, Inc. is not retained to provide geotechnical engineering observation and testing services during construction, the Geotechnical Engineer retained to provide these services should indicate in writing that they agree with the recommendations of this report or prepare supplemental recommendations as necessary.

Additional Services

We recommend that Raney Geotechnical, Inc. be retained to review the final plans and specifications to determine if the intent of our recommendations has been implemented in those documents. We would be pleased to submit a proposal to provide these services upon request.

LIMITATIONS

Our recommendations are based upon the information provided regarding the proposed project, combined with our analysis of site conditions revealed by the field exploration and laboratory testing programs. We have used our engineering judgment based upon the information provided and the data generated from our study. This report has been prepared in substantial compliance with generally accepted geotechnical engineering practices that exist in the area of the project at the time the report was prepared. No warranty, either express or implied, is provided.

If the proposed construction is modified or re-sited; or, if it is found during construction that subsurface conditions differ from those we encountered our test pit locations, we should be afforded the opportunity to review the new information or changed conditions to determine if our conclusions and recommendations must be modified.

We emphasize that this report is applicable only to the proposed construction and the investigated site and should not be utilized for construction on any other site.

The conclusions and recommendations of this report are considered valid for a period of three years. If design is not completed and construction has not started within three years of the date of this report, the report must be reviewed and updated as necessary.

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The following Plates are attached and complete this report:

- Plate 1 – Site Plan
- Plate 2 through 4 – Logs of Test Pits
- Plate 5 – Atterberg's Limits
- Plate 6 – Expansion Index
- Plate 7 – Grain Size Distribution
- Plates 8 and 9 – Resistance Value
- Plates 10 through 12 – Soil Corrosion Potential

Very truly yours,

RANEY GEOTECHNICAL, INC

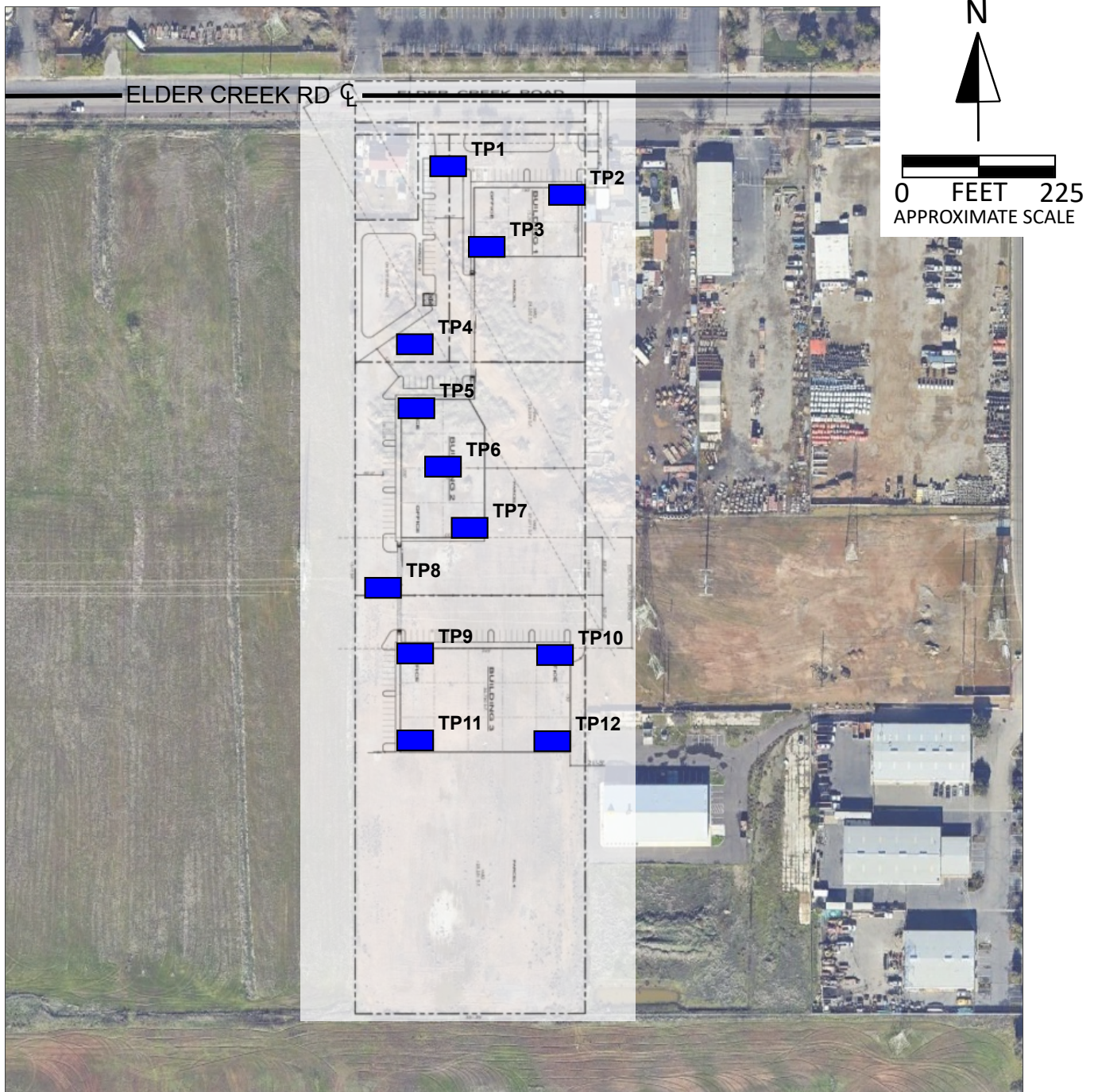


Guang H. Zhu
Staff Engineer



Matthew S. Moyneur
Senior Engineer





NOTES:

1. TEST PIT LOCATIONS SHOWN ARE APPROXIMATE.
2. PREPARED FROM A SITE PLAN BY LEO MCGLADE & ASSOCIATES, INC. AND A 11/23/2023 GOOGLE EARTH IMAGE.

KEY:

 **TP1** TEST PIT LOCATION AND NUMBER

Log of Test Pits
8770 ELDER CREEK ROAD COMMERCIAL
File No. 6218-015.00
July 3, 2025

Test Pit 1 (TP1)

0 – 1'	Brown, moist, silty fine to coarse SAND (SM)
1' – 3'	Brown, moist, sandy lean CLAY (CL)
3'	Encountered hardpan, strongly cemented

*Test pit terminated at 3 feet below ground surface due to practical refusal
Groundwater was not encountered*

Test Pit 2 (TP2)

0 – 1'	Brown, moist, clayey fine to coarse SAND (SC) with gravel
1' – 2½'	Dark brown, moist, sandy lean CLAY (CL)
2½'	Encountered hardpan, strongly cemented

*Test pit terminated at 2½ feet below ground surface due to practical refusal
Groundwater was not encountered*

Test Pit 3 (TP3)

0 – 1'	Brown, moist, silty fine to coarse SAND (SM-Fill)
1' – 4'	Dark brown, moist, sandy lean CLAY (CL-FILL)
2.5'	Encountered debris
4'	Encountered hardpan, strongly cemented

*Test pit terminated at 4 feet below ground surface due to practical refusal
Groundwater was not encountered*

Test Pit 4 (TP4)

0 – 2½'	Brown, moist, clayey fine to coarse SAND (SC)
2½'	Encountered hardpan, strongly cemented

*Test pit terminated at 2½ feet below ground surface due to practical refusal
Groundwater was not encountered*



Test Pit 5 (TP5)

0 – 2½' Brown, moist, sandy silty clay (ML-CL)
2½' Encountered hardpan, strongly cemented

*Test pit terminated at 2½ feet below ground surface due to practical refusal
Groundwater was not encountered*

Test Pit 6 (TP6)

0 – 2' Brown, moist, silty fine to coarse SAND (SM)
2' Encountered hardpan, strongly cemented

*Test pit terminated at 2 feet below ground surface due to practical refusal
Groundwater was not encountered*

Test Pit 7 (TP7)

0 – 2½' Brown, moist, silty fine to coarse SAND (SM)
2½' Encountered hardpan, strongly cemented

*Test pit terminated at 2½ feet below ground surface due to practical refusal
Groundwater was not encountered*

Test Pit 8 (TP8)

0 – 3' Brown, moist, silty fine to medium SAND (SM)
3' Encountered hardpan, strongly cemented

*Test pit terminated at 3 feet below ground surface due to practical refusal
Groundwater was not encountered*

Test Pit 9 (TP9)

0 – 3' Brown, moist, silty fine to coarse SAND (SM)
3' Encountered hardpan, strongly cemented

*Test pit terminated at 3 feet below ground surface due to practical refusal
Groundwater was not encountered*



Test Pit 10 (TP10)

0 – 5' Brown, moist, sandy silty clay (ML-CL)
1½' Light brown
5' Encountered hardpan, strongly cemented

*Test pit terminated at 5 feet below ground surface due to practical refusal
Groundwater was not encountered*

Test Pit 11 (TP11)

0 – 2' Brown, moist, silty fine to medium SAND (SM)
2' Encountered hardpan, strongly cemented

*Test pit terminated at 2 feet below ground surface due to practical refusal
Groundwater was not encountered*

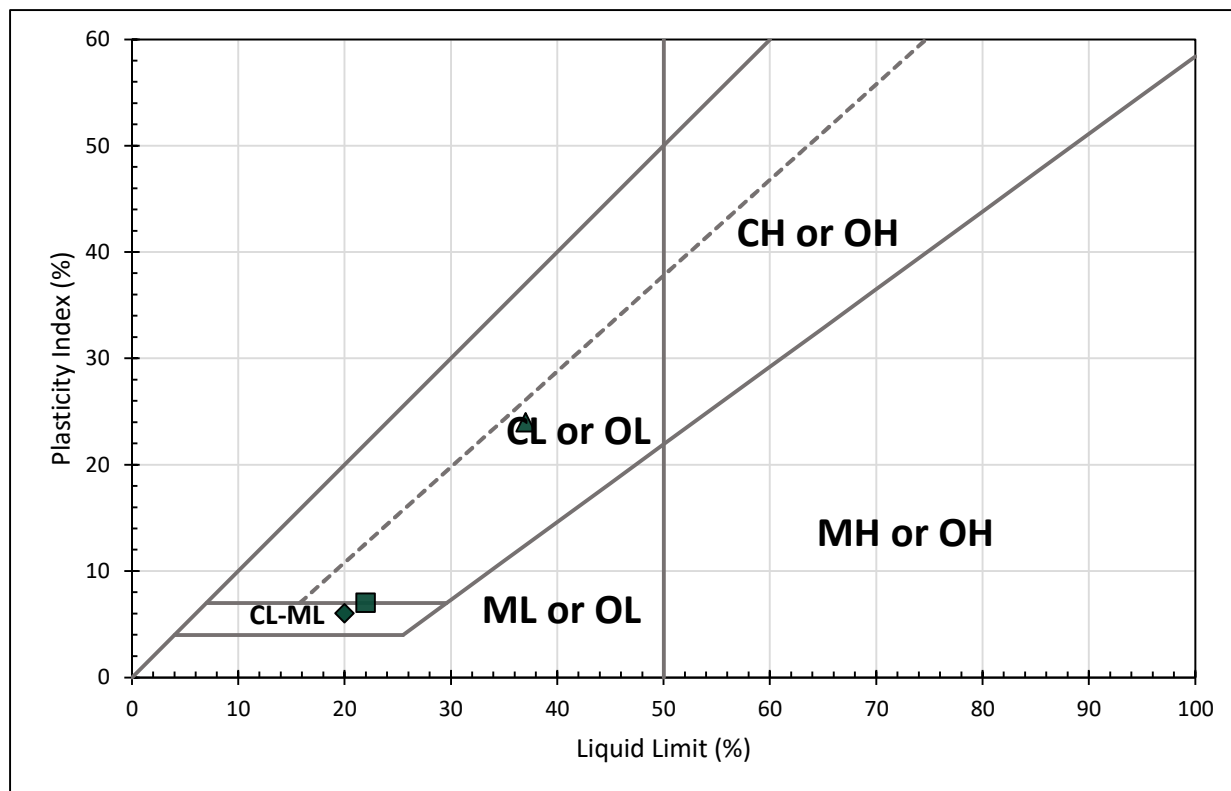
Test Pit 12 (TP12)

0 – 2' Brown, moist, silty fine to medium SAND (SM)
2' Encountered hardpan, strongly cemented

*Test pit terminated at 2 feet below ground surface due to practical refusal
Groundwater was not encountered*



Atterberg Limits ASTM D4318



Symbol	Sample No.	Depth	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	USCS
▲	TP2	0-2'	37	13	24	CL
■	TP5	0-2'	20	14	6	CL-ML
◆	TP10	0-3'	22	15	7	CL-ML

Plasticity Index Data



Expansion Index Tests ASTM D4829

Sample Location: TP2
Material Description: Brown to dark brown, sandy lean CLAY (CL)
Method: ASTM D4829

Depth (ft)	Initial Moisture Content (%)	Final Moisture Content (%)	Dry Density (pcf)	Expansion Index
0-2'	11.9	26.5	94.5	63

Sample Location: TP5
Material Description: Brown, silty-clayey SAND (SC-SM)
Method: ASTM D4829

Depth (ft)	Initial Moisture Content (%)	Final Moisture Content (%)	Dry Density (pcf)	Expansion Index
0-2'	8.2	14.2	116.4	0

Sample Location: TP10
Material Description: Brown, silty-clayey SAND (SC-SM)
Method: ASTM D4829

Depth (ft)	Initial Moisture Content (%)	Final Moisture Content (%)	Dry Density (pcf)	Expansion Index
0-2'	11.1	20.9	103.0	4

Classification of Expansive Soil

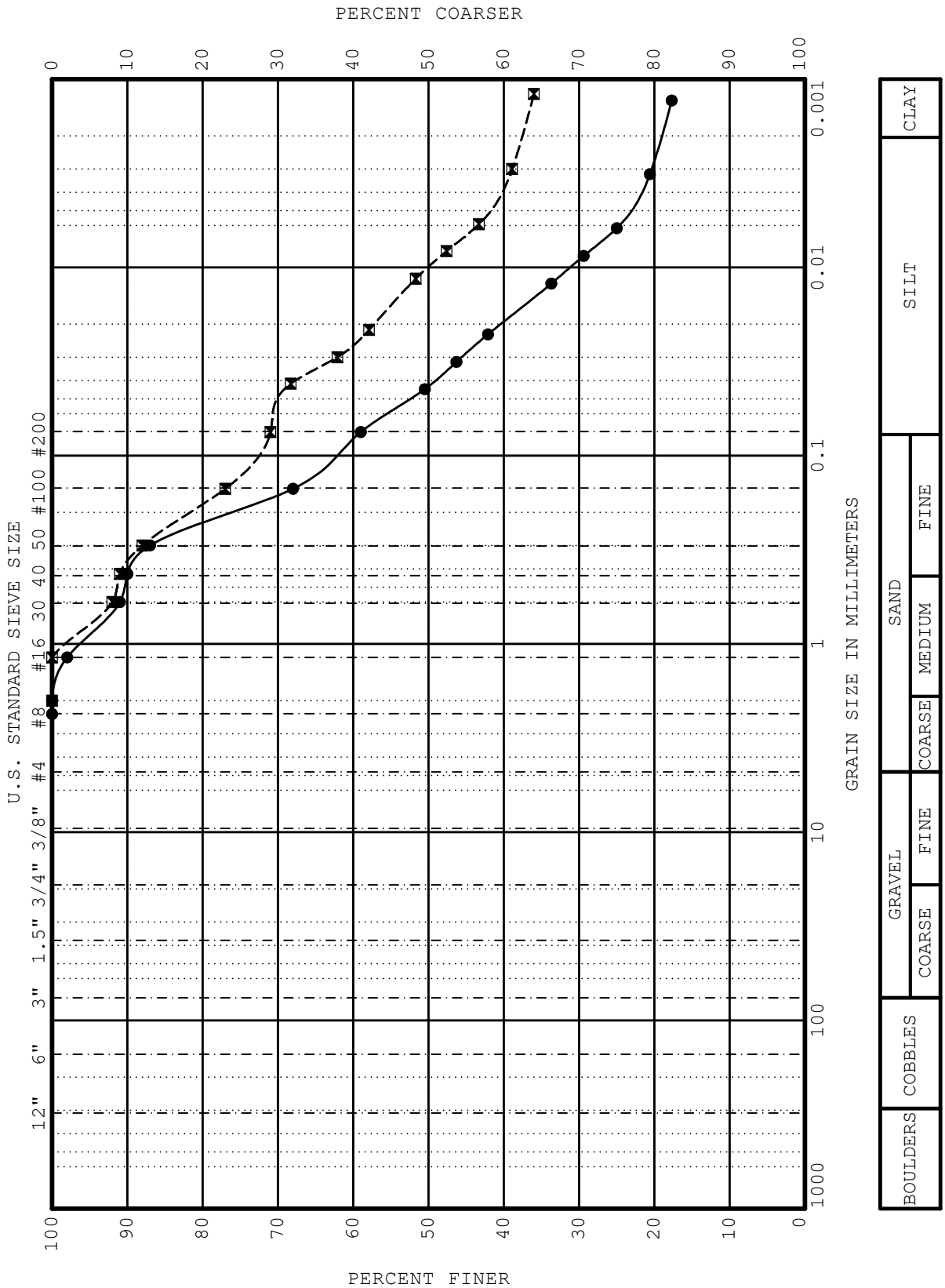
Expansion Index	Expansion Potential
0-20	Very Low
21-50	Low
51-90	Moderate
91-130	High
Above 130	Very High

EXPANSION INDEX DATA



PROJECT NUMBER: 6218-015.00

SYMBOL	LOCATION	DEPTH	UNIFIED CLASSIFICATION	DESCRIPTION
●	Test Pit 10	0.0'		
☒	Test Pit 2	0.0'		



GRAIN SIZE DISTRIBUTION



Resistance Value Test California Test Method 301G

Sample Location: TP1
Depth: 0 – 3'
Material Description: Brown, sandy lean CLAY (CL)

Test Number	Dry Density (pcf)	Moisture Content (%)	Exudation Pressure (psi)	Expansion Pressure (psf)	Resistance Value
1	--	23.5	--	--	5

Sample extruded, therefore Resistance Value = 5

Sample Location: TP4
Depth: 0 – 2'
Material Description: Brown, moist, clayey SAND (SC)

Test Number	Dry Density (pcf)	Moisture Content (%)	Exudation Pressure (psi)	Expansion Pressure (psf)	Resistance Value
1	124.0	10.6	322	56	49
2	122.3	11.1	256	35	37
3	120.8	11.7	184	0	26

Resistance value at 300 psi exudation pressure = 45

RESISTANCE VALUE DATA



Project Number: 6218-015.00

Resistance Value Test
California Test Method 301G

Sample Location: TP8
Depth: 0 – 2'
Material Description: Brown, silty sand (SM)

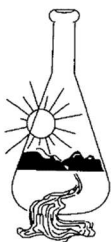
Test Number	Dry Density (pcf)	Moisture Content (%)	Exudation Pressure (psi)	Expansion Pressure (psf)	Resistance Value
1	124.6	10.2	333	0	56
2	123.3	10.7	267	0	50
3	120.8	11.8	105	0	44

Resistance value at 300 psi exudation pressure = 53

Project Number: 6218-015.00

RESISTANCE VALUE DATA





Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 06/27/2025
Date Submitted 06/23/2025

To: Hao Zhu
Raney Geotechnical
3140 Beacon Blvd.
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Ty Bui *T*
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 6218-001.00 Site ID : TP2 (0-2').
Thank you for your business.

* For future reference to this analysis please use SUN # 94928-196283.

EVALUATION FOR SOIL CORROSION

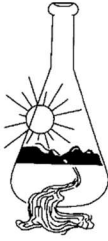
Soil pH	6.78		
Minimum Resistivity	0.88 ohm-cm (x1000)		
Chloride	18.1 ppm	00.00181	%
Sulfate	47.5 ppm	00.00475	%

METHODS

pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422m

SOIL CORROSION POTENTIAL



**Sunland Analytical**

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 06/27/2025
Date Submitted 06/23/2025

To: Hao Zhu
Raney Geotechnical
3140 Beacon Blvd.
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Ty Bui *T*
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 6218-001.00 Site ID : TP5 (0-2').
Thank you for your business.

* For future reference to this analysis please use SUN # 94928-196284.

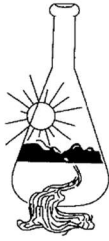
EVALUATION FOR SOIL CORROSION

Soil pH	5.73		
Minimum Resistivity	2.49	ohm-cm (x1000)	
Chloride	11.6	ppm	00.00116 %
Sulfate	20.3	ppm	00.00203 %

METHODS

pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422m

SOIL CORROSION POTENTIAL



Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 06/27/2025

Date Submitted 06/23/2025

To: Hao Zhu
Raney Geotechnical
3140 Beacon Blvd.
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Ty Bui *T*
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 6218-001.00 Site ID : TP10 (0-2').
Thank you for your business.

* For future reference to this analysis please use SUN # 94928-196285.

EVALUATION FOR SOIL CORROSION

Soil pH	5.86		
Minimum Resistivity	1.50	ohm-cm (x1000)	
Chloride	19.7 ppm	00.00197	%
Sulfate	25.1 ppm	00.00251	%

METHODS

pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422m

SOIL CORROSION POTENTIAL



APPENDIX E

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APN 064-0020-049
8770 Elder Creek Road
Sacramento, Sacramento County, CA 95828
Bole and Associates File # 0527-2025-2517



Prepared for

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1. Summary

Bole & Associates has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitation of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments E 1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the subject property described as Sacramento County Assessor's Parcel Number 064-0020-049, located at 8770 Elder Creek Road in Sacramento, Sacramento County, CA 95828. Any exceptions to or deletions from this practice are described in Section 2.4 of this report. The Phase I Environmental Site Assessment is designed to provide Buzz Oates Construction, Inc. and its assigns with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property. The subject property is a 9.589-acre parcel of vacant land, historically containing a single-family residence and used as a storage yard. There are no structures present on the subject property; remnant building pads were noted in the northeastern portion of the site. Numerous piles of dirt, concrete, rock, and other construction materials have been deposited on the property. No obvious signs of hazardous materials dumping were noted during the site inspection. No hazardous materials in any appreciable quantity were noted on the property. The site is located in a mixed residential/commercial corridor of Sacramento. It is adjoined to the north by Elder Creek Road and farther north by a distribution warehouse, to the east by a residence, undeveloped land, and a warehouse, to the south by undeveloped land, and to the west by a residence and undeveloped land. While no initial environmental site assessment can entirely eliminate uncertainty regarding the potential for recognized environmental conditions, the ASTM standard acknowledges the balance between appropriate levels of inquiry and the cost of such exhaustive investigations. It is Bole & Associates' opinion that a full assessment of the site has been completed. Our investigations did not reveal any Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Conditions (CRECs) associated with the subject property, and it is the professional opinion of Bole and Associates that no further investigations are warranted or recommended at this time.

2. Introduction

2.1. Purpose

As per Section 1.1 of the American Society of Testing and Materials (ASTM) Standard Practice Designation E 1527-21, the purpose of this assessment is to identify recognized environmental conditions, as defined in Section 3.2.78 of the same Standard Practice; that is, "the presence or likely presence of any hazardous substances or petroleum products in, on or at property due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions." This practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA); that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 U.S.C. § 9601(35) (A) & (B). Bole & Associates has conducted this Phase I ESA under the direction of a qualified Environmental Professional whose seal and signature appear hereon. This document serves to identify recognized environmental conditions (RECs) in association with the subject property.

2.2. Detailed Scope-of-Services

The Phase I ESA conducted at the subject property was in general accordance with ASTM Standard E 1527-21 and included some or all of the following:

- Review of previous environmental site assessments
- Records review
- Interviews with regulatory officials
- A site visit
- Evaluation of information and preparation of the report provided herein.

A Phase I ESA typically does not include sampling or testing air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA if required. There were no ASTM E 1527-21 standard additions for this Phase I ESA.

Dates for this Phase I ESA are as follows:

- Environmental liens were searched on June 20, 2025.
- David Bole visually inspected the subject property on June 19, 2025.
- The database searches were conducted on June 20, 2025.
- The declaration made by David Bole is dated July 10, 2025.

2.3. Significant Assumptions

Bole & Associates believes the results, specifications, conclusions, and professional opinions to be accurate and relevant, but cannot accept responsibility for the accuracy or completeness of public documentation or accuracy, completeness, or possible withholding of information by interviewees or other private parties. We make no other warranty, either expressed or implied. It is assumed that this investigation is being conducted to identify recognized environmental conditions (RECs) concerning the subject property and to enable the user to satisfy one of the requirements for qualifying for the innocent landowner defense against CERCLA liability. This investigation may mention but does not fully address non-scope considerations such as:

- Asbestos
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance (USACOE, USDA, NRCS)
- Cultural and historic resources
- Health and Safety
- Ecological resources
- Endangered species
- Air quality
- Water quality

This property assessment did not include air, soil, or water sampling, nor did it involve laboratory analysis. Therefore, the results of this investigation do not preclude the possibility that substances currently present or that may be present in the future may be defined as hazardous to the property. This report does not purport to address all safety problems, if any, associated with the subject property.

This investigation is being conducted to identify Recognized Environmental Conditions (RECs) concerning the subject property, thereby enabling the user to satisfy one of the requirements necessary to qualify for the innocent landowner defense against CERCLA liability.

2.4. Limitations, Exceptions, and Data Gaps

The scope of services performed to complete this Phase I ESA is limited. Site conditions can change over time, and our assessment is not intended to predict future site conditions. Due to the limited nature of this assessment, the site history will be developed based solely on information obtained from a review of available regulatory files for this site and nearby sites. This report is not a comprehensive risk assessment, and the scope of the services does not encompass a thorough evaluation of the extent of, nor the environmental or public health impact of, known or suspected hazardous materials or wastes.

Along with all of the limitations set forth in various sections of the ASTM E 1527-21 protocol, the accuracy and completeness of this report may be limited by the following:

Access Limitations –No access limitations were encountered during the physical inspections.

Physical Obstructions to Observations – No physical obstructions were noted on site to prevent observations.

Outstanding Information Requests—The current property owner, Buzz Oates Inc., did not comply with a request for an interview, which is consistent with their corporate policies. Although the lack of an owner-

provided questionnaire is considered a data gap, Bole and Associates' historical research and database reviews have mitigated this data gap.
Historical Data Source Failure – None.

The information and conclusions in this report are based upon work undertaken by trained professionals and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of Bole & Associates based on the data obtained from the work. Due to the nature of the investigation and the limited data available, Bole & Associates cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information that differs significantly from our understanding of the conditions presented in this report become available, we request that it be brought to our attention so that we may reassess the conclusions provided herein.

The government database search included sites within the subject property's search range. However, sites exist in the general vicinity of the subject property without enough information listed to map these “orphan” sites or determine if they are within the search range. The Orphan summary indicated three (3) unmapped orphan sites in the database report. Based on these sites’ status and location, they are not considered RECs associated with the subject property.

Based on information obtained during the evaluation process and general knowledge of the history of this vicinity in Sacramento County, the Bole & Associates representative believes that the historical uses of the subject property have been adequately defined.

Aside from the limitation(s) listed above, it is the opinion of David Bole, Environmental Professional that this property assessment provides an appropriate degree of inquiry to determine if RECs exist on the subject property.

2.5. Special Terms and Conditions

The client authorized this assessment on June 17, 2025. Buzz Oates Construction, Inc. supplied instructions regarding the property's location and access details.

2.6. Reliance

This report has been prepared for the sole benefit of Buzz Oates Construction, Inc. and its assigns. The report may not be relied upon by any other person or entity without the express written consent of Bole & Associates and the client. Any lender or CDC assisting with the financing or purchasing of this property will receive a letter of reliance upon request.

2.7. Environmental Personnel

This assessment was conducted under the supervision of David H. Bole, Environmental Professional. The following personnel contributed to the assessment:

- David H. Bole, B.S, Environmental Professional, Registered Environmental Property Assessor (REPA) Number 762718, performed site observations, conducted local file reviews, and provided supervision, review, and opinions/conclusions.
- Skye A. Bole, B.A, Environmental Professional, Quality Control Project Manager, coordinated and reviewed database searches and conducted first-level and final reviews of all reports and documents by the principles of ISO 9001.

3. Site Description

The Bole & Associates representative observed the site on June 19, 2025.

3.1. Location and Legal Description

The subject property is Sacramento County Assessor's Parcel Number 064-0020-049, located at 8770 Elder Creek Road, Sacramento, Sacramento County, CA 95828. The subject property location is outlined in Appendix A of this report.

3.2. Site and Vicinity Characteristics

The subject property is a 9.589-acre parcel of vacant land. The site is located in a mixed residential/commercial corridor of Sacramento. It is adjoined to the north by Elder Creek Road and farther north by a distribution warehouse, to the east by a residence, undeveloped land, and a warehouse, to the south by undeveloped land, and to the west by a residence and undeveloped land. The current use of the immediately adjacent properties is presented in Section 3.5 of this report. For information regarding the physical setting and soil composition in the subject property's general area, refer to section 5.4.

3.3. Current Use of the Property

During the site observation on June 19, 2025, the site was vacant land. No commercial activities occur on the property.

3.4. Descriptions of Structures, Roads, and Other Improvements on the Site

At the time of the June 19, 2025, site observation, structures, roads, and other improvements for the subject properties include the following:

- A 9.589-acre parcel of vacant land.
- A remnant building pad was noted in the northeastern portion of the site where a former residential structure was located.
- The northern portion of the site contains many piles of deposited materials, predominantly fill dirt, gravel, concrete, asphalt, and other building materials, which were reportedly deposited by Buzz Oates Construction from off-site projects. No obvious signs of hazardous materials dumping were noted.
- High-voltage power lines cross the property and run from east to west.
- No obvious utility improvements were noted on the property. It is assumed that future development of the property will connect to municipal water, sewer, power, and natural gas lines.
- Access to the site is gained from the north via Elder Creek Road.

3.5 Current Uses of the Adjoining Properties

During the vicinity reconnaissance, Bole & Associates observed the following land use on properties near the subject property:

Direction	Property(description); APN/Address; Site Use (NAICS code)
North	Elder Creek Road; distribution warehouse, 8825 Elder Creek Road
East	Residence, 8780 Elder Creek Road; warehouse, 6490 Asher Lane; undeveloped land.
South	Undeveloped land, 6701 Gardner Avenue
West	Residence, 8726 Elder Creek Road; undeveloped land.

4. User-Provided Information

4.1. Title Records

A Preliminary Title Report was not available for review.

4.2. Environmental Liens or Activity and Use Limitations

There was no report or record of any environmental liens, activity, or use limitations due to hazardous material issues on the subject or surrounding properties. On June 20, 2025, EDR® searched the LIENS, LIENS 2, DEED, US ENG CONTROLS, and US INST CONTROLS databases. The subject property was not listed in any of these databases.

4.3. Specialized Knowledge

The subject property, located at 8770 Elder Creek Road, was listed in several databases, including CIWQS, HAZNET, HWTS, and SAC CO ML, associated with several historical tenants. A complete discussion of these database listings is presented in Section 5.3. No other specialized information was provided to Bole and Associates.

4.4. Commonly Known or Reasonably Ascertainable Information

All commonly known or reasonably ascertainable information is described in this report.

4.5. Valuation Reduction for Environmental Issues

Based upon physical observations and a review of historical sources, no environmental issues were identified that could reduce property value.

4.6. Owner, Property Manager, and Occupant Information

The property information is presented in the table below:

Property Owner	Buzz Oates, LLC
Property Occupant	N/A-vacant land
Property Onsite Contact(s)	Bret Hogge, Buzz Oates Construction, Inc.

4.7. Reason for Performing Phase I

Buzz Oates Construction, Inc. and its assigns are conducting the Phase I ESA as part of environmental due diligence.

4.8. Previous Site Investigations

No previous site investigation reports were available for review for the subject property.

5. Records Review

The comprehensive EDR® Radius Map™ Report with GeoCheck® Report is provided as a searchable document attached to the general deliverable. The report includes descriptions of standard and additional environmental records searched, the original source of information, the approximate search distance, the date EDR last updated the information, and the date the original source last updated the information.

Bole & Associates contracted Environmental Data Resources, Inc. (EDR®) to search for Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-21 are summarized in the following table. Detailed information for sites identified within the AMSDs is provided below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property.

Standard Environmental Record Sources	Additional Environmental Record Sources
Federal NPL Site List	State and Local HIST CAL-SITES
Federal Proposed NPL Site List	State and Local CA BOND EXP PLAN List
Federal Delisted NPL Site List	State and Local SCH List
Federal NPL Liens Site List	State and Local WDS List
Federal LIENS2 List	State and Local NPDES List

Federal CORRACTS List	State and Local Cortese List
Federal US ENG CONTROLS List	State and Local HIST CORTESE List
Federal US INST CONTROL List	State and Local SWRCY List
Federal DOT OPS List	State and Local LEAKING UNDERGROUND STORAGE TANK Sites
Federal US CDL List	State and Local CA FID UNDERGROUND STORAGE TANK Sites
Federal US BROWNFIELDS List	State and Local SLIC List
Federal Department of Defense Site	State and Local UST Sites
Federal Formerly Used Defense Sites	State and Local HIST UST Sites
Federal LUCIS List	State and Local SWEEPS UST List
Federal CONSENT List	State and Local CHMIRS List
Federal ROD List	State and Local ABOVEGROUND STORAGE TANK Sites
Federal UMTRA Sites	State and Local NOTIFY 65 List
Federal DEBRIS REGION 9 List	State and Local VCP List
Federal ODI List	State and Local DRYCLEANERS Sites
Federal MINES List	State and Local RESPONSE List
Federal TSCA List	State and Local HAZNET List
Federal FTTS List	State and Local EMI List
Federal HIST FTTS List	State and Local ENVIROSTOR List
Federal SSTS List	State and Local HWP List
Federal ICIS List	State and Local PROC List
Federal PADS List	State and Local EDR PROPRIETARY RECORDS List
Federal MLTS List	State and Local Toxic Pits List
Federal RAD-INFO List	State and Local SWF/LF List
Federal RAATS List	State and Local WMUDS/SWAT List
Federal SCRD DRYCLEANERS Sites	State and Local LIENS List
Federal UST HIST CDL List	State and Local LDS List
Federal PCB TRANSFORMER List	State and Local MCS List
Federal Facility Site Information List	State and Local DEED List
Federal COAL ASH DOE List	State and Local WIP List
Federal FEMA UST List	State and Local CDL List
Federal COAL ASH EPA List	State and Local ENF List
Federal CERCLIS List	State and Local HAULERS List
Federal CERCLIS NFRAP List (SEMS)	State and Local MWMP List
Federal RCRA TSDF List	State and Local HWT List
Federal RCRA Large Quantity Generators List	Tribal INDIAN RESERVE List
Federal RCRA Small Quantity Generators List	Tribal INDIAN ODL List
Federal RCRA CESQG List	State and Tribal INDIAN LUST List
Federal RCRA NONGEN List	Tribal INDIAN UST List
Federal ERNS List	Tribal INDIAN VCP List
Federal HMIRS List	
Federal TRIS List	
Federal FINDS List	

5.1. Standard Environmental Record Sources

EDR® provided information on standard environmental records on June 20, 2025. Sections 5.3.1 and 5.3.2 discuss the results of this review.

5.2. Additional Environmental Record Sources

The following is a list of additional local environmental and historical record sources contacted/reviewed by the Bole & Associates representative:

- State Water Resources Control Board GeoTracker® Database
- Sacramento County Environmental Management Department (SCEMD)
- Department of Toxic Substances Control (DTSC)
- California Environmental Protection Agency (CALEPA)

5.3. Standard and Additional Environmental Record Review Results

A summary of results for EDR® revealed multiple sites within the radius search required by the ASTM Standard practice. The subject property, located at 8770 Elder Creek Road, was listed in several databases, including CIWQS, HAZNET, HWTS, and SAC CO ML, associated with several historical tenants. A discussion of these listings is presented below:

CIWQS: 8770 Elder Creek Road was listed in this database, associated with historical tenant Elder Creek Properties, for a stormwater construction permit issued in 2005. The permit expired in 2009.

HAZNET, HWTS: 8770 Elder Creek Road was listed in these databases associated with historical tenant Frances Ferraira and Marvin L. Oates for the off-site transportation of hazardous materials, including unspecified oil-containing waste, other organic solids, and asbestos-containing wastes.

SAC CO ML: 8770 Elder Creek Road was listed in this database, associated with the historical tenant US Recycling, for a former recycling facility that is no longer present.

A search of records with SCEMD did not reveal evidence of significant hazardous materials violations or indications of hazardous materials releases to the environment. SCEMD provided Bole and Associates with correspondence regarding two (2) abandoned water wells on the property. In 2006, these wells were properly decommissioned. Other files included photographs taken of the dirt deposition piles and other correspondence. Copies of pertinent documents are included in Appendix F.

5.3.1. Federal Environmental Records

Sites identified within the search radius of the subject property in the Federal State Regulatory records databases are as follows:

NPL: Also known as the National Priorities List (NPL), the database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the USEPA. A review of the NPL list, as provided by EDR® and dated 3/7/2025, has revealed one (1) NPL site within the searched area (Sacramento Army Depot, 8950 Fruitridge Road, 0.62 miles to the west). The Sacramento Army Depot has been undergoing remediation of the onsite soils and groundwater stemming from releases of gasoline, volatile organic compounds, and other contaminants originating from the historic onsite metal plating, painting, and military operations. Residues from metal plating and painting operations were disposed of in oxidation lagoons and burn pit sites. The significant areas of contamination within the Sacramento Army Depot property have been identified as the site soils and groundwater beneath the southwestern portion of the site, extending approximately 2,000 feet downgradient to the south. Groundwater monitoring investigations at the Sacramento Army Depot site have revealed that the groundwater in the vicinity of the significant areas of contamination flows generally towards the south/southwest at an approximate gradient of 0.1%. Therefore, any potential environmental hazards at the Sacramento Army Depot property tend to flow away from the subject property. The latest Five-Year Review Report, prepared for the Sacramento Army Depot property, concluded that the various remedies are considered protective in both the short and long term, as there is no evidence of complete exposure pathways to contaminated soil and groundwater, no receptors, and all institutional controls are being maintained. Based on this site's status and location, it is not considered a REC associated with the subject property.

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS and was renamed SEMS by the EPA in 2015. The list 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). This dataset also contains sites that are either proposed for or on the National Priorities List (NPL), as well as sites in the screening and assessment phase for possible inclusion on the NPL. A review of the SEMS list, as provided by EDR®, and dated 3/7/2025, has revealed two (2) SEMS sites within the searched area. Both listings are associated with

8542 Elder Creek Road, located 0.417 miles to the west-northwest. Based on these sites' status and location, they are not considered RECs associated with the subject property.

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERLIS-NFRAP and was renamed SEMS ARHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed from the SEMS inventory. 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 the site on the National Priorities List (NPL), unless information indicates this decision was no appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based on the available information, the location is not considered a potential NPL site. A review of the SEMS-ARCHIVE list, as provided by EDR and dated 3/7/2025, has revealed one (1) SEMS-ARCHIVE site within the searched area (Tayko Electric, 8604 Elder Creek Road, 0.357 miles to the west-northwest). Based on this site's status and location, it is not considered a REC associated with the subject property.

CORRACTS: CORRACTS is a list of handlers involved in RCRA Corrective Action Activities. This report shows which nationally defined corrective action core events have occurred for every handler with corrective action activity. A review of the CORRACTS list, as provided by EDR ® and dated 6/2/2025, has revealed two (2) CORRACTS sites within the searched area. Both listings are located more than 0.497 miles from the subject property. Based on these sites' status and location, they are not considered RECs associated with the subject property.

RCRA-TSDF: RCRAInfo is the 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 that generate, transport, store, and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that transport hazardous waste from the generator to an off-site facility where it can be recycled, treated, stored, or disposed of. TSDFs treat, store, or dispose of the waste. A review of the RCRA-TSDF list, as provided by EDR and dated 6/2/2025, revealed two (2) RCRA-TSDF sites within the searched area, located more than 0.497 miles from the subject property. Based on these sites' status and location, they are not considered RECs associated with the subject property.

5.3.2 State and Tribal Environmental Records

Sites identified within the search radius of the subject property in the California State Regulatory records databases are as follows:

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) ENVIROSTOR database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following 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 Cal-Sites and provides additional site information, including, but not limited to, identification of formerly contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. A review of the ENVIROSTOR list, as provided by EDR® and dated 1/21/2025, revealed four (4) ENVIROSTOR sites within the searched area, all located greater than 0.100 miles from the subject property. Based on these sites' status and location, they are not considered RECs associated with the subject property.

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data comes from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database. A review of the SWF/LF list, as provided by

EDR®, has revealed two (2) SWF/LF sites within the searched area, both located more than 0.2 miles from the subject property. Based on these sites' status and location, they are not considered RECs associated with the subject property.

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents in California. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System. A review of the LUST list, as provided by EDR® and dated 2/24/2025, revealed 26 historical LUST sites within a (1)-mile radius of the subject property. These sites have been granted regulatory closure. Based on these sites' status and location, they are not considered RECs associated with the subject property.

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Board's data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. A review of the CPS-SLIC list, as provided by EDR, has revealed one (1) CPS-SLIC site within the searched area (8542 Elder Creek Road, 0.417 miles to the west-northwest). Based on this site's status and location, it is not considered a REC associated with the subject property.

SAC COUNTY CS: This database lists sites where unauthorized releases of potentially hazardous materials have occurred and is maintained by the Sacramento County Environmental Management Department. A review of the SAC COUNTY CS list, as provided by EDR® and dated 11/7/2022, revealed three (3) SAC COUNTY CS sites within the searched area. These sites have been granted regulatory closure and are not considered RECs associated with the subject property.

AST: The California Aboveground Storage Tank database contains registered ASTs. The data comes from the State Water Resources Control Board's Hazardous Substance Storage Container Database. A review of the AST list, as provided by EDR® and dated 7/6/2016, has revealed four (4) AST sites within the searched area. Based on these sites' status and location, they are not considered RECs associated with the subject property.

WMUDS/SWAT: The Waste Management Unit Database System is used for tracking programs and inventorying waste management units. The source is the State Water Resources Control Board. A review of the WMUDS/SWAT list, as provided by EDR® and dated 4/1/2000, has revealed two (2) WMUDS/SWAT sites within the searched area. Based on these sites' status and location, they are not considered RECs associated with the subject property.

SWRCY: The SWRCY is a listing of recycling facilities in the state of California. A review of the SWRCY list, as provided by EDR®, and dated 3/3/2025, has revealed one (1) SWRCY site within the searched area (MRK Construction, 8490 Elder Creek Road, 0.443 miles to the east-northeast). Based on this site's status and location, it is not considered a REC associated with the subject property.

CERS HAZ WASTE: This database includes a list of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal that fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW generator programs. A review of the CERS HAZ WASTE list, as provided by EDR and dated 1/12/2025, revealed 12 CERS HAZ WASTE sites within the searched area. Based on these sites' status and location, they are not considered RECs associated with the subject property.

SWEEPS UST: This database includes the Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contracted by the SWRQCB in the early 1990s. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list. A review of the SWEEPS list, as provided by EDR and dated 6/1/1994, has revealed one (1) SWEEPS UST site within the searched area (8845 Elder Creek Road, 0.10 miles to the northeast). Based on this site's status and location, it is not considered a REC associated with the subject property.

HIST UST: Historical UST Registered Database. A review of the HIST UST list, as provided by EDR® and dated 10/15/1990, has revealed one (1) HIST UST site within the searched area (8845 Elder Creek Road). Based on this site's status and location, it is not considered a REC associated with the subject property.

FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations; the source is the State Water Resources Control Board. A review of the FID UST list, as provided by EDR® and dated 10/31/1994, has revealed two (2) FID UST sites within the searched area. Based on these sites' status and location, they are not considered RECs associated with the subject property.

CERS TANKS: This database includes a list of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal that fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. A review of the CERS TANKS list, as provided by EDR and dated 1/12/2025, has revealed three (3) CERS TANKS sites within the searched area. Based on these sites' status and location, they are not considered RECs associated with the subject property.

ROD: Record of Decision documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup. A review of the ROD list, as provided by EDR® and dated 4/25/2025, has revealed one (1) ROD site within the searched area (Sacramento Army Depot). Based on this site's status and location, it is not considered a REC associated with the subject property.

PFAS ECHO: Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that shows which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs operate or currently operate in industry sectors that involve processes that may involve the handling and/or release of PFAS. A review of the PFAS ECHO list, as provided by EDR and dated 3/24/2025, has revealed one (1) PFAS ECHO site within the searched area (8825 Elder Creek Road, 0.019 miles to the north). Based on this site's status and location, it is not considered a REC associated with the subject property.

UST FINDER RELEASE: The US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about and locations of leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks. A review of the UST FINDER RELEASE list, as provided by EDR® and dated 6/8/2023, revealed three (3) UST FINDER RELEASE sites within the searched area. Based on these sites' status and location, they are not considered RECs associated with the subject property.

UST FINDER: The EPA has developed the UST Finder, a web map application that contains a comprehensive, state-sourced national map of underground storage tanks (USTs) and leaking underground storage tanks (LUSTs). It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites on states, Tribal lands, and US territories. UST Finder contains information on the proximity of UST facilities and LUST sites to surface and groundwater public drinking water protection areas, the estimated number of private domestic wells, and the number of people residing nearby, as well as details on flooding and wildfires. A review of the UST FINDER list, as provided by EDR and dated 06/08/2023, has revealed one (1) UST FINDER site within the searched area. Based on this site's status and location, it is not considered a REC associated with the subject property.

E MANIFEST: EPA established a national system for tracking hazardous waste shipments electronically. This system, known as E-Manifest, will modernize the nation's cradle-to-grave hazardous waste tracking process, saving valuable time, resources, and dollars for industry and states. A review of the E MANIFEST list, as provided by EDR and dated 2/17/2025, revealed 20 E MANIFEST sites within the searched area. Based on these sites' status and location, they are not considered RECs associated with the subject property.

BOND EXP. PLAN: The Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. This database is not updated. A review of the BOND EXP. PLAN database, as provided by EDR®, and dated 1/1/1989, has revealed one (1) BOND EXP PLAN site within the searched area (8845 Elder Creek Road). Based on this site's status and location, it is not considered a REC associated with the subject property.

CORTESE: The sites for this list are designated by the State Water Resources Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). A review of the Cortese list, as provided by EDR® and dated 3/17/2025, revealed three (3) Cortese sites within the searched area. These sites were granted closure and are not considered RECs associated with the subject property.

HIST CORTESE: The sites listed for the HIST CORTESE list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Control Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). The state agency no longer updates this listing. A review of the HIST CORTESE list, as provided by EDR® and dated 04/01/2001, has revealed three (3) HIST CORTESE sites within the searched area. Based on these sites' status and location, they are not considered RECs associated with the subject property.

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor. A review of the HWP list, as provided by EDR®, and dated 2/10/2025, has revealed one (1) HWP site within the searched area (6000 88th Street, 0.497 miles to the north-northeast). Based on this site's status and location, it is not considered a REC associated with the subject property.

SACRAMENTO COUNTY ML: The Sacramento County Environmental Management Department's Master List of Sites includes any business with hazardous materials onsite-hazardous storage sites, underground storage tanks, and waste generators. A review of the SAC CO ML list, as provided by EDR® and dated 11/7/2022, revealed 58 SAC CO ML sites within the searched area. Based on these sites' status and location, they are not considered recognized environmental conditions associated with the subject property.

EDR PROPRIETARY RECORDS

RGA LF: 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. This database is compiled from records previously available from the California Department of Resources, Recycling, and Recovery. A review of the RGA LF list, as provided by EDR®, has revealed five (5) RGA LF sites within the searched area. Based on these sites' status and location, they are not considered RECs associated with the subject property.

RGA LUST: The EDR Recovered Government Archive Leaking Underground Storage Tank database lists LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. This list is compiled from Records formerly available from the State Water Resources Control Board in California. A review of the RGA LUST list, as provided by EDR®, revealed 38 RGA LUST sites within the searched area. Based on these sites' status and location, they are not considered RECs associated with the subject property.

Orphan Summary:

The above government database search included sites within the ASTM search range of the subject property. However, sites exist in the general vicinity of the subject property without enough information listed to map these "orphan" sites or determine if they are within the ASTM search range. The Orphan summary indicated three (3) unmapped orphan sites in the database report. Based on these sites' status and location, they are not considered RECs associated with the subject property.

5.3.3. Local Environmental Records

State Water Resources Control Board GeoTracker® Database

Bole and Associates reviewed the online State Water Resources Control Board GeoTracker® Database. This database does not list the subject or immediately adjoining properties.

Sacramento County Environmental Management Department

Bole and Associates contacted the Sacramento County Environmental Management Department to review any available regulatory documents associated with the subject property. SCEMD provided Bole and Associates with correspondence regarding two (2) onsite water wells that were closed in 2006, as well as other documents. No indications of significant hazardous materials violations or indications of the release of hazardous materials were noted during a file review with SCEMD.

5.3.4. Environmental Lien Search

There was no report or record of any environmental liens, activity, or use limitations due to hazardous material issues on the subject or surrounding properties. On June 20, 2025, EDR® searched the LIENS, LIENS 2, DEED, US ENG CONTROLS, and US INST CONTROLS databases. The subject property was not listed in any of these databases.

5.4. Physical Setting Sources and Results

The elevation of the subject property is approximately 46 feet above mean sea level, as depicted in the U.S.G.S. 7.5 Minute Series Topographic Map of the SACRAMENTO EAST (1992) USGS Quadrangle. The topography within the confines of the subject property is relatively flat, with no readily discernible topographic gradient noted on the subject property. Site-specific groundwater depth and gradient were not determined during this investigation. However, according to case closure documents for a nearby site, groundwater reportedly lies approximately 80 feet below the ground surface (BGS). Groundwater is anticipated to flow to the south-southwest based on topographical contours; however, it may be influenced by subsurface confining conditions, the presence of bedrock, local groundwater pumping, and/or seasonal infiltration and fluctuations.

Subject Property Soil Associations:

A soil map was prepared using the NRCS Web Soil Survey application. A brief description of the dominant soil type present on the subject property is presented in the table below:

Soil Association	Areas of Occurrence	Landform Groups	Potential Soil Hazards Characterization/Hydric status
Durixeralfs	Sacramento Valley	Broad, gently sloping old alluvial terraces that are hummocky or gently undulating. The alluvium was derived mostly from basalt, andesite, and tuff.	Moderate. These soils are well drained with very slow infiltration rates. These soils are classified as being partially hydric.

Maps and other information regarding the onsite soils are presented in Appendix F.

National Wetlands Inventory

Bole and Associates compared the subject property's location to known wetlands mapped in the U.S. Fish and Wildlife Service's National Wetlands Inventory. NWI states that no identified NWI wetlands are located within the subject property.

Geologic Information Sources:

U.S. Geological Survey. "Sacramento East" California (1992). 1:24,000. 7.5 Minute Series. U.S. Department of Interior, USGS.

Natural Resources Conservation Service Web Soil Survey. <http://www.websoilsurvey.sc.egov.usda.gov>

National Wetlands Inventory Wetlands Mapper <http://fws.gov/wetlands/Data/Mapper.html>

6. Historical Use Information on the Property and Adjoining Properties Sources and Results

Historical information identifying the past site use was obtained from a variety of sources, as detailed in Appendix D of this report. It included aerial photographs, historical USGS topographic maps, and historical city directories supplied by EDR®. The subject property and immediate vicinity were initially used as farmland. The subject property historically contained a residence and was used by various tenants as a storage

yard. Two (2) water wells were decommissioned correctly in 2006, and the site has remained vacant. The site has been used for the deposition of soil, dirt, and construction materials by Buzz Oates and its affiliated companies. Commercial development has occurred to the north. Residences have been developed to the east and west, with undeveloped land shown farther to the south and west.

Aerial Photographs

Historical aerial photographs were reviewed to determine past land use patterns of the subject and surrounding properties. Photographs covering the years 1937-2022 were available for review. The results of the review are as follows:

Year(s)	Scale	Description
1937	1" = 500'	The subject and adjoining properties on all sides are shown as undeveloped land.
1947	1" = 500'	The subject property is shown containing a residential structure. Undeveloped land is shown adjacent on all sides.
1957-1993	1" = 500'	The subject property is depicted as containing a residence and several barn and warehouse structures. A residence and undeveloped land are shown to the west. Undeveloped land is shown to the north. A residence is shown to the east. Undeveloped land is shown to the south.
1998-1999	1" = 500'	The subject and adjoining properties to the west, south, and east appear as shown in the 1993 photograph. To the north is shown a large warehouse.
2006-2022	1" = 500'	The subject is shown as vacant land. All structures previously shown on the site have been demolished. The adjoining properties on all sides appear as shown in the 1999 photograph.

Historical Topographic Maps

Historical topographic maps were reviewed to determine past land use patterns of the subject and surrounding properties. Maps spanning the years 1891-2022 were reviewed. The results are as follows:

Year	Target Quad	Description
1891-1902	Sacramento	The subject and adjoining properties are shown as undeveloped land.
1909-1911	Brighton	Similar to previous maps.
1941-1947	Franklin/Galt	The subject property is shown in an area outside of the map coverage.
1949-1992	Sacramento East	The subject property is shown containing a residence in the northeastern portion of the site. Similar markings were noted to the east and west. Undeveloped land is shown to the south and north.
2012-2022	Sacramento	No markings were noted in the vicinity of the subject property.

Sanborn® Fire Insurance Maps

Sanborn Fire Insurance Maps, which cover the subject property, were obtained through EDR. Sanborn® Fire Insurance Maps are detailed drawings of site development and were typically used by fire insurance companies to determine site fire insurability. Sanborn fire insurance maps were not available for review for the vicinity of the subject property. The local fire department had no maps or other information regarding the subject property.

City Directory Search

Historical City Directories were searched for the subject property address of 8770 Elder Creek Road and the immediate vicinity for 1991-2022. No directory listings before 1991 were found for 8770 Elder Creek Road. 8770 Elder Creek Road was listed in the 1991-2000 directories as containing John Ferreira. No other listings were available for the subject property. The city directory listings for the adjoining properties are included in Appendix F.

7. Site Observations

7.1. Methodology and Limiting Conditions

Site observations were conducted on foot in sunny weather on June 19, 2025. Photographs of pertinent site features identified during the observations are included in Appendix B.

7.2. General Site Setting

The site is located in a mixed residential/commercial corridor of Sacramento. It is adjoined to the north by Elder Creek Road and farther north by a distribution warehouse, to the east by a residence, undeveloped land, and a warehouse, to the south by undeveloped land, and to the west by a residence and undeveloped land (see Appendix A).

7.3. Site Observation Findings

7.3.1. Hazardous Substances

The subject property is currently vacant land. No hazardous materials in any appreciable quantity were noted on the subject property.

7.3.2. Petroleum Products

No petroleum products were noted on the subject property.

7.3.3. USTs

According to databases provided by EDR, Inc., and the Sacramento County Environmental Management Department (SCEMD) records, the subject property has no history of underground storage tank use. No superficial indicators of USTs (fill pipes, vent pipes, dispensers, etc.) were noted during the site inspection.

7.3.4. ASTs

No aboveground storage tanks were noted on the subject property.

7.3.5. Other Suspect Containers

Other suspect containers were not identified on the subject property during the records search or on-site observations.

7.3.6. Equipment Likely to Contain PCBs

During the records search or on-site observations, equipment likely to contain PCB material was not identified on the subject property.

7.3.7. Interior Staining/Corrosion

There are no buildings on the subject property.

7.3.8. Discharge Features

No obvious discharge features were noted on the subject property. It is assumed that future development of the site will include connections with the municipal sewer lines and storm sewer system.

7.3.9. Pits, Ponds, and Lagoons

No pits, ponds, or lagoons were noted on the subject property.

7.3.10. Solid Waste Dumping/Landfills

No significant indications of solid waste dumping were noted on the subject property. The northern portion of the site contains many piles of deposited dirt, soil, concrete, asphalt, gravel, and other building materials, which were placed onsite by Buzz Oates Construction. No obvious signs of hazardous materials dumping were noted on the property.

7.3.11. Stained Soil/Stressed Vegetation

No stained soil or stressed vegetation was observed on the subject property during the on-site observations.

7.3.12. Wells

No wells were noted on the subject property. It is assumed that future development of the site will include connections with the municipal drinking water lines. Historically, the site contained two (2) water wells. These wells were decommissioned in 2006.

7.3.13. Interviews

Buzz Oates owns the property and typically does not participate in site interviews. Although the lack of an owner-provided questionnaire is a data gap, this data gap is mitigated by the historical research conducted and databases reviewed by Bole and Associates.

7.3.14. Vapor Intrusion

Vapor intrusion is the migration of Volatile Organic Compounds (VOCs) from the subsurface into buildings. VOCs are compounds or chemicals, including products such as gasoline, diesel, solvents, certain pesticides, Polynuclear Aromatic Hydrocarbons (PAHs), and other organic compounds with sufficient volatility and toxicity to pose a vapor intrusion risk. If there are, or are likely to be, buildings within 100 feet of a VOC source area of contaminated soil or within 100 feet of a VOC groundwater plume, soil gas data will be needed to assess vapor intrusion risk. The California Department of Toxic Substances Control (DTSC) requires that human health risks be evaluated at sites if volatile chemical contamination exists. Some of the physical features that are indicative of chemical releases are storage tanks and storage areas, areas with odors or stressed vegetation, waste piles, pools of liquid, electrical or hydraulic equipment, unidentified containers, drains and sumps, stained soil and pavement, degraded floors and walls, pits, ponds, and lagoons, dry wells and injection wells, wash racks and oil/water separators, waste processing areas, solvent dipping tanks and spray booths, and waste transfer areas. The subject property was evaluated during onsite inspections to determine if any of the above physical features were present in a manner that would present an elevated risk of vapor intrusion into onsite buildings. A comprehensive evaluation of the current and historical features, structures, and activities at the subject property did not reveal potential locations of releases of hazardous chemicals to the environment. The potential for vapor migration and intrusion on this property is considered low.

8. Findings, Opinions, and Conclusions

Bole & Associates has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitation of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments E 1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the subject property described as Sacramento County Assessor's Parcel Number 064-0020-049, located at 8770 Elder Creek Road in Sacramento, Sacramento County, CA 95828. Any exceptions to or deletions from this practice are described in Section 2.4 of this report. The Phase I Environmental Site Assessment is designed to provide Buzz Oates Construction, Inc. and its assigns with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property. The subject property is a 9.589-acre parcel of vacant land, historically containing a single-family residence and used as a storage yard. There are no structures present on the subject property; remnant building pads were noted in the northeastern portion of the site. Numerous piles of dirt, concrete, rock, and other construction materials have been deposited on the property. No obvious signs of hazardous materials dumping were noted during the site inspection. No hazardous materials in any appreciable quantity were noted on the property. The site is located in a mixed residential/commercial corridor of Sacramento. It is adjoined to the north by Elder Creek Road and farther north by a distribution warehouse, to the east by a residence, undeveloped land, and a warehouse, to the south by undeveloped land, and to the west by a residence and undeveloped land. While no initial environmental site assessment can entirely eliminate uncertainty regarding the potential for recognized environmental conditions, the ASTM standard acknowledges the balance between appropriate levels of inquiry and the cost of such exhaustive investigations. It is Bole & Associates' opinion that a full assessment of the site has been completed. Our investigations did not reveal any Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Conditions (CRECs) associated with the subject property, and it is the professional opinion of Bole and Associates that no further investigations are warranted or recommended at this time.

9. Qualifications and Signature

Bole & Associates has performed this assessment under my supervision in accordance with generally accepted environmental practices and procedures as of the date of this report. I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §312.10 of 40 CFR 312. 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 all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. I have employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area. The conclusions contained within this assessment are based upon site conditions readily observed or were reasonably ascertainable and present at the time of the site observations.

Prepared and Certified By:



David Bole, B.S.
Principal Environmental Scientist
Registered Environmental Assessor
National Registry REPA 762718



APPENDIX A: MAPS

FIGURE 1: SITE LOCATION MAP

FIGURE 2: VICINITY MAP

FIGURE 3: SITE MAP-AERIAL OVERLAY



Site Map: APN 064-0020-049, 8770 Elder Creek Road, Sacramento, Sacramento County, CA 95828. Section 36, Township 8 North, Range 5 East. Sacramento East (1992) USGS Quadrangle.

Figure 1



Vicinity Map: 8770 Elder Creek Road, Sacramento, Sacramento County, CA 95828. The site is shown surrounded by undeveloped land, residences, and warehouses.

Figure 2



BOLE & ASSOCIATES

6898 Penny Way, Browns Valley, CA 95918

(530) 415-6623, email: davidhbole@yahoo.com

SITE: 8770 ELDER CREEK ROAD, SACRAMENTO, CA 95828

ITEM: SITE DIAGRAM-AERIAL OVERLAY

FIGURE 3

APPENDIX B: SITE RECONNAISSANCE PHOTOGRAPHS

PHOTO PLATE 1: SITE PHOTOGRAPHS



Remnant building pad



Deposition piles



Remnant building pad



Typical view



Gravel pile



Transmission lines

BOLE & ASSOCIATES

6898 Penny Way, Browns Valley, CA 95918
(530) 415-6623, email: davidhbole@yahoo.com

SITE: 8770 ELDER CREEK ROAD

ITEM: SITE PHOTOS (EXTERIOR)

DATE: 6/19/2025

PLATE: 1

APPENDIX C: REGULATORY RECORDS REVIEW

EDR® SUMMARY RADIUS MAP™ REPORT

APN 064-0020-049

8770 Elder Creek Road
Sacramento, CA 95828

Inquiry Number: 8024562.2s
June 20, 2025

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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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 (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

8770 ELDER CREEK ROAD
SACRAMENTO, CA 95828

COORDINATES

Latitude (North): 38.5087770 - 38° 30' 31.59"
Longitude (West): 121.3783910 - 121° 22' 42.20"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 641391.6
UTM Y (Meters): 4263306.5
Elevation: 46 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey
Target Property:	NE
Source:	U.S. Geological Survey
Target Property:	SE
Source:	U.S. Geological Survey
Target Property:	SW
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20220621
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
8770 ELDER CREEK ROAD
SACRAMENTO, CA 95828

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	US RECYCLING	8770 ELDER CREEK RD	CA Sacramento Co. ML		TP
A2	ELDER CREEK PROPERTI	8770 ELDER CREEK	CA CIWQS		TP
A3	MARVIN L OATES	8770 ELDER CREEK RD	CA HWTS, CA HAZNET		TP
A4	FRANCES FERRAIRA	8770 ELDER CREEK RD	CA HWTS, CA HAZNET		TP
Reg	USARMY SACRAMENTO DE	FRUITRIDGE RD	NPL, SEMS, CORRACTS, RCRA-TSDF, RCRA-SQG, US ENG..Same		3271, 0.620, West
B5	ELDER CREEK OIL/TIRE	8780 ELDER CREEK ROA	CA RGA LF	Higher	80, 0.015, NNE
B6	ELDER CREEK RECYCLIN	8780 ELDER CREEK RD	CA Sacramento Co. ML, CA CIWQS	Higher	80, 0.015, NNE
B7	8825 ELDER CREEK RD	8825 ELDER CREEK RD	CA CERS HAZ WASTE, CA NPDES, CA CIWQS, CA CERS	Higher	101, 0.019, North
B8	CONSTRUCTION INNOVAT	8825 ELDER CREEK RD	CA Sacramento Co. ML	Higher	101, 0.019, North
B9	CONBSTRUCTION INNOVA	8825 ELDER CREEK	FINDS, ECHO, PFAS ECHO	Higher	101, 0.019, North
B10	CONBSTRUCTION INNOVA	8825 ELDER CREEK	RCRA NonGen / NLR, E MANIFEST	Higher	101, 0.019, North
B11	HP HOOD ASEPTIC WARE	8825 ELDER CREEK RD	CA Sacramento Co. ML	Higher	101, 0.019, North
B12	TOWNSEND & SCHMIDT M	8788 ELDER CREEK RD	CA AST, CA Sacramento Co. ML, CA CERS	Higher	246, 0.047, NNE
13	FLOWLINE CONTRACTORS	6560 ASHER LN STE 10	CA Sacramento Co. ML, CA CERS	Higher	496, 0.094, SE
C14	PALM IRON & BRIDGE W	8845 ELDER CREEK RD	CA RGA LUST	Higher	528, 0.100, NE
C15	PALM IRON AND BRIDGE	8845 ELDER CREEK ROA	CA BOND EXP. PLAN	Higher	528, 0.100, NE
C16	THE PALM IRON & BRID	8845 ELDER CREEK	CA RGA LUST	Higher	528, 0.100, NE
C17	EISENBEIS INC	8845 ELDER CREEK RD	RCRA NonGen / NLR, E MANIFEST	Higher	528, 0.100, NE
C18	PALM IRON AND BRIDGE	8845 ELDER CREEK RD	CA Sacramento Co. ML	Higher	528, 0.100, NE
C19	PALM IRON & BRIDGE	8845 ELDER CREEK RD	CA RGA LUST	Higher	528, 0.100, NE
C20	PALM IRON & BRIDGE W	8845 ELDER CREEK RD	CA ENVIROSTOR, CA LUST, CA Sacramento Co. CS, CA...	Higher	528, 0.100, NE
C21	PALM IRON & BRIDGE W	8845 ELDER CREEK RD	CA Sacramento Co. ML	Higher	528, 0.100, NE
C22	DAVISON IRON WORKS,	8845 ELDER CREEK ROA	RCRA NonGen / NLR, E MANIFEST	Higher	528, 0.100, NE
C23	DAVISON IRON WORKS,	8845 ELDER CREEK RD	CA Sacramento Co. ML	Higher	528, 0.100, NE
C24	EISENBEISS INC	8845 ELDER CREEK RD	CA HWTS, CA HAZNET, CA Sacramento Co. ML	Higher	528, 0.100, NE
C25	PALM IRON & BRIDGE W	8845 ELDER CREEK RD	UST FINDER RELEASE	Higher	528, 0.100, NE
C26	THE PALM IRON & BRID	8845 ELDER CREEK RD	CA RGA LUST	Higher	528, 0.100, NE
D27	ALPINE DEMOLITION	6500 ASHER LN STE 10	CA Sacramento Co. ML	Higher	618, 0.117, ESE
D28	BLUE LANE AUTO LLC	6500 ASHER LN STE 20	CA Sacramento Co. ML	Higher	618, 0.117, ESE
D29	ALPINE DEMOLITION SE	6500 ASHER LN STE 10	CA CERS HAZ WASTE, CA HWTS, CA CERS	Higher	618, 0.117, ESE
E30	ACME CONSTRUCTION SU	26 LIGHT SKY COURT	RCRA NonGen / NLR, E MANIFEST	Higher	638, 0.121, NNW
E31	THUNDER MOUNTAIN ENT	26 LIGHT SKY CT	CA HWTS, CA HAZNET, CA Sacramento Co. ML	Higher	638, 0.121, NNW
E32	DISTRIBUTION PLUS	26 LIGHT SKY CT	CA Sacramento Co. ML	Higher	638, 0.121, NNW
D33	BOLINA'S CONCRETE	6661 ASHER LN	CA Sacramento Co. ML	Higher	704, 0.133, ESE
D34	BOLINAS CONCRETE	6661 ASHER LANE	CA Sacramento Co. ML, CA CIWQS	Higher	704, 0.133, ESE
C35	EURO AUTO SALES INC	8834 ELDER CREEK RD	CA Sacramento Co. ML	Higher	720, 0.136, NE
C36	NOBLE TRUCK & TRAILE	8834 ELDER CREEK RD	CA HWTS, CA Sacramento Co. ML	Higher	720, 0.136, NE
C37	MG AUTO SERVICE	8834 ELDER CREEK RD	CA Sacramento Co. ML	Higher	720, 0.136, NE
C38	ALFREDO'S COLLISION	8834 ELDER CREEK RD	CA Sacramento Co. ML	Higher	720, 0.136, NE

MAPPED SITES SUMMARY

Target Property Address:
8770 ELDER CREEK ROAD
SACRAMENTO, CA 95828

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
F39	ALLIED FINISHING INC	8711 ELDER CREEK RD	RCRA NonGen / NLR, E MANIFEST	Lower	733, 0.139, NW
F40	LORD AND SONS	8711 ELDER CREEK RD	CA Sacramento Co. ML	Lower	733, 0.139, NW
F41	HOME DEPOT RENTAL #2	8711 ELDER CREEK ROA	RCRA-VSQG, E MANIFEST	Lower	733, 0.139, NW
F42	HOME DEPOT RENTAL	8711 ELDER CREEK RD	CA Sacramento Co. ML	Lower	733, 0.139, NW
F43	LORD & SONS INC	8711 ELDER CREEK RD	CA Sacramento Co. ML	Lower	733, 0.139, NW
F44	KELLEY AUTOMOTIVE	8711 ELDER CREEK RD	CA Sacramento Co. ML	Lower	733, 0.139, NW
F45	ALLIED FINISHING INC	8711 ELDER CREEK RD	CA HWTS, CA Sacramento Co. ML	Lower	733, 0.139, NW
F46	BRODOVSKY & BOD	8711 ELDER CREEK RD	CA CERS HAZ WASTE, CA HWTS, CA HAZNET, CA CERS	Lower	733, 0.139, NW
F47	ELMCO SALES, INC	8711 ELDER CREEK RD	CA Sacramento Co. ML	Lower	733, 0.139, NW
C48	NEW LIFE EMW INC	8836 ELDER CREEK RD	CA CERS HAZ WASTE, CA HWTS, CA CERS	Higher	757, 0.143, NE
C49	D & SB AUTO PAINTING	8836 ELDER CREEK RD	RCRA NonGen / NLR, E MANIFEST	Higher	757, 0.143, NE
C50	BRISTOL MARINE	8836 ELDER CREEK RD	CA Sacramento Co. ML	Higher	757, 0.143, NE
C51	D & SB AUTO PAINTING	8836 ELDER CREEK RD	CA Sacramento Co. ML	Higher	757, 0.143, NE
C52	NEW LIFE EMW INC	8836 ELDER CREEK RD	CA Sacramento Co. ML	Higher	757, 0.143, NE
D53	IVAN'S AUTO REPAIR	6580 ASHER LN STE 50	CA Sacramento Co. ML	Higher	764, 0.145, ESE
D54	IVAN'S AUTO REPAIR	6580 ASHER LN STE 20	CA Sacramento Co. ML	Higher	764, 0.145, ESE
E55	FOOD CATERING SUPPLY	20 LIGHT SKY CT	CA Sacramento Co. ML	Higher	790, 0.150, NNW
E56	MICHAEL TRAN AUTO BO	20 LIGHT SKY CT #200	CA Sacramento Co. ML	Higher	790, 0.150, NNW
E57	MARTIN BROTHERS CONS	20 LIGHT SKY CT	RCRA NonGen / NLR, E MANIFEST	Higher	790, 0.150, NNW
E58	MARTIN BROTHERS CONS	20 LIGHT SKY CT	CA AST	Higher	790, 0.150, NNW
E59	MARTIN BROTHERS CONS	20 LIGHT SKY CT	CA CERS HAZ WASTE, CA CERS	Higher	790, 0.150, NNW
E60	MARTIN BROTHERS CONS	20 LIGHT SKY CT	CA Sacramento Co. ML	Higher	790, 0.150, NNW
G61	CAPITOL BOATWORKS	8838 ELDER CREEK RD	CA Sacramento Co. ML	Higher	795, 0.151, NE
G62	PAINTERS COLLECTION	8838 ELDER CREEK RD	CA Sacramento Co. ML, CA CERS	Higher	795, 0.151, NE
G63	HUAMEI	8838 ELDER CREEK RD	CA Sacramento Co. ML	Higher	795, 0.151, NE
G64	KOEHLER STEEL ERECTO	8842 ELDER CREEK RD	CA Sacramento Co. ML	Higher	868, 0.164, ENE
G65	JIM'S BOAT REPAIR	8842 ELDER CREEK RD	CA Sacramento Co. ML	Higher	868, 0.164, ENE
G66	SABER'S SHEETMETAL S	8844 ELDER CREEK ROA	CA HWTS, CA Sacramento Co. ML	Higher	905, 0.171, ENE
G67	SABER'S SHEETMETAL S	8844 ELDER CREEK ROA	RCRA NonGen / NLR, E MANIFEST	Higher	905, 0.171, ENE
G68	PLEASANTON TRUCK & E	8844 ELDER CREEK RD	CA CERS HAZ WASTE, CA CERS	Higher	905, 0.171, ENE
G69	PLEASANTON TRUCK & E	8844 ELDER CREEK RD	RCRA NonGen / NLR, E MANIFEST	Higher	905, 0.171, ENE
G70	SABER'S SHEETMETAL S	8844 ELDER CREEK RD	CA Sacramento Co. ML	Higher	905, 0.171, ENE
H71	ARREOLA'S COMPLETE L	8671 MORRISON CREEK	CA CERS HAZ WASTE, CA CERS	Lower	937, 0.177, SW
H72	ARREOLA'S COMPLETE L	8671 MORRISON CREEK	CA Sacramento Co. ML	Lower	937, 0.177, SW
I73	FLOWLINE CONTRACTORS	6600 ASHER LN 100	CA Sacramento Co. ML	Higher	970, 0.184, ESE
I74	CATEGORY 5 FARMS	6600 ASHER LN STE 20	CA HWTS, CA HAZNET, CA Sacramento Co. ML, CA CERS	Higher	970, 0.184, ESE
J75	A P & R MACHINE & TO	16 LIGHT SKY CT 3	CA Sacramento Co. ML	Higher	989, 0.187, NNW
J76	CAPITAL INDUSTRIAL M	16 LIGHT SKY CT STE	CA Sacramento Co. ML	Higher	989, 0.187, NNW
K77	DOUMIT CONSTRUCTION	8850 ELDER CREEK RD	CA HWTS, CA HAZNET, CA Sacramento Co. ML	Higher	1065, 0.202, ENE

MAPPED SITES SUMMARY

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8770 ELDER CREEK ROAD
SACRAMENTO, CA 95828

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MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
I78	B&B ASPHALT INC	6610 ASHER LN	CA HWTS, CA HAZNET, CA Sacramento Co. ML	Higher	1067, 0.202, ESE
J79	PACIFIC WALLBOARD SE	8 LIGHT SKY CT STE B	CA Sacramento Co. ML	Lower	1085, 0.205, NNW
J80	REP COR	1 LIGHT SKY CT STE 4	CA Sacramento Co. ML	Lower	1093, 0.207, NNW
J81	HORIZON COLLECTIVE	1 LIGHT SKY CT STE 1	CA HWTS, CA HAZNET, CA Sacramento Co. ML	Lower	1093, 0.207, NNW
L82	L & D RECYCLING	8642 ELDER CREEK ROA	CA RGA LF	Lower	1118, 0.212, WNW
L83	ELDER CREEK TRANSFER	8642 ELDER CREEK RD	CA CERS HAZ WASTE, CA CERS TANKS, CA CERS	Lower	1118, 0.212, WNW
L84	ELDER CREEK TRANSFER	8642 ELDER CREEK RD	CA AST	Lower	1118, 0.212, WNW
L85	COMPOSTING FACILITY	8642 ELDER CREEK RD	CA WMUDS/SWAT	Lower	1118, 0.212, WNW
L86	UNITED RENTALS (NORT	8642 ELDER CREEK RD.	CA SWF/LF, CA HWTS, CA NPDES, CA CIWQS, CA CERS	Lower	1118, 0.212, WNW
L87	ELDER CREEK TRANSFER	8642 ELDER CREEK RD	CA Sacramento Co. ML	Lower	1118, 0.212, WNW
L88	L AND D RECYCLING	8642 ELDER CREEK ROA	CA RGA LF	Lower	1118, 0.212, WNW
L89	UNITED RENTALS (NORT	8642 ELDER CREEK RD.	RCRA NonGen / NLR, E MANIFEST	Lower	1118, 0.212, WNW
L90	ELDER CREEK RECOVERY	8642 ELDER CREEK ROA	CA RGA LF	Lower	1118, 0.212, WNW
L91	ELDER CREEK TRANSFER	8642 ELDER CREEK RD	CA WMUDS/SWAT, CA WDS	Lower	1118, 0.212, WNW
L92	ELDER CREEK RECOVERY	8642 ELDER CREEK ROA	RCRA NonGen / NLR, E MANIFEST	Lower	1118, 0.212, WNW
L93	1674 NATOMAS	3881 E COMMERCE WAY	RCRA NonGen / NLR, E MANIFEST	Lower	1118, 0.212, WNW
L94	AGROMIN - ELDER CREE	8642 ELDER CREEK RD	CA CERS HAZ WASTE, CA Sacramento Co. ML	Lower	1118, 0.212, WNW
L95	THE TJX COMPANIES, I	8642 ELDER CREEK RD.	RCRA NonGen / NLR, E MANIFEST	Lower	1118, 0.212, WNW
L96	L & D RECYCLING (SAC	8642 ELDER CREEK ROA	CA RGA LF	Lower	1118, 0.212, WNW
L97	#464 - SACRAMENTO	7981 E STOCKTON BLVD	RCRA NonGen / NLR, E MANIFEST	Lower	1118, 0.212, WNW
J98	SYLVANIA LIGHTING SE	2 LIGHT SKY CT #1	CA Sacramento Co. ML	Lower	1197, 0.227, NNW
M99	SAC VAL DISPOSAL	8761 YOUNGER CREEK D	RCRA NonGen / NLR, E MANIFEST	Lower	1214, 0.230, NW
M100	SAC VAL DISPOSAL	8761 YOUNGER CREEK D	CA CERS HAZ WASTE, CA CERS TANKS, CA HWTS, CA...	Lower	1214, 0.230, NW
M101	SAC VAL DISP	8761 YOUNGER CREEK D	CA AST, CA CHMIRS, CA WDS	Lower	1214, 0.230, NW
M102	SACVAL DISPOSAL	8761 YOUNGER CREEK D	RCRA NonGen / NLR, E MANIFEST	Lower	1214, 0.230, NW
K103	ZAKAR TRUCKING, INC	8864 ELDER CREEK RD	CA CERS HAZ WASTE, CA CERS TANKS, CA CERS	Higher	1239, 0.235, ENE
K104	ZAKER TRUCKING INC	8864 ELDER CREEK RD	RCRA NonGen / NLR, E MANIFEST	Higher	1239, 0.235, ENE
K105	WASTE REMOVAL & RECY	8864 ELDER CREEK ROA	CA HAULERS, CA HWTS, CA HAZNET, CA Sacramento Co....	Higher	1239, 0.235, ENE
K106	WESTERN MATERIAL SUP	8864 ELDER CREEK RD	CA HWTS, CA Sacramento Co. ML	Higher	1239, 0.235, ENE
K107	ZAKAR TRUCKING, INC	8864 ELDER CREEK RD	UST FINDER	Higher	1239, 0.235, ENE
M108	ATHENA AG	8760 YOUNGER CREEK D	RCRA NonGen / NLR, E MANIFEST	Lower	1245, 0.236, NW
K109	WESTERN MATERIAL SUP	8866 ELDER CREEK RD	CA FID UST	Higher	1258, 0.238, ENE
K110	WESTERN MATERIAL SUP	8866 ELDER CREEK RD	CA UST, CA SWEEPS UST, CA Sacramento Co. ML	Higher	1258, 0.238, ENE
N111	PG&E: R-1351 @ MORRI	8651 MORRISON CREEK	CA HWTS, CA HAZNET, CA Sacramento Co. ML	Lower	1275, 0.241, WSW
N112	PG&E: R-1351 @ MORRI	8651 MORRISON CREEK	RCRA NonGen / NLR, E MANIFEST	Lower	1275, 0.241, WSW
113	TAYKO ELECTRIC	8604 ELDER CREEK RD	SEMS-ARCHIVE	Lower	1886, 0.357, WNW
O114	FORMER DARPETRO SS	6421 WATT AVE	CA RGA LUST	Higher	1906, 0.361, East
O115	DARPETRO (FORMER SS)	6421 WATT AVE	CA RGA LUST	Higher	1906, 0.361, East
116	DIGOL'S GAS	6323 WATT AVE	CA RGA LUST	Higher	2037, 0.386, East

MAPPED SITES SUMMARY

Target Property Address:
8770 ELDER CREEK ROAD
SACRAMENTO, CA 95828

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MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
P117	SACRAMENTO TRAILER F	8542 ELDER CREEK ROA	SEMS	Lower	2203, 0.417, WNW
P118	SOZZI TRUST	8542 ELDER CREEK RD	CA RGA LUST	Lower	2203, 0.417, WNW
P119	SACRAMENTO TRAILER F	8542 ELDER CREEK ROA	SEMS	Lower	2203, 0.417, WNW
P120	SOZZI TRUST	8542 ELDER CREEK	CA LUST, CA CPS-SLIC, CA Sacramento Co. CS, CA...	Lower	2203, 0.417, WNW
P121	SOZZI TRUST	8542 ELDER CREEK RD	UST FINDER RELEASE	Lower	2203, 0.417, WNW
122	MRK CONSTRUCTION COM	8940 ELDER CREEK RD	CA SWF/LF, CA SWRCY, CA CERS HAZ WASTE, CA...	Higher	2339, 0.443, ENE
Q123	GELCO INSITUFORM	8565 ELDER CREEK RD	UST FINDER RELEASE	Lower	2417, 0.458, WNW
Q124	GELCO INSITUFORM	8565 ELDER CREEK	CA LUST, CA Sacramento Co. CS, CA CERS HAZ WASTE,...	Lower	2417, 0.458, WNW
Q125	GELCO INSITUFORM	8565 ELDER CREEK RD	CA RGA LUST	Lower	2417, 0.458, WNW
R126	SAFETY KLEEN SYSTEMS	6000 88TH ST	CORRACTS, RCRA-TSDF, RCRA-LQG, CA ENVIROSTOR, CA...	Lower	2623, 0.497, NNE
R127	SAFETYKLEEN	6000 88TH ST	CA ICE, CA HWP, CA HWTS, CA HAZNET, CA WDS	Lower	2623, 0.497, NNE
128	FAST GAS (FORMER SS)	6101 WATT AVE	CA RGA LUST	Higher	2761, 0.523, NE
S129	B.C. STOCKING DISTRI	6401 FLORIN-PERKINS	CA RGA LUST	Lower	3271, 0.620, West
S130	BC STOCKING DISTRIBU	6401 FLORIN-PERKINS	CA RGA LUST	Lower	3271, 0.620, West
S131	B.C. STOCKING DISTRI	6401 FLORIN-PERKINS	CA LUST, CA Sacramento Co. CS, CA Cortese, CA CERS	Lower	3271, 0.620, West
S132	BC STOCKING DISTRIBU	6401 FLORIN-PERKINS	CA RGA LUST	Lower	3271, 0.620, West
S133	BC STOCKING DISTRIBU	6401 FLORIN-PERKINS	CA LUST, CA Cortese, CA CERS	Lower	3271, 0.620, West
T134	P&P BUILDING WRECKIN	8589 FLORIN RD	CA LUST	Lower	3683, 0.698, SSW
T135	P&P BUILDING WRECKIN	8589 FLORIN RD	CA LUST, CA Sacramento Co. CS, CA CERS HAZ WASTE,...	Lower	3683, 0.698, SSW
T136	P&P BUILDING WRECKIN	8589 FLORIN RD	CA RGA LUST	Lower	3683, 0.698, SSW
T137	P&P BUILDING WRECKIN	8589 FLORIN RD	CA RGA LUST	Lower	3683, 0.698, SSW
138	BLDG #384	384 SAC. ARMY DEPOT	CA LUST, CA HIST CORTESE	Lower	3768, 0.714, WNW
139	METALLOY STEEL FOUND	8588 THYS COURT	CA ENVIROSTOR, CA Sacramento Co. CS, CA VCP, CA...	Lower	3791, 0.718, NW
U140	PURCELL MANUFACTURIN	6951 FLORIN-PERKINS	CA RGA LUST	Lower	4240, 0.803, SW
U141	PURCELL MANUFACTURIN	6951 FLORIN-PERKINS	CA LUST, CA Sacramento Co. CS, CA Cortese, CA HIST...	Lower	4240, 0.803, SW
U142	PURCELL MANUFACTURIN	6951 FLORIN-PERKINS	CA RGA LUST	Lower	4240, 0.803, SW
143	ART'S BODY & PAINT S	7049 FLORIN-PERKINS	CA ENVIROSTOR	Lower	4245, 0.804, SW
144	FATTA PROPERTY	5949 WATT AVE	CA RGA LUST	Lower	4343, 0.823, NNE
V145	PIONEER GRADING & PA	6415 HEDGE AVE	CA RGA LUST	Higher	4396, 0.833, East
V146	PIONEER GRADING & PA	6415 HEDGE AVE	CA LUST, CA Cortese, CA CERS	Higher	4396, 0.833, East
V147	PIONEER GRADING & PA	6415 HEDGE AVE	CA RGA LUST	Higher	4396, 0.833, East
V148	PIONEER GRADING & PA	6415 HEDGE	CA LUST, CA Sacramento Co. CS, CA HIST UST, CA...	Higher	4396, 0.833, East
V149	PIONEER GRADING & PA	6415 HEDGE AVE	CA RGA LUST	Higher	4396, 0.833, East
W150	RELIABLE CRANE & RIG	5853 FLORIN-PERKINS	CA RGA LUST	Lower	4496, 0.852, NW
W151	RELIABLE CRANE & RIG	5853 FLORIN-PERKINS	CA LUST, CA Sacramento Co. CS, CA Cortese, CA CERS	Lower	4496, 0.852, NW
W152	RELIABLE CRANE & RIG	5853 FLORIN-PERKINS	CA RGA LUST	Lower	4496, 0.852, NW
X153	VALLEY TRUSS	7080 FLORIN-PERKINS	CA RGA LUST	Lower	4581, 0.868, SW
X154	VALLEY TRUSS	7080 FLORINPERKINS	CA LUST, CA Sacramento Co. CS, CA Cortese, CA HIST...	Lower	4581, 0.868, SW
Y155	BLDG #242	242 SAC. ARMY DEPOT	CA LUST, CA HIST CORTESE	Lower	4615, 0.874, NW

MAPPED SITES SUMMARY

Target Property Address:
8770 ELDER CREEK ROAD
SACRAMENTO, CA 95828

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Y156	BLDG #205	205 SAC. ARMY DEPOT	CA LUST, CA HIST CORTESE	Lower	4615, 0.874, NW
Y157	BLDG #109	109 SAC. ARMY DEPOT	CA LUST, CA HIST CORTESE	Lower	4615, 0.874, NW
Z158	PACIFIC PRIDE CARDLO	5800 SOUTH WATT AVEN	CA RGA LUST	Higher	4743, 0.898, NNE
Z159	PACIFIC PRIDE CARDLO	5800 SOUTH WATT AVEN	CA LUST, CA Cortese, CA CERS	Higher	4743, 0.898, NNE
AA160	GRANITE CONSTRUCTION	6201 HEDGE AVE	CA RGA LUST	Higher	4750, 0.900, ENE
AA161	GRANITE CONSTRUCTION	6201 HEDGE AVE	CA RGA LUST	Higher	4750, 0.900, ENE
AA162	GRANITE CONSTRUCTION	6201 HEDGE AVE	CA LUST, CA Sacramento Co. CS, CA Cortese, CA HIST...	Higher	4750, 0.900, ENE
AA163	GRANITE CONSTRUCTION	6201 HEDGE AVENUE	CA RGA LUST	Higher	4750, 0.900, ENE
Z164	UNOCAL #7194	5750 WATT AVE	CA RGA LUST	Higher	4945, 0.937, NNE
165	SAFETY KLEEN (FORMER	8543A UNSWORTH AVE	CA RGA LUST	Lower	4963, 0.940, NNW
AB166	CLEANWORLD SACRAMENT	8550 FRUITRIDGE RD	CA SWF/LF, CA LUST, CA SWEEPS UST, CA FID UST, CA...	Lower	5064, 0.959, NNW
AB167	CLEANWORLD SATS	8550 FRUITRIDGE BLVD	CA SWF/LF, CA LUST, CA Cortese, CA HIST CORTESE,...	Lower	5064, 0.959, NNW
AB168	SOUTH AREA REFUSE TR	8550 FRUITRIDGE ROAD	CA RGA LUST	Lower	5064, 0.959, NNW
AB169	SOUTH AREA REFUSE TR	8550 FRUITRIDGE RD	CA RGA LUST	Lower	5064, 0.959, NNW
AB170	SOUTH AREA REFUSE TR	8550 FRUITRIDGE RD	CA RGA LUST	Lower	5064, 0.959, NNW
171	BLDG #680	680 SAC. ARMY DEPOT	CA LUST, CA HIST CORTESE	Lower	5116, 0.969, WNW
172	SAC CITY FIRE STATIO	5801 FLORIN-PERKINS	CA LUST, CA Sacramento Co. CS, CA Cortese, CA HIST...	Lower	5134, 0.972, NW
AC173	PERKINS WELDING WORK	8524 FLORIN RD	CA LUST, CA Sacramento Co. CS, CA HIST CORTESE, CA...	Lower	5139, 0.973, SSW
AC174	PERKINS WELDING WORK	8524 FLORIN RD	CA LUST, CA Cortese, CA CERS	Lower	5139, 0.973, SSW
AC175	PERKINS WELDING WORK	8524 FLORIN RD	CA RGA LUST	Lower	5139, 0.973, SSW
176	PHILPOTT	8700 FRUITRIDGE RD	CA RGA LUST	Lower	5141, 0.974, North
AD177	FLORIN FIRE STATION	8481 FLORIN RD	CA RGA LUST	Lower	5263, 0.997, SW
AD178	FLORIN FIRE STATION	8481 FLORIN ROAD	CA RGA LUST	Lower	5263, 0.997, SW
AD179	STATION 51	8481 FLORIN ROAD	CA LUST, CA Sacramento Co. CS, CA CERS HAZ WASTE,...	Lower	5263, 0.997, SW
AE180	ACTION EQUIPMENT	8766 FRUITRIDGE RD	CA RGA LUST	Higher	5268, 0.998, North
AE181	ACTION EQUIPMENT	8766 FRUITRIDGE RD	CA LUST, CA Sacramento Co. CS, CA CERS HAZ WASTE,...	Higher	5268, 0.998, North

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
US RECYCLING 8770 ELDER CREEK RD SACRAMENTO, CA 95828	CA Sacramento Co. ML	N/A
ELDER CREEK PROPERTI 8770 ELDER CREEK SACRAMENTO, CA 95828	CA CIWQS	N/A
MARVIN L OATES 8770 ELDER CREEK RD SACRAMENTO, CA 95828	CA HWTS CA HAZNET GEPAID: CAC002568509	N/A
FRANCES FERRAIRA 8770 ELDER CREEK RD SACRAMENTO, CA 95829	CA HWTS CA HAZNET GEPAID: CAC002361311	N/A

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

Lists of Federal NPL (Superfund) sites

NPL: A review of the NPL list, as provided by EDR, and dated 03/27/2025 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>USARMY SACRAMENTO DE</i>	<i>FRUITRIDGE RD</i>	<i>W 1/2 - 1 (0.620 mi.)</i>	<i>0</i>	<i>10</i>

EXECUTIVE SUMMARY

Cerclis ID:: 902715
EPA Id: CA0210020780

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS: A review of the SEMS list, as provided by EDR, and dated 03/27/2025 has revealed that there are 2 SEMS sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SACRAMENTO TRAILER F Site ID: 0909337 EPA Id: CAN000909337	8542 ELDER CREEK ROA	WNW 1/4 - 1/2 (0.417 mi.)	P117	34
SACRAMENTO TRAILER F	8542 ELDER CREEK ROA	WNW 1/4 - 1/2 (0.417 mi.)	P119	34

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 03/27/2025 has revealed that there is 1 SEMS-ARCHIVE 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>
TAYKO ELECTRIC Site ID: 0901394 EPA Id: CAD048941470	8604 ELDER CREEK RD	WNW 1/4 - 1/2 (0.357 mi.)	113	33

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 06/02/2025 has revealed that there are 2 CORRACTS 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>
USARMY SACRAMENTO DE EPA ID:: CA0210020780	FRUITRIDGE RD	W 1/2 - 1 (0.620 mi.)	0	10
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAFETY KLEEN SYSTEMS EPA ID:: CA0000084517	6000 88TH ST	NNE 1/4 - 1/2 (0.497 mi.)	R126	36

EXECUTIVE SUMMARY

Lists of Federal RCRA TSD facilities

RCRA-TSDF: A review of the RCRA-TSDF list, as provided by EDR, and dated 06/02/2025 has revealed that there are 2 RCRA-TSDF 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>
USARMY SACRAMENTO DE EPA ID:: CA0210020780	FRUITRIDGE RD	W 1/2 - 1 (0.620 mi.)	0	10
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAFETY KLEEN SYSTEMS EPA ID:: CA0000084517	6000 88TH ST	NNE 1/4 - 1/2 (0.497 mi.)	R126	36

Lists of state- and tribal hazardous waste facilities

CA ENVIROSTOR: A review of the CA ENVIROSTOR list, as provided by EDR, and dated 01/21/2025 has revealed that there are 4 CA 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>
PALM IRON & BRIDGE W Facility Id: 34340040 Status: Inactive - Needs Evaluation	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C20	14
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAFETY KLEEN SYSTEMS Facility Id: 80001233 Status: No Further Action	6000 88TH ST	NNE 1/4 - 1/2 (0.497 mi.)	R126	36
METALLOY STEEL FOUND Facility Id: 34340038 Status: No Further Action	8588 THYS COURT	NW 1/2 - 1 (0.718 mi.)	139	40
ART'S BODY & PAINT S Facility Id: 34750003 Status: Refer: Other Agency	7049 FLORIN-PERKINS	SW 1/2 - 1 (0.804 mi.)	143	42

Lists of state and tribal landfills and solid waste disposal facilities

CA SWF/LF: A review of the CA SWF/LF list, as provided by EDR, has revealed that there are 2 CA SWF/LF 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>
MRK CONSTRUCTION COM Database: SWF/LF (SWIS), Date of Government Version: 02/03/2025	8940 ELDER CREEK RD	ENE 1/4 - 1/2 (0.443 mi.)	122	35

EXECUTIVE SUMMARY

Facility ID: 34-AA-0228
Operational Status: Active
Regulation Status: Excluded

Lower Elevation	Address	Direction / Distance	Map ID	Page
UNITED RENTALS (NORT	8642 ELDER CREEK RD.	WNW 1/8 - 1/4 (0.212 mi.)	L86	27
Database: SWF/LF (SWIS), Date of Government Version: 02/03/2025				
Facility ID: 34-AA-0033				
Operational Status: Active				
Regulation Status: Permitted				

Lists of state and tribal leaking storage tanks

CA LUST: A review of the CA LUST list, as provided by EDR, has revealed that there are 26 CA LUST sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PALM IRON & BRIDGE W	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C20	14
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0606700708				
PIONEER GRADING & PA	6415 HEDGE AVE	E 1/2 - 1 (0.833 mi.)	V146	42
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Status: Case Closed				
PIONEER GRADING & PA	6415 HEDGE	E 1/2 - 1 (0.833 mi.)	V148	43
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Global Id: T0606700470				
PACIFIC PRIDE CARDLO	5800 SOUTH WATT AVEN	NNE 1/2 - 1 (0.898 mi.)	Z159	46
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Status: Preliminary site assessment underway				
Global Id: T0606755345				
GRANITE CONSTRUCTION	6201 HEDGE AVE	ENE 1/2 - 1 (0.900 mi.)	AA162	46
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0606700133				
ACTION EQUIPMENT	8766 FRUITRIDGE RD	N 1/2 - 1 (0.998 mi.)	AE181	52
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0606700771				

Lower Elevation	Address	Direction / Distance	Map ID	Page
SOZZI TRUST	8542 ELDER CREEK	WNW 1/4 - 1/2 (0.417 mi.)	P120	34
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 02/24/2025				

EXECUTIVE SUMMARY

Status: Completed - Case Closed

Status: Case Closed

Global Id: T0606700432

GELCO INSITUFORM	8565 ELDER CREEK	WNW 1/4 - 1/2 (0.458 mi.)	Q124	36
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0606700436				
B.C. STOCKING DISTRI	6401 FLORIN-PERKINS	W 1/2 - 1 (0.620 mi.)	S131	38
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0606762489				
Global Id: T0606700878				
BC STOCKING DISTRIBUTU	6401 FLORIN-PERKINS	W 1/2 - 1 (0.620 mi.)	S133	39
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Status: Pollution Characterization				
P&P BUILDING WRECKIN	8589 FLORIN RD	SSW 1/2 - 1 (0.698 mi.)	T134	39
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Status: Preliminary site assessment underway				
P&P BUILDING WRECKIN	8589 FLORIN RD	SSW 1/2 - 1 (0.698 mi.)	T135	39
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Global Id: T0606700444				
BLDG #384	384 SAC. ARMY DEPOT	WNW 1/2 - 1 (0.714 mi.)	138	40
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Status: Case Closed				
PURCELL MANUFACTURIN	6951 FLORIN-PERKINS	SW 1/2 - 1 (0.803 mi.)	U141	41
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0606700335				
RELIABLE CRANE & RIG	5853 FLORIN-PERKINS	NW 1/2 - 1 (0.852 mi.)	W151	43
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0606700690				
VALLEY TRUSS	7080 FLORINPERKINS	SW 1/2 - 1 (0.868 mi.)	X154	44
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0606700717				
BLDG #242	242 SAC. ARMY DEPOT	NW 1/2 - 1 (0.874 mi.)	Y155	45
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Status: Case Closed				
BLDG #205	205 SAC. ARMY DEPOT	NW 1/2 - 1 (0.874 mi.)	Y156	45
Database: LUST REG 5, Date of Government Version: 07/01/2008				

EXECUTIVE SUMMARY

Status: Case Closed

BLDG #109	109 SAC. ARMY DEPOT	NW 1/2 - 1 (0.874 mi.)	Y157	45
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Status: Case Closed				
CLEANWORLD SACRAMENT	8550 FRUITRIDGE RD	NNW 1/2 - 1 (0.959 mi.)	AB166	47
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Status: Case Closed				
CLEANWORLD SATS	8550 FRUITRIDGE BLVD	NNW 1/2 - 1 (0.959 mi.)	AB167	48
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Global Id: T0606700170				
BLDG #680	680 SAC. ARMY DEPOT	WNW 1/2 - 1 (0.969 mi.)	171	49
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Status: Case Closed				
SAC CITY FIRE STATIO	5801 FLORIN-PERKINS	NW 1/2 - 1 (0.972 mi.)	172	49
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0606700391				
PERKINS WELDING WORK	8524 FLORIN RD	SSW 1/2 - 1 (0.973 mi.)	AC173	50
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Global Id: T0606700821				
PERKINS WELDING WORK	8524 FLORIN RD	SSW 1/2 - 1 (0.973 mi.)	AC174	50
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Status: Case Closed				
STATION 51	8481 FLORIN ROAD	SW 1/2 - 1 (0.997 mi.)	AD179	51
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 02/24/2025				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0606700390				

CA CPS-SLIC: A review of the CA CPS-SLIC list, as provided by EDR, has revealed that there is 1 CA CPS-SLIC 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>
SOZZI TRUST	8542 ELDER CREEK	WNW 1/4 - 1/2 (0.417 mi.)	P120	34
Database: CPS-SLIC, Date of Government Version: 02/24/2025				
Global Id: T10000003343				
Facility Status: Open - Site Assessment				

EXECUTIVE SUMMARY

CA Sacramento Co. CS: A review of the CA Sacramento Co. CS list, as provided by EDR, and dated 11/07/2022 has revealed that there are 3 CA Sacramento Co. CS 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>
PALM IRON & BRIDGE W Facility Id: RO0000366 Facility Id: RO0001382 Date Closed: 08/16/2006 Date Closed: 07/26/1999	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C20	14
Lower Elevation	Address	Direction / Distance	Map ID	Page
SOZZI TRUST Facility Id: RO0000364 Date Closed: 08/16/1993	8542 ELDER CREEK	WNW 1/4 - 1/2 (0.417 mi.)	P120	34
GELCO INSITUFORM Facility Id: RO0000365 Date Closed: 09/13/1991	8565 ELDER CREEK	WNW 1/4 - 1/2 (0.458 mi.)	Q124	36

Lists of state and tribal registered storage tanks

CA AST: A review of the CA AST list, as provided by EDR, has revealed that there are 4 CA AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TOWNSEND & SCHMIDT M Database: AST, Date of Government Version: 07/06/2016	8788 ELDER CREEK RD	NNE 0 - 1/8 (0.047 mi.)	B12	13
MARTIN BROTHERS CONS Database: AST, Date of Government Version: 07/06/2016	20 LIGHT SKY CT	NNW 1/8 - 1/4 (0.150 mi.)	E58	22
Lower Elevation	Address	Direction / Distance	Map ID	Page
ELDER CREEK TRANSFER Database: AST, Date of Government Version: 07/06/2016	8642 ELDER CREEK RD	WNW 1/8 - 1/4 (0.212 mi.)	L84	27
SAC VAL DISP Database: AST, Date of Government Version: 07/06/2016	8761 YOUNGER CREEK D	NW 1/8 - 1/4 (0.230 mi.)	M101	30

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

CA WMUDS/SWAT: A review of the CA WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has

EXECUTIVE SUMMARY

revealed that there are 2 CA WMUDS/SWAT sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COMPOSTING FACILITY	8642 ELDER CREEK RD	WNW 1/8 - 1/4 (0.212 mi.)	L85	27
ELDER CREEK TRANSFER	8642 ELDER CREEK RD	WNW 1/8 - 1/4 (0.212 mi.)	L91	28

CA SWRCY: A review of the CA SWRCY list, as provided by EDR, and dated 03/03/2025 has revealed that there is 1 CA 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>
MRK CONSTRUCTION COM Cert Id: RC150790.001	8940 ELDER CREEK RD	ENE 1/4 - 1/2 (0.443 mi.)	122	35

Local Lists of Hazardous waste / Contaminated Sites

CA CERS HAZ WASTE: A review of the CA CERS HAZ WASTE list, as provided by EDR, and dated 01/12/2025 has revealed that there are 12 CA CERS HAZ WASTE 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>
8825 ELDER CREEK RD	8825 ELDER CREEK RD	N 0 - 1/8 (0.019 mi.)	B7	12
PALM IRON & BRIDGE W	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C20	14
ALPINE DEMOLITION SE	6500 ASHER LN STE 10	ESE 0 - 1/8 (0.117 mi.)	D29	16
NEW LIFE EMW INC	8836 ELDER CREEK RD	NE 1/8 - 1/4 (0.143 mi.)	C48	20
MARTIN BROTHERS CONS	20 LIGHT SKY CT	NNW 1/8 - 1/4 (0.150 mi.)	E59	22
PLEASANTON TRUCK & E	8844 ELDER CREEK RD	ENE 1/8 - 1/4 (0.171 mi.)	G68	24
ZAKAR TRUCKING, INC	8864 ELDER CREEK RD	ENE 1/8 - 1/4 (0.235 mi.)	K103	31
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BRODOVSKY & BOD	8711 ELDER CREEK RD	NW 1/8 - 1/4 (0.139 mi.)	F46	20
ARREOLA'S COMPLETE L	8671 MORRISON CREEK	SW 1/8 - 1/4 (0.177 mi.)	H71	25
ELDER CREEK TRANSFER	8642 ELDER CREEK RD	WNW 1/8 - 1/4 (0.212 mi.)	L83	27
AGROMIN - ELDER CREE	8642 ELDER CREEK RD	WNW 1/8 - 1/4 (0.212 mi.)	L94	29
SAC VAL DISPOSAL	8761 YOUNGER CREEK D	NW 1/8 - 1/4 (0.230 mi.)	M100	30

Local Lists of Registered Storage Tanks

CA SWEEPS UST: A review of the CA SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 CA SWEEPS UST site 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>
PALM IRON & BRIDGE W	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C20	14

EXECUTIVE SUMMARY

Comp Number: 9886

CA HIST UST: A review of the CA HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 CA HIST UST site 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>
PALM IRON & BRIDGE W Facility Id: 00000009886	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C20	14

CA CERS TANKS: A review of the CA CERS TANKS list, as provided by EDR, and dated 01/12/2025 has revealed that there are 3 CA CERS TANKS 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>
ZAKAR TRUCKING, INC	8864 ELDER CREEK RD	ENE 1/8 - 1/4 (0.235 mi.)	K103	31
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ELDER CREEK TRANSFER	8642 ELDER CREEK RD	WNW 1/8 - 1/4 (0.212 mi.)	L83	27
SAC VAL DISPOSAL	8761 YOUNGER CREEK D	NW 1/8 - 1/4 (0.230 mi.)	M100	30

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 2 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>
PALM IRON & BRIDGE W Facility Id: 34004515 Status: A	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C20	14
WESTERN MATERIAL SUP Facility Id: 34006782 Status: A	8866 ELDER CREEK RD	ENE 1/8 - 1/4 (0.238 mi.)	K109	32

Other Ascertainable Records

ROD: A review of the ROD list, as provided by EDR, and dated 04/25/2025 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
USARMY SACRAMENTO DE EPA ID:: CA0210020780	FRUITRIDGE RD	W 1/2 - 1 (0.620 mi.)	0	10

EXECUTIVE SUMMARY

PFAS ECHO: A review of the PFAS ECHO list, as provided by EDR, and dated 03/24/2025 has revealed that there is 1 PFAS ECHO site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CONSTRUCTION INNOVA	8825 ELDER CREEK	N 0 - 1/8 (0.019 mi.)	B9	12

UST FINDER RELEASE: A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 3 UST FINDER RELEASE 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>
PALM IRON & BRIDGE W	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C25	16
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOZZI TRUST	8542 ELDER CREEK RD	WNW 1/4 - 1/2 (0.417 mi.)	P121	35
GELCO INSITUFORM	8565 ELDER CREEK RD	WNW 1/4 - 1/2 (0.458 mi.)	Q123	35

UST FINDER: A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there is 1 UST FINDER site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ZAKAR TRUCKING, INC	8864 ELDER CREEK RD	ENE 1/8 - 1/4 (0.235 mi.)	K107	32

E MANIFEST: A review of the E MANIFEST list, as provided by EDR, and dated 02/17/2025 has revealed that there are 20 E MANIFEST 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>
CONSTRUCTION INNOVA	8825 ELDER CREEK	N 0 - 1/8 (0.019 mi.)	B10	12
EISENBEIS INC	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C17	13
DAVISON IRON WORKS,	8845 ELDER CREEK ROA	NE 0 - 1/8 (0.100 mi.)	C22	15
ACME CONSTRUCTION SU	26 LIGHT SKY COURT	NNW 0 - 1/8 (0.121 mi.)	E30	17
D & SB AUTO PAINTING	8836 ELDER CREEK RD	NE 1/8 - 1/4 (0.143 mi.)	C49	20
MARTIN BROTHERS CONS	20 LIGHT SKY CT	NNW 1/8 - 1/4 (0.150 mi.)	E57	22
SABER'S SHEETMETAL S	8844 ELDER CREEK ROA	ENE 1/8 - 1/4 (0.171 mi.)	G67	24
PLEASANTON TRUCK & E	8844 ELDER CREEK RD	ENE 1/8 - 1/4 (0.171 mi.)	G69	24
ZAKER TRUCKING INC	8864 ELDER CREEK RD	ENE 1/8 - 1/4 (0.235 mi.)	K104	31
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALLIED FINISHING INC	8711 ELDER CREEK RD	NW 1/8 - 1/4 (0.139 mi.)	F39	18
HOME DEPOT RENTAL #2	8711 ELDER CREEK ROA	NW 1/8 - 1/4 (0.139 mi.)	F41	19
UNITED RENTALS (NORT	8642 ELDER CREEK RD.	WNW 1/8 - 1/4 (0.212 mi.)	L89	28
ELDER CREEK RECOVERY	8642 ELDER CREEK ROA	WNW 1/8 - 1/4 (0.212 mi.)	L92	29
1674 NATOMAS	3881 E COMMERCE WAY	WNW 1/8 - 1/4 (0.212 mi.)	L93	29
THE TJX COMPANIES, I	8642 ELDER CREEK RD.	WNW 1/8 - 1/4 (0.212 mi.)	L95	29
#464 - SACRAMENTO	7981 E STOCKTON BLVD	WNW 1/8 - 1/4 (0.212 mi.)	L97	30
SAC VAL DISPOSAL	8761 YOUNGER CREEK D	NW 1/8 - 1/4 (0.230 mi.)	M99	30
SACVAL DISPOSAL	8761 YOUNGER CREEK D	NW 1/8 - 1/4 (0.230 mi.)	M102	31

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ATHENA AG	8760 YOUNGER CREEK D	NW 1/8 - 1/4 (0.236 mi.)	M108	32
PG&E: R-1351 @ MORRI	8651 MORRISON CREEK	WSW 1/8 - 1/4 (0.241 mi.)	N112	33

CA BOND EXP. PLAN: A review of the CA BOND EXP. PLAN list, as provided by EDR, and dated 01/01/1989 has revealed that there is 1 CA BOND EXP. PLAN site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PALM IRON AND BRIDGE	8845 ELDER CREEK ROA	NE 0 - 1/8 (0.100 mi.)	C15	13

CA Cortese: A review of the CA Cortese list, as provided by EDR, and dated 03/17/2025 has revealed that there are 3 CA 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>
PALM IRON & BRIDGE W	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C20	14
Cleanup Status: COMPLETED - CASE CLOSED				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOZZI TRUST	8542 ELDER CREEK	WNW 1/4 - 1/2 (0.417 mi.)	P120	34
Cleanup Status: COMPLETED - CASE CLOSED				
GELCO INSITUFORM	8565 ELDER CREEK	WNW 1/4 - 1/2 (0.458 mi.)	Q124	36
Cleanup Status: COMPLETED - CASE CLOSED				

CA HIST CORTESE: A review of the CA HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 CA 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>
PALM IRON & BRIDGE W	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C20	14
Reg Id: 340857				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOZZI TRUST	8542 ELDER CREEK	WNW 1/4 - 1/2 (0.417 mi.)	P120	34
Reg Id: 340515				
GELCO INSITUFORM	8565 ELDER CREEK	WNW 1/4 - 1/2 (0.458 mi.)	Q124	36
Reg Id: 340521				

EXECUTIVE SUMMARY

CA HWP: A review of the CA HWP list, as provided by EDR, and dated 02/10/2025 has revealed that there is 1 CA HWP site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SAFETYKLEEN EPA ID: CA0000084517 Cleanup Status: OPERATING PERMIT	6000 88TH ST	NNE 1/4 - 1/2 (0.497 mi.)	R127	37

CA Sacramento Co. ML: A review of the CA Sacramento Co. ML list, as provided by EDR, and dated 11/07/2022 has revealed that there are 58 CA Sacramento Co. ML sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ELDER CREEK RECYCLIN	8780 ELDER CREEK RD	NNE 0 - 1/8 (0.015 mi.)	B6	11
CONSTRUCTION INNOVAT	8825 ELDER CREEK RD	N 0 - 1/8 (0.019 mi.)	B8	12
HP HOOD ASEPTIC WARE	8825 ELDER CREEK RD	N 0 - 1/8 (0.019 mi.)	B11	12
TOWNSEND & SCHMIDT M	8788 ELDER CREEK RD	NNE 0 - 1/8 (0.047 mi.)	B12	13
FLOWLINE CONTRACTORS	6560 ASHER LN STE 10	SE 0 - 1/8 (0.094 mi.)	13	13
PALM IRON AND BRIDGE	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C18	14
Facility Status: Inactive. Included on a listing no longer updated.				
Facility Id: U0010286				
PALM IRON & BRIDGE W	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C21	15
DAVISON IRON WORKS,	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C23	15
EISENBEISS INC	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C24	16
ALPINE DEMOLITION	6500 ASHER LN STE 10	ESE 0 - 1/8 (0.117 mi.)	D27	16
BLUE LANE AUTO LLC	6500 ASHER LN STE 20	ESE 0 - 1/8 (0.117 mi.)	D28	16
THUNDER MOUNTAIN ENT	26 LIGHT SKY CT	NNW 0 - 1/8 (0.121 mi.)	E31	17
DISTRIBUTION PLUS	26 LIGHT SKY CT	NNW 0 - 1/8 (0.121 mi.)	E32	17
Facility Status: Inactive. Included on a listing no longer updated.				
BOLINA'S CONCRETE	6661 ASHER LN	ESE 1/8 - 1/4 (0.133 mi.)	D33	17
BOLINAS CONCRETE	6661 ASHER LANE	ESE 1/8 - 1/4 (0.133 mi.)	D34	17
EURO AUTO SALES INC	8834 ELDER CREEK RD	NE 1/8 - 1/4 (0.136 mi.)	C35	18
NOBLE TRUCK & TRAIL	8834 ELDER CREEK RD	NE 1/8 - 1/4 (0.136 mi.)	C36	18
Facility Status: Inactive. Included on a listing no longer updated.				
MG AUTO SERVICE	8834 ELDER CREEK RD	NE 1/8 - 1/4 (0.136 mi.)	C37	18
ALFREDO'S COLLISION	8834 ELDER CREEK RD	NE 1/8 - 1/4 (0.136 mi.)	C38	18
BRISTOL MARINE	8836 ELDER CREEK RD	NE 1/8 - 1/4 (0.143 mi.)	C50	21
Facility Status: Inactive. Included on a listing no longer updated.				
D & SB AUTO PAINTING	8836 ELDER CREEK RD	NE 1/8 - 1/4 (0.143 mi.)	C51	21
NEW LIFE EMW INC	8836 ELDER CREEK RD	NE 1/8 - 1/4 (0.143 mi.)	C52	21
IVAN'S AUTO REPAIR	6580 ASHER LN STE 50	ESE 1/8 - 1/4 (0.145 mi.)	D53	21
IVAN'S AUTO REPAIR	6580 ASHER LN STE 20	ESE 1/8 - 1/4 (0.145 mi.)	D54	21
FOOD CATERING SUPPLY	20 LIGHT SKY CT	NNW 1/8 - 1/4 (0.150 mi.)	E55	21
MICHAEL TRAN AUTO BO	20 LIGHT SKY CT #200	NNW 1/8 - 1/4 (0.150 mi.)	E56	22
Facility Status: Inactive. Included on a listing no longer updated.				
MARTIN BROTHERS CONS	20 LIGHT SKY CT	NNW 1/8 - 1/4 (0.150 mi.)	E60	22
CAPITOL BOATWORKS	8838 ELDER CREEK RD	NE 1/8 - 1/4 (0.151 mi.)	G61	23
Facility Status: Inactive. Included on a listing no longer updated.				
PAINTERS COLLECTION	8838 ELDER CREEK RD	NE 1/8 - 1/4 (0.151 mi.)	G62	23

EXECUTIVE SUMMARY

Facility Status: Inactive. Included on a listing no longer updated.

HUAMEI	8838 ELDER CREEK RD	NE 1/8 - 1/4 (0.151 mi.)	G63	23
KOEHLER STEEL ERECTO	8842 ELDER CREEK RD	ENE 1/8 - 1/4 (0.164 mi.)	G64	23
Facility Status: Inactive. Included on a listing no longer updated.				
JIM'S BOAT REPAIR	8842 ELDER CREEK RD	ENE 1/8 - 1/4 (0.164 mi.)	G65	23
Facility Status: Inactive. Included on a listing no longer updated.				
SABER'S SHEETMETAL S	8844 ELDER CREEK ROA	ENE 1/8 - 1/4 (0.171 mi.)	G66	24
SABER'S SHEETMETAL S	8844 ELDER CREEK RD	ENE 1/8 - 1/4 (0.171 mi.)	G70	24
FLOWLINE CONTRACTORS	6600 ASHER LN 100	ESE 1/8 - 1/4 (0.184 mi.)	I73	25
CATEGORY 5 FARMS	6600 ASHER LN STE 20	ESE 1/8 - 1/4 (0.184 mi.)	I74	25
A P & R MACHINE & TO	16 LIGHT SKY CT 3	NNW 1/8 - 1/4 (0.187 mi.)	J75	25
CAPITAL INDUSTRIAL M	16 LIGHT SKY CT STE	NNW 1/8 - 1/4 (0.187 mi.)	J76	25
DOUMIT CONSTRUCTION	8850 ELDER CREEK RD	ENE 1/8 - 1/4 (0.202 mi.)	K77	26
B&B ASPHALT INC	6610 ASHER LN	ESE 1/8 - 1/4 (0.202 mi.)	I78	26
WASTE REMOVAL & RECY	8864 ELDER CREEK ROA	ENE 1/8 - 1/4 (0.235 mi.)	K105	31
WESTERN MATERIAL SUP	8864 ELDER CREEK RD	ENE 1/8 - 1/4 (0.235 mi.)	K106	31
WESTERN MATERIAL SUP	8866 ELDER CREEK RD	ENE 1/8 - 1/4 (0.238 mi.)	K110	32

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LORD AND SONS	8711 ELDER CREEK RD	NW 1/8 - 1/4 (0.139 mi.)	F40	19
Facility Status: Inactive. Included on a listing no longer updated.				
HOME DEPOT RENTAL	8711 ELDER CREEK RD	NW 1/8 - 1/4 (0.139 mi.)	F42	19
LORD & SONS INC	8711 ELDER CREEK RD	NW 1/8 - 1/4 (0.139 mi.)	F43	19
KELLEY AUTOMOTIVE	8711 ELDER CREEK RD	NW 1/8 - 1/4 (0.139 mi.)	F44	19
ALLIED FINISHING INC	8711 ELDER CREEK RD	NW 1/8 - 1/4 (0.139 mi.)	F45	20
ELMCO SALES, INC	8711 ELDER CREEK RD	NW 1/8 - 1/4 (0.139 mi.)	F47	20
Facility Status: Inactive. Included on a listing no longer updated.				
ARREOLA'S COMPLETE L	8671 MORRISON CREEK	SW 1/8 - 1/4 (0.177 mi.)	H72	25
PACIFIC WALLBOARD SE	8 LIGHT SKY CT STE B	NNW 1/8 - 1/4 (0.205 mi.)	J79	26
REP COR	1 LIGHT SKY CT STE 4	NNW 1/8 - 1/4 (0.207 mi.)	J80	26
HORIZON COLLECTIVE	1 LIGHT SKY CT STE 1	NNW 1/8 - 1/4 (0.207 mi.)	J81	26
ELDER CREEK TRANSFER	8642 ELDER CREEK RD	WNW 1/8 - 1/4 (0.212 mi.)	L87	28
AGROMIN - ELDER CREE	8642 ELDER CREEK RD	WNW 1/8 - 1/4 (0.212 mi.)	L94	29
SYLVANIA LIGHTING SE	2 LIGHT SKY CT #1	NNW 1/8 - 1/4 (0.227 mi.)	J98	30
Facility Status: Inactive. Included on a listing no longer updated.				
SAC VAL DISPOSAL	8761 YOUNGER CREEK D	NW 1/8 - 1/4 (0.230 mi.)	M100	30
PG&E: R-1351 @ MORRI	8651 MORRISON CREEK	WSW 1/8 - 1/4 (0.241 mi.)	N111	32

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

CA RGA LF: A review of the CA RGA LF list, as provided by EDR, has revealed that there are 5 CA RGA LF 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>
ELDER CREEK OIL/TIRE	8780 ELDER CREEK ROA	NNE 0 - 1/8 (0.015 mi.)	B5	11

EXECUTIVE SUMMARY

Facility ID: 34-TI-0941

Lower Elevation	Address	Direction / Distance	Map ID	Page
L & D RECYCLING	8642 ELDER CREEK ROA	WNW 1/8 - 1/4 (0.212 mi.)	L82	27
L AND D RECYCLING	8642 ELDER CREEK ROA	WNW 1/8 - 1/4 (0.212 mi.)	L88	28
ELDER CREEK RECOVERY Facility ID: 34-AA-0033	8642 ELDER CREEK ROA	WNW 1/8 - 1/4 (0.212 mi.)	L90	28
L & D RECYCLING (SAC	8642 ELDER CREEK ROA	WNW 1/8 - 1/4 (0.212 mi.)	L96	29

CA RGA LUST: A review of the CA RGA LUST list, as provided by EDR, has revealed that there are 38 CA RGA LUST sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PALM IRON & BRIDGE W	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C14	13
THE PALM IRON & BRID	8845 ELDER CREEK	NE 0 - 1/8 (0.100 mi.)	C16	13
PALM IRON & BRIDGE	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C19	14
THE PALM IRON & BRID	8845 ELDER CREEK RD	NE 0 - 1/8 (0.100 mi.)	C26	16
FORMER DARPETRO SS	6421 WATT AVE	E 1/4 - 1/2 (0.361 mi.)	O114	33
DARPETRO (FORMER SS)	6421 WATT AVE	E 1/4 - 1/2 (0.361 mi.)	O115	33
DIGOL'S GAS	6323 WATT AVE	E 1/4 - 1/2 (0.386 mi.)	116	33
FAST GAS (FORMER SS)	6101 WATT AVE	NE 1/2 - 1 (0.523 mi.)	128	38
PIONEER GRADING & PA	6415 HEDGE AVE	E 1/2 - 1 (0.833 mi.)	V145	42
PIONEER GRADING & PA	6415 HEDGE AVE	E 1/2 - 1 (0.833 mi.)	V147	42
PIONEER GRADING & PA	6415 HEDGE AVE	E 1/2 - 1 (0.833 mi.)	V149	43
PACIFIC PRIDE CARDLO	5800 SOUTH WATT AVEN	NNE 1/2 - 1 (0.898 mi.)	Z158	45
GRANITE CONSTRUCTION	6201 HEDGE AVE	ENE 1/2 - 1 (0.900 mi.)	AA160	46
GRANITE CONSTRUCTION	6201 HEDGE AVE	ENE 1/2 - 1 (0.900 mi.)	AA161	46
GRANITE CONSTRUCTION	6201 HEDGE AVENUE	ENE 1/2 - 1 (0.900 mi.)	AA163	47
UNOCAL #7194	5750 WATT AVE	NNE 1/2 - 1 (0.937 mi.)	Z164	47
ACTION EQUIPMENT	8766 FRUITRIDGE RD	N 1/2 - 1 (0.998 mi.)	AE180	52

Lower Elevation	Address	Direction / Distance	Map ID	Page
SOZZI TRUST	8542 ELDER CREEK RD	WNW 1/4 - 1/2 (0.417 mi.)	P118	34
GELCO INSITUFORM	8565 ELDER CREEK RD	WNW 1/4 - 1/2 (0.458 mi.)	Q125	36
B.C. STOCKING DISTRI	6401 FLORIN-PERKINS	W 1/2 - 1 (0.620 mi.)	S129	38
BC STOCKING DISTRIBU	6401 FLORIN-PERKINS	W 1/2 - 1 (0.620 mi.)	S130	38
BC STOCKING DISTRIBU	6401 FLORIN-PERKINS	W 1/2 - 1 (0.620 mi.)	S132	39
P&P BUILDING WRECKIN	8589 FLORIN RD	SSW 1/2 - 1 (0.698 mi.)	T136	40
P&P BUILDING WRECKIN	8589 FLORIN RD	SSW 1/2 - 1 (0.698 mi.)	T137	40
PURCELL MANUFACTURIN	6951 FLORIN-PERKINS	SW 1/2 - 1 (0.803 mi.)	U140	41
PURCELL MANUFACTURIN	6951 FLORIN-PERKINS	SW 1/2 - 1 (0.803 mi.)	U142	41
FATTA PROPERTY	5949 WATT AVE	NNE 1/2 - 1 (0.823 mi.)	144	42
RELIABLE CRANE & RIG	5853 FLORIN-PERKINS	NW 1/2 - 1 (0.852 mi.)	W150	43
RELIABLE CRANE & RIG	5853 FLORIN-PERKINS	NW 1/2 - 1 (0.852 mi.)	W152	44
VALLEY TRUSS	7080 FLORIN-PERKINS	SW 1/2 - 1 (0.868 mi.)	X153	44
SAFETY KLEEN (FORMER	8543A UNSWORTH AVE	NNW 1/2 - 1 (0.940 mi.)	165	47
SOUTH AREA REFUSE TR	8550 FRUITRIDGE ROAD	NNW 1/2 - 1 (0.959 mi.)	AB168	49
SOUTH AREA REFUSE TR	8550 FRUITRIDGE RD	NNW 1/2 - 1 (0.959 mi.)	AB169	49
SOUTH AREA REFUSE TR	8550 FRUITRIDGE RD	NNW 1/2 - 1 (0.959 mi.)	AB170	49
PERKINS WELDING WORK	8524 FLORIN RD	SSW 1/2 - 1 (0.973 mi.)	AC175	51
PHILPOTT	8700 FRUITRIDGE RD	N 1/2 - 1 (0.974 mi.)	176	51
FLORIN FIRE STATION	8481 FLORIN RD	SW 1/2 - 1 (0.997 mi.)	AD177	51

EXECUTIVE SUMMARY

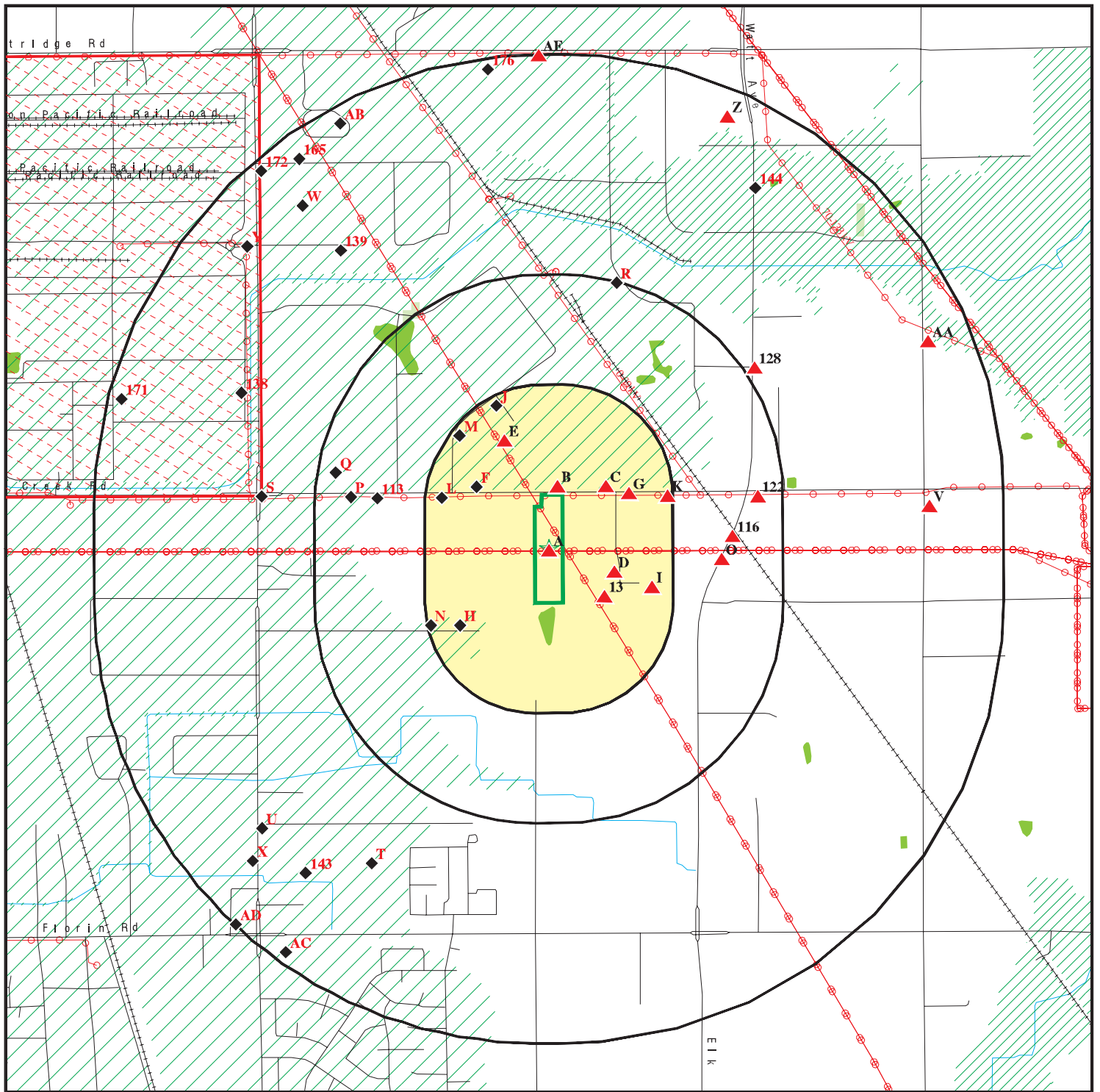
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FLORIN FIRE STATION	8481 FLORIN ROAD	SW 1/2 - 1 (0.997 mi.)	AD178	51

Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SACRAMENTO	S100182044	SMUD PCB SUBSTATION SITE #10	ELK GROVE-FLORIN ROAD	95829	CA ENVIROSTOR
SACRAMENTO	S106869353	SAC COUNTY-HWY & BRIDGES	WATT AVE		CA Sacramento Co. CS
SACRAMENTO	S106869352	NELSON/ROGERS DEVELOPMENT	WATT AVE		CA Sacramento Co. CS

OVERVIEW MAP - 8024562.2S



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

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

0 1/4 1/2 1 Miles

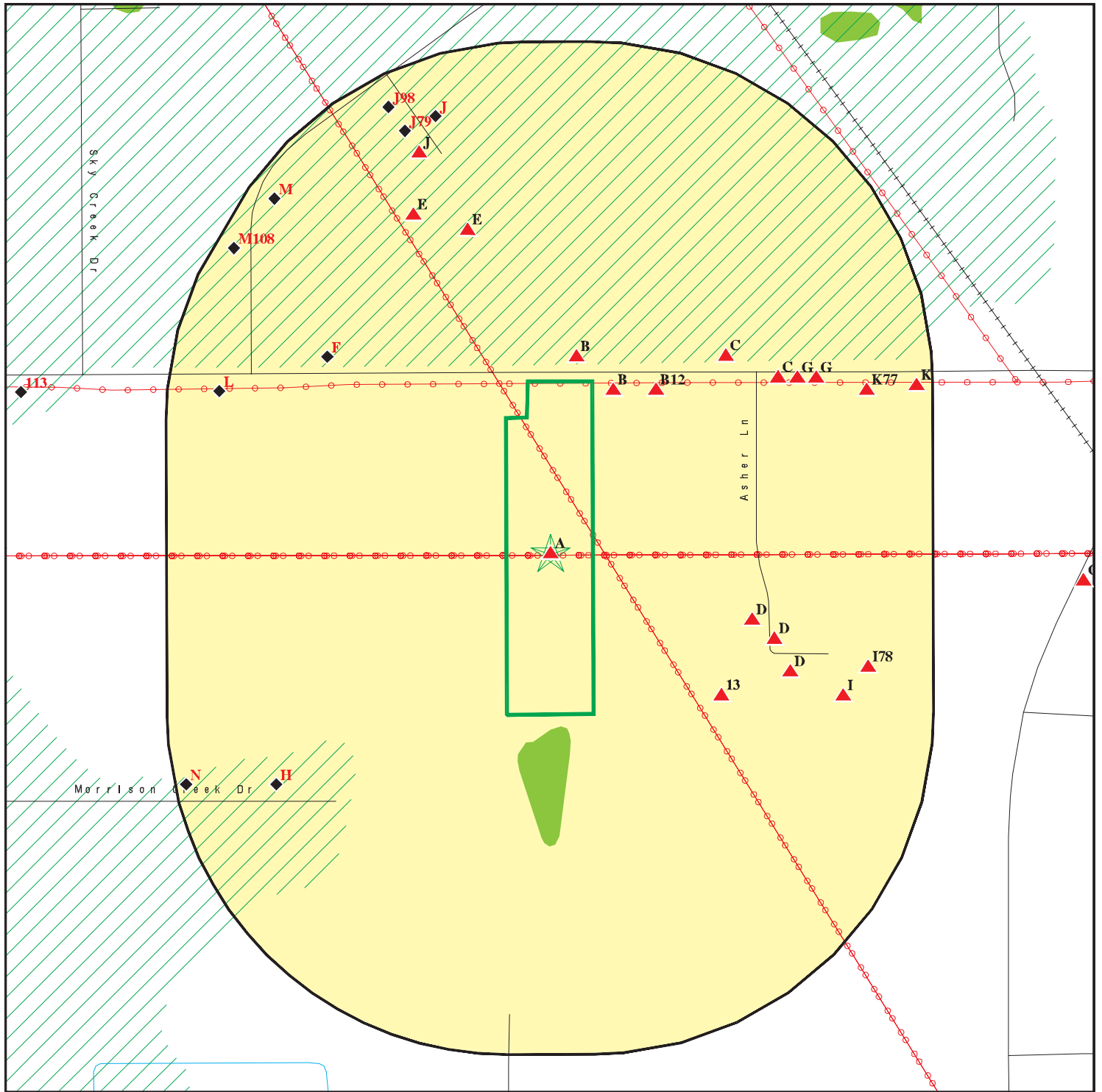


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: APN 064-0020-049
ADDRESS: 8770 Elder Creek Road
Sacramento CA 95828
LAT/LONG: 38.508777 / 121.378391

CLIENT: Bole and Associates
CONTACT: David Bole
INQUIRY #: 8024562.2s
DATE: June 20, 2025 9:16 am

DETAIL MAP - 8024562.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

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: APN 064-0020-049
ADDRESS: 8770 Elder Creek Road
Sacramento CA 95828
LAT/LONG: 38.508777 / 121.378391

CLIENT: Bole and Associates
CONTACT: David Bole
INQUIRY #: 8024562.2s
DATE: June 20, 2025 9:25 am

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>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	1	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
SEMS	0.500		0	0	2	NR	NR	2
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	1	NR	NR	1
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	1	1	NR	2
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	1.000		0	0	1	1	NR	2
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.125		0	NR	NR	NR	NR	0
RCRA-SQG	0.125		0	NR	NR	NR	NR	0
RCRA-VSQG	0.125		0	NR	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 CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal (Superfund) equivalent sites</i>								
CA RESPONSE	1.000		0	0	0	0	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
CA ENVIROSTOR	1.000		1	0	1	2	NR	4
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
CA SWF/LF	0.500		0	1	1	NR	NR	2

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
<i>Lists of state and tribal leaking storage tanks</i>								
CA LUST	1.000		1	0	2	23	NR	26
INDIAN LUST	0.500		0	0	0	NR	NR	0
CA CPS-SLIC	0.500		0	0	1	NR	NR	1
CA Sacramento Co. CS	0.500		1	0	2	NR	NR	3
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
CA UST	0.125		0	NR	NR	NR	NR	0
CA AST	0.250		1	3	NR	NR	NR	4
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
CA VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
CA BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
CA WMUDS/SWAT	0.500		0	2	0	NR	NR	2
CA SWRCY	0.500		0	0	1	NR	NR	1
CA HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CA HIST Cal-Sites	1.000		0	0	0	0	NR	0
CA SCH	0.250		0	0	NR	NR	NR	0
CA CDL	TP		NR	NR	NR	NR	NR	0
CA CERS HAZ WASTE	0.250		3	9	NR	NR	NR	12
CA Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
CA SWEEPS UST	0.125		1	NR	NR	NR	NR	1
CA HIST UST	0.125		1	NR	NR	NR	NR	1
CA CERS TANKS	0.250		0	3	NR	NR	NR	3
CA FID UST	0.250		1	1	NR	NR	NR	2

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
Local Land Records								
CA LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
CA DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CA CHMIRS	TP		NR	NR	NR	NR	NR	0
CA LDS	TP		NR	NR	NR	NR	NR	0
CA MCS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	TP		NR	NR	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	1	NR	1
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
ABANDONED MINES	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0

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
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		1	0	NR	NR	NR	1
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER RELEASE	0.500		1	0	2	NR	NR	3
UST FINDER	0.250		0	1	NR	NR	NR	1
E MANIFEST	0.250		4	16	NR	NR	NR	20
CA PFAS	0.250		0	0	NR	NR	NR	0
CA AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		1	0	0	0	NR	1
CA CHROME PLATING	0.500		0	0	0	NR	NR	0
CA Cortese	0.500		1	0	2	NR	NR	3
CA CUPA Listings	0.250		0	0	NR	NR	NR	0
CA DRYCLEANERS	0.250		0	0	NR	NR	NR	0
CA EMI	TP		NR	NR	NR	NR	NR	0
CA ENF	TP		NR	NR	NR	NR	NR	0
CA Financial Assurance	TP		NR	NR	NR	NR	NR	0
CA ICE	TP		NR	NR	NR	NR	NR	0
CA HIST CORTESE	0.500		1	0	2	NR	NR	3
CA HWP	1.000		0	0	1	0	NR	1
CA HWT	0.250		0	0	NR	NR	NR	0
CA HWTS	TP	2	NR	NR	NR	NR	NR	2
CA HAZNET	TP	2	NR	NR	NR	NR	NR	2
NJ MANIFEST	0.250		0	0	NR	NR	NR	0
CA MINES	TP		NR	NR	NR	NR	NR	0
CA Sacramento Co. ML	0.250	1	13	45	NR	NR	NR	59
CA MWMP	0.250		0	0	NR	NR	NR	0
CA NPDES	TP		NR	NR	NR	NR	NR	0
CA PEST LIC	TP		NR	NR	NR	NR	NR	0
CA PROC	0.500		0	0	0	NR	NR	0
CA Notify 65	1.000		0	0	0	0	NR	0
CA HAZMAT	0.250		0	0	NR	NR	NR	0
CA UIC	TP		NR	NR	NR	NR	NR	0
CA UIC GEO	TP		NR	NR	NR	NR	NR	0
CA WASTEWATER PITS	0.500		0	0	0	NR	NR	0
CA WDS	TP		NR	NR	NR	NR	NR	0
CA WIP	0.250		0	0	NR	NR	NR	0
CA MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
CA PROJECT	TP		NR	NR	NR	NR	NR	0
CA WDR	TP		NR	NR	NR	NR	NR	0
CA CIWQS	TP	1	NR	NR	NR	NR	NR	1

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
CA CERS	TP		NR	NR	NR	NR	NR	0
CA NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
CA OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
CA PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
CA SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
CA WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.250		0	0	NR	NR	NR	0
EDR Hist Cleaner	0.250		0	0	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

CA RGA LF	0.500		1	4	0	NR	NR	5
CA RGA LUST	1.000		4	0	5	29	NR	38

- Totals --		6	37	85	25	58	0	211
-------------	--	---	----	----	----	----	---	-----

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
Target
Property
US RECYCLING
8770 ELDER CREEK RD
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S109442704
N/A

Actual:
46 ft.

[Click here for full text details](#)

A2
Target
Property
ELDER CREEK PROPERTIES
8770 ELDER CREEK
SACRAMENTO, CA 95828

CA CIWQS

S121636544
N/A

Actual:
46 ft.

[Click here for full text details](#)

A3
Target
Property
MARVIN L OATES
8770 ELDER CREEK RD
SACRAMENTO, CA 95828

CA HWTS
CA HAZNET

S112931820
N/A

Actual:
46 ft.

[Click here for full text details](#)

CA HAZNET
GEPAID CAC002568509

A4
Target
Property
FRANCES FERRAIRA
8770 ELDER CREEK RD
SACRAMENTO, CA 95829

CA HWTS
CA HAZNET

S112915556
N/A

Actual:
46 ft.

[Click here for full text details](#)

CA HAZNET
GEPAID CAC002361311

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NPL
Region
West
1/2-1
3271 ft.

USARMY SACRAMENTO DEPOT
FRUITRIDGE RD
SACRAMENTO, CA 95813

[Click here for full text details](#)

NPL 1000353465
SEMS CA0210020780
CORRACTS
RCRA-TSDF
RCRA-SQG
US ENG CONTROLS
US INST CONTROLS
CA HIST UST
CA FID UST
ROD
PADS
FTTS
HIST FTTS
DOCKET HWC
PFAS NPL
E MANIFEST
CA EMI
CA HWTS
CA HAZNET

NPL
Cerclis ID: 902715
EPA Id CA0210020780

SEMS
Site ID 0902715
EPA Id CA0210020780

CORRACTS
EPA ID: CA0210020780

RCRA-TSDF
EPA Id CA0210020780

RCRA-SQG
EPA Id CA0210020780

US ENG CONTROLS
EPA ID: CA0210020780
EPA ID: CA0210020780

US INST CONTROLS
EPA ID: CA0210020780

CA HIST UST
Facility Id 00000058860

CA FID UST
Facility Id 34000054

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

USARMY SACRAMENTO DEPOT (Continued)

1000353465

Status A

ROD

EPA ID: CA0210020780

PADS

EPAID: CA0210020780

FTTS

Docket Number: 09-89131-03-WR

Close Date: / /

HIST FTTS

Close Date: / /

Docket Number: 09-89131-03-WR

CA EMI

Facility Id 64

CA HAZNET

GEPAID CA0210020780

B5
NNE
< 1/8
0.015 mi.
80 ft.

ELDER CREEK OIL/TIRE CHANGE
8780 ELDER CREEK ROAD
SACRAMENTO, CA

CA RGA LF **S114727588**
N/A

Relative:
Higher

[Click here for full text details](#)

CA RGA LF

Facility ID 34-TI-0941

B6
NNE
< 1/8
0.015 mi.
80 ft.

ELDER CREEK RECYCLING CENTER
8780 ELDER CREEK RD
SACRAMENTO, CA 95828

CA Sacramento Co. ML **S102445830**
CA CIWQS **N/A**

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B7
North
< 1/8
0.019 mi.
101 ft.

8825 ELDER CREEK RD
8825 ELDER CREEK RD
SACRAMENTO, CA 95828

CA CERS HAZ WASTE
CA NPDES
CA CIWQS
CA CERS

S117693989
N/A

Relative:
Higher

[Click here for full text details](#)

B8
North
< 1/8
0.019 mi.
101 ft.

CONSTRUCTION INNOVATIONS
8825 ELDER CREEK RD STE 600
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S128619152
N/A

Relative:
Higher

[Click here for full text details](#)

B9
North
< 1/8
0.019 mi.
101 ft.

CONSTRUCTION INNOVATIONS LLC
8825 ELDER CREEK
SACRAMENTO, CA 95682

FINDS
ECHO
PFAS ECHO

1024634127
N/A

Relative:
Higher

[Click here for full text details](#)

FINDS

Registry ID: 110070422514

ECHO

Registry ID 110070422514

B10
North
< 1/8
0.019 mi.
101 ft.

CONSTRUCTION INNOVATIONS LLC
8825 ELDER CREEK
SACRAMENTO, CA 95682

RCRA NonGen / NLR
E MANIFEST

1024857031
CAL000421672

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR

EPA Id CAL000421672

B11
North
< 1/8
0.019 mi.
101 ft.

HP HOOD ASEPTIC WAREHOUSE
8825 ELDER CREEK RD STE 100
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S128619409
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B12 TOWNSEND & SCHMIDT MASONRY
NNE 8788 ELDER CREEK RD
< 1/8 SACRAMENTO, CA 95828
0.047 mi.
246 ft.

CA AST
CA Sacramento Co. ML
CA CERS

S108195586
N/A

Relative:
Higher

[Click here for full text details](#)

13 FLOWLINE CONTRACTORS INC
SE 6560 ASHER LN STE 100
< 1/8 SACRAMENTO, CA 95828
0.094 mi.
496 ft.

CA Sacramento Co. ML
CA CERS

S108484615
N/A

Relative:
Higher

[Click here for full text details](#)

C14 PALM IRON & BRIDGE WORKS
NE 8845 ELDER CREEK RD
< 1/8 SACRAMENTO, CA
0.100 mi.
528 ft.

CA RGA LUST

S114666674
N/A

Relative:
Higher

[Click here for full text details](#)

C15 PALM IRON AND BRIDGE WORKS
NE 8845 ELDER CREEK ROAD
< 1/8 SACRAMENTO, CA 95828
0.100 mi.
528 ft.

CA BOND EXP. PLAN

S100833203
N/A

Relative:
Higher

[Click here for full text details](#)

C16 THE PALM IRON & BRIDGE
NE 8845 ELDER CREEK
< 1/8 SACRAMENTO, CA
0.100 mi.
528 ft.

CA RGA LUST

S114702081
N/A

Relative:
Higher

[Click here for full text details](#)

C17 EISENBEIS INC
NE 8845 ELDER CREEK RD STE B
< 1/8 SACRAMENTO, CA 95828
0.100 mi.
528 ft.

RCRA NonGen / NLR
E MANIFEST

1024841677
CAL000391499

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAL000391499

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C18
NE
< 1/8
0.100 mi.
528 ft.

PALM IRON AND BRIDGE WORKS
8845 ELDER CREEK RD
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S123293235
N/A

Relative:
Higher

[Click here for full text details](#)

CA Sacramento Co. ML
Facility Id U0010286
Facility Status Inactive. Included on a listing no longer updated.

C19
NE
< 1/8
0.100 mi.
528 ft.

PALM IRON & BRIDGE
8845 ELDER CREEK RD
SACRAMENTO, CA

CA RGA LUST

S114666675
N/A

Relative:
Higher

[Click here for full text details](#)

C20
NE
< 1/8
0.100 mi.
528 ft.

PALM IRON & BRIDGE WORKS
8845 ELDER CREEK RD
SACRAMENTO, CA 95828

CA ENVIROSTOR
CA LUST
CA Sacramento Co. CS
CA CERS HAZ WASTE
CA SWEEPS UST
CA HIST UST
CA FID UST
CA Cortese
CA HIST CORTESE
CA NPDES
CA CIWQS
CA CERS

1000598301
N/A

Relative:
Higher

[Click here for full text details](#)

CA ENVIROSTOR
Facility Id 34340040
Status Inactive - Needs Evaluation

CA LUST
Status Case Closed
Status Completed - Case Closed
Global Id T0606700708

CA Sacramento Co. CS
Facility Id RO0000366
Facility Id RO0001382
Date Closed 08/16/2006
Date Closed 07/26/1999

CA SWEEPS UST
Comp Number 9886

CA HIST UST
Facility Id 00000009886

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PALM IRON & BRIDGE WORKS (Continued)

1000598301

CA FID UST

Facility Id 34004515
Status A

CA Cortese

Cleanup Status COMPLETED - CASE CLOSED

CA HIST CORTESE

Reg Id 340857

CA NPDES

Facility Status Active

C21
NE
< 1/8
0.100 mi.
528 ft.

**PALM IRON & BRIDGE WORK
8845 ELDER CREEK RD
SACRAMENTO, CA 95828**

CA Sacramento Co. ML

**S123293234
N/A**

Relative:
Higher

[Click here for full text details](#)

C22
NE
< 1/8
0.100 mi.
528 ft.

**DAVISON IRON WORKS, INC
8845 ELDER CREEK ROAD
SACRAMENTO, CA 95828**

**RCRA NonGen / NLR
E MANIFEST**

**1024796119
CAL000172790**

Relative:
Higher

[Click here for full text details](#)

**RCRA NonGen / NLR
EPA Id CAL000172790**

C23
NE
< 1/8
0.100 mi.
528 ft.

**DAVISON IRON WORKS, INC
8845 ELDER CREEK RD
SACRAMENTO, CA 95828**

CA Sacramento Co. ML

**S123290540
N/A**

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C24
NE
< 1/8
0.100 mi.
528 ft.

EISENBEISS INC
8845 ELDER CREEK RD STE B
SACRAMENTO, CA 95828

CA HWTS
CA HAZNET
CA Sacramento Co. ML

S116693876
N/A

Relative:
Higher

[Click here for full text details](#)

CA HAZNET
GEPaid CAL000391499

C25
NE
< 1/8
0.100 mi.
528 ft.

PALM IRON & BRIDGE WORKS
8845 ELDER CREEK RD
SACRAMENTO, CA 95828

UST FINDER RELEASE

1029088886
N/A

Relative:
Higher

[Click here for full text details](#)

C26
NE
< 1/8
0.100 mi.
528 ft.

THE PALM IRON & BRIDGE
8845 ELDER CREEK RD
SACRAMENTO, CA

CA RGA LUST

S114702080
N/A

Relative:
Higher

[Click here for full text details](#)

D27
ESE
< 1/8
0.117 mi.
618 ft.

ALPINE DEMOLITION
6500 ASHER LN STE 100
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S128618901
N/A

Relative:
Higher

[Click here for full text details](#)

D28
ESE
< 1/8
0.117 mi.
618 ft.

BLUE LANE AUTO LLC
6500 ASHER LN STE 200
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S128619021
N/A

Relative:
Higher

[Click here for full text details](#)

D29
ESE
< 1/8
0.117 mi.
618 ft.

ALPINE DEMOLITION SERVICE INC.
6500 ASHER LN STE 100
SACRAMENTO, CA 95828

CA CERS HAZ WASTE
CA HWTS
CA CERS

S123290625
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

E30
NNW
< 1/8
0.121 mi.
638 ft.

ACME CONSTRUCTION SUPPLY
26 LIGHT SKY COURT
SACRAMENTO, CA 95828

RCRA NonGen / NLR
E MANIFEST

1027090100
CAC003162600

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAC003162600

E31
NNW
< 1/8
0.121 mi.
638 ft.

THUNDER MOUNTAIN ENTERPRISES INC
26 LIGHT SKY CT
SACRAMENTO, CA 95828

CA HWTS
CA HAZNET
CA Sacramento Co. ML

S112936349
N/A

Relative:
Higher

[Click here for full text details](#)

CA HAZNET
GEPaid CAC002575640

E32
NNW
< 1/8
0.121 mi.
638 ft.

DISTRIBUTION PLUS
26 LIGHT SKY CT
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S108222753
N/A

Relative:
Higher

[Click here for full text details](#)

CA Sacramento Co. ML
Facility Status Inactive. Included on a listing no longer updated.

D33
ESE
1/8-1/4
0.133 mi.
704 ft.

BOLINA'S CONCRETE
6661 ASHER LN
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S123289550
N/A

Relative:
Higher

[Click here for full text details](#)

D34
ESE
1/8-1/4
0.133 mi.
704 ft.

BOLINAS CONCRETE
6661 ASHER LANE
SACRAMENTO, CA 95829

CA Sacramento Co. ML
CA CIWQS

S121624250
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C35
NE
1/8-1/4
0.136 mi.
720 ft.

EURO AUTO SALES INC
8834 ELDER CREEK RD STE C
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S109034559
N/A

Relative:
Higher

[Click here for full text details](#)

C36
NE
1/8-1/4
0.136 mi.
720 ft.

NOBLE TRUCK & TRAILER PARTS INC
8834 ELDER CREEK RD
SACRAMENTO, CA 95828

CA HWTS
CA Sacramento Co. ML

S128619590
N/A

Relative:
Higher

[Click here for full text details](#)

CA Sacramento Co. ML
Facility Status Inactive. Included on a listing no longer updated.

C37
NE
1/8-1/4
0.136 mi.
720 ft.

MG AUTO SERVICE
8834 ELDER CREEK RD STE B
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S123681279
N/A

Relative:
Higher

[Click here for full text details](#)

C38
NE
1/8-1/4
0.136 mi.
720 ft.

ALFREDO'S COLLISION CENTER
8834 ELDER CREEK RD STE A
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S128618889
N/A

Relative:
Higher

[Click here for full text details](#)

F39
NW
1/8-1/4
0.139 mi.
733 ft.

ALLIED FINISHING INC
8711 ELDER CREEK RD STE 300
SACRAMENTO, CA 95828

RCRA NonGen / NLR
E MANIFEST

1025871988
CAL000445107

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAL000445107

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

F40
NW
1/8-1/4
0.139 mi.
733 ft.

LORD AND SONS
8711 ELDER CREEK RD
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S123292474
N/A

Relative:
Lower

[Click here for full text details](#)

CA Sacramento Co. ML

Facility Status Inactive. Included on a listing no longer updated.

F41
NW
1/8-1/4
0.139 mi.
733 ft.

HOME DEPOT RENTAL #2943
8711 ELDER CREEK ROAD
SACRAMENTO, CA 95828

RCRA-VSQG
E MANIFEST

1024877062
CAR000285791

Relative:
Lower

[Click here for full text details](#)

RCRA-VSQG

EPA Id CAR000285791

F42
NW
1/8-1/4
0.139 mi.
733 ft.

HOME DEPOT RENTAL
8711 ELDER CREEK RD STE 200
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S129164923
N/A

Relative:
Lower

[Click here for full text details](#)

F43
NW
1/8-1/4
0.139 mi.
733 ft.

LORD & SONS INC
8711 ELDER CREEK RD STE A
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S108276973
N/A

Relative:
Lower

[Click here for full text details](#)

F44
NW
1/8-1/4
0.139 mi.
733 ft.

KELLEY AUTOMOTIVE
8711 ELDER CREEK RD STE 600
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S129164962
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

F45 ALLIED FINISHING INC
NW 8711 ELDER CREEK RD STE 300
1/8-1/4 SACRAMENTO, CA 95828
0.139 mi.
733 ft.

CA HWTS
CA Sacramento Co. ML

S123288921
N/A

Relative:
Lower

[Click here for full text details](#)

F46 BRODOVSKY & BOD
NW 8711 ELDER CREEK RD
1/8-1/4 SACRAMENTO, CA 95828
0.139 mi.
733 ft.

CA CERS HAZ WASTE
CA HWTS
CA HAZNET
CA CERS

S112981699
N/A

Relative:
Lower

[Click here for full text details](#)

CA HAZNET
GEPAID CAC002649005

F47 ELMCO SALES, INC
NW 8711 ELDER CREEK RD
1/8-1/4 SACRAMENTO, CA 95828
0.139 mi.
733 ft.

CA Sacramento Co. ML

S123290925
N/A

Relative:
Lower

[Click here for full text details](#)

CA Sacramento Co. ML
Facility Status Inactive. Included on a listing no longer updated.

C48 NEW LIFE EMW INC
NE 8836 ELDER CREEK RD STE A
1/8-1/4 SACRAMENTO, CA 95828
0.143 mi.
757 ft.

CA CERS HAZ WASTE
CA HWTS
CA CERS

S124886442
N/A

Relative:
Higher

[Click here for full text details](#)

C49 D & SB AUTO PAINTING
NE 8836 ELDER CREEK RD
1/8-1/4 SACRAMENTO, CA 95828
0.143 mi.
757 ft.

RCRA NonGen / NLR
E MANIFEST

1024837691
CAL000383581

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAL000383581

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C50
NE
1/8-1/4
0.143 mi.
757 ft.

BRISTOL MARINE
8836 ELDER CREEK RD
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S128619033
N/A

Relative:
Higher

[Click here for full text details](#)

CA Sacramento Co. ML
Facility Status Inactive. Included on a listing no longer updated.

C51
NE
1/8-1/4
0.143 mi.
757 ft.

D & SB AUTO PAINTING
8836 ELDER CREEK RD STE D
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S128619188
N/A

Relative:
Higher

[Click here for full text details](#)

C52
NE
1/8-1/4
0.143 mi.
757 ft.

NEW LIFE EMW INC
8836 ELDER CREEK RD
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S128619594
N/A

Relative:
Higher

[Click here for full text details](#)

D53
ESE
1/8-1/4
0.145 mi.
764 ft.

IVAN'S AUTO REPAIR
6580 ASHER LN STE 500
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S109419413
N/A

Relative:
Higher

[Click here for full text details](#)

D54
ESE
1/8-1/4
0.145 mi.
764 ft.

IVAN'S AUTO REPAIR
6580 ASHER LN STE 200
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S109419411
N/A

Relative:
Higher

[Click here for full text details](#)

E55
NNW
1/8-1/4
0.150 mi.
790 ft.

FOOD CATERING SUPPLY
20 LIGHT SKY CT
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S123291210
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

E56
NNW
1/8-1/4
0.150 mi.
790 ft.

MICHAEL TRAN AUTO BODY SHOP
20 LIGHT SKY CT #200
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S105270225
N/A

Relative:
Higher

[Click here for full text details](#)

CA Sacramento Co. ML

Facility Status Inactive. Included on a listing no longer updated.

E57
NNW
1/8-1/4
0.150 mi.
790 ft.

MARTIN BROTHERS CONSTRUCTION
20 LIGHT SKY CT
SACRAMENTO, CA 95828

RCRA NonGen / NLR
E MANIFEST

1024812662
CAL000300782

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR

EPA Id CAL000300782

E58
NNW
1/8-1/4
0.150 mi.
790 ft.

MARTIN BROTHERS CONSTRUCTION
20 LIGHT SKY CT
SACRAMENTO, CA

CA AST

S102316863
N/A

Relative:
Higher

[Click here for full text details](#)

E59
NNW
1/8-1/4
0.150 mi.
790 ft.

MARTIN BROTHERS CONSTRUCTION
20 LIGHT SKY CT
SACRAMENTO, CA 95828

CA CERS HAZ WASTE
CA CERS

S103955138
N/A

Relative:
Higher

[Click here for full text details](#)

E60
NNW
1/8-1/4
0.150 mi.
790 ft.

MARTIN BROTHERS CONSTRUCTION
20 LIGHT SKY CT
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S123292605
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

G61
NE
1/8-1/4
0.151 mi.
795 ft.

CAPITOL BOATWORKS
8838 ELDER CREEK RD
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S123289867
N/A

Relative:
Higher

[Click here for full text details](#)

CA Sacramento Co. ML

Facility Status Inactive. Included on a listing no longer updated.

G62
NE
1/8-1/4
0.151 mi.
795 ft.

PAINTERS COLLECTION INC
8838 ELDER CREEK RD
SACRAMENTO, CA 95828

CA Sacramento Co. ML
CA CERS

S128619278
N/A

Relative:
Higher

[Click here for full text details](#)

CA Sacramento Co. ML

Facility Status Inactive. Included on a listing no longer updated.

G63
NE
1/8-1/4
0.151 mi.
795 ft.

HUAMEI
8838 ELDER CREEK RD
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S128619411
N/A

Relative:
Higher

[Click here for full text details](#)

G64
ENE
1/8-1/4
0.164 mi.
868 ft.

KOEHLER STEEL ERECTORS
8842 ELDER CREEK RD
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S123292281
N/A

Relative:
Higher

[Click here for full text details](#)

CA Sacramento Co. ML

Facility Status Inactive. Included on a listing no longer updated.

G65
ENE
1/8-1/4
0.164 mi.
868 ft.

JIM'S BOAT REPAIR
8842 ELDER CREEK RD
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S123292066
N/A

Relative:
Higher

[Click here for full text details](#)

CA Sacramento Co. ML

Facility Status Inactive. Included on a listing no longer updated.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

G66
ENE
1/8-1/4
0.171 mi.
905 ft.

SABER'S SHEETMETAL SPECIALTY
8844 ELDER CREEK ROAD UNIT B
SACRAMENTO, CA 95828

CA HWTS
CA Sacramento Co. ML

S124751090
N/A

Relative:
Higher

[Click here for full text details](#)

G67
ENE
1/8-1/4
0.171 mi.
905 ft.

SABER'S SHEETMETAL SPECIALTY
8844 ELDER CREEK ROAD UNIT B
SACRAMENTO, CA 95828

RCRA NonGen / NLR
E MANIFEST

1031055993
CAC003283617

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAC003283617

G68
ENE
1/8-1/4
0.171 mi.
905 ft.

PLEASANTON TRUCK & EQUIP REPAIR, INC
8844 ELDER CREEK RD STE A
SACRAMENTO, CA 95828

CA CERS HAZ WASTE
CA CERS

S121788488
N/A

Relative:
Higher

[Click here for full text details](#)

G69
ENE
1/8-1/4
0.171 mi.
905 ft.

PLEASANTON TRUCK & EQUIPMENT REPAIR, INC
8844 ELDER CREEK RD STE A
SACRAMENTO, CA 95828

RCRA NonGen / NLR
E MANIFEST

1024822793
CAL000341728

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAL000341728

G70
ENE
1/8-1/4
0.171 mi.
905 ft.

SABER'S SHEETMETAL SPECIALITIES
8844 ELDER CREEK RD STE B
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S109034561
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

H71
SW
1/8-1/4
0.177 mi.
937 ft.

ARREOLA'S COMPLETE LANDSCAPING SV
8671 MORRISON CREEK DR STE 100
SACRAMENTO, CA 95828

CA CERS HAZ WASTE
CA CERS

S121790595
N/A

Relative:
Lower

[Click here for full text details](#)

H72
SW
1/8-1/4
0.177 mi.
937 ft.

ARREOLA'S COMPLETE LANDSCAPING SV
8671 MORRISON CREEK DR STE 100
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S109149427
N/A

Relative:
Lower

[Click here for full text details](#)

I73
ESE
1/8-1/4
0.184 mi.
970 ft.

FLOWLINE CONTRACTORS INC
6600 ASHER LN 100
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S108484617
N/A

Relative:
Higher

[Click here for full text details](#)

I74
ESE
1/8-1/4
0.184 mi.
970 ft.

CATEGORY 5 FARMS
6600 ASHER LN STE 200
SACRAMENTO, CA 95828

CA HWTS
CA HAZNET
CA Sacramento Co. ML
CA CERS

S112903533
N/A

Relative:
Higher

[Click here for full text details](#)

CA HAZNET
GEPaid CAC002204137

J75
NNW
1/8-1/4
0.187 mi.
989 ft.

A P & R MACHINE & TOOL
16 LIGHT SKY CT 3
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S103707731
N/A

Relative:
Higher

[Click here for full text details](#)

J76
NNW
1/8-1/4
0.187 mi.
989 ft.

CAPITAL INDUSTRIAL MAINTENANCE, INC
16 LIGHT SKY CT STE 1
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S122421554
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

K77 DOUMIT CONSTRUCTION INC
ENE 8850 ELDER CREEK RD
1/8-1/4 SACRAMENTO, CA 95828

CA HWTS
CA HAZNET
CA Sacramento Co. ML

S108276939
N/A

0.202 mi.
1065 ft.

[Click here for full text details](#)

Relative:
Higher

CA HAZNET
GEPAID CAL000417951

I78 B&B ASPHALT INC
ESE 6610 ASHER LN
1/8-1/4 SACRAMENTO, CA 95828
0.202 mi.
1067 ft.

CA HWTS
CA HAZNET
CA Sacramento Co. ML

S123768121
N/A

[Click here for full text details](#)

Relative:
Higher

CA HAZNET
GEPAID CAL000281225

J79 PACIFIC WALLBOARD SERVICES
NNW 8 LIGHT SKY CT STE B
1/8-1/4 SACRAMENTO, CA 95828
0.205 mi.
1085 ft.

CA Sacramento Co. ML

S109034745
N/A

[Click here for full text details](#)

Relative:
Lower

J80 REP COR
NNW 1 LIGHT SKY CT STE 4
1/8-1/4 SACRAMENTO, CA 95828
0.207 mi.
1093 ft.

CA Sacramento Co. ML

S107541406
N/A

[Click here for full text details](#)

Relative:
Lower

J81 HORIZON COLLECTIVE
NNW 1 LIGHT SKY CT STE 100
1/8-1/4 SACRAMENTO, CA 95828
0.207 mi.
1093 ft.

CA HWTS
CA HAZNET
CA Sacramento Co. ML

S112921658
N/A

[Click here for full text details](#)

Relative:
Lower

CA HAZNET
GEPAID CAC002551258

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

L82
WNW
1/8-1/4
0.212 mi.
1118 ft.

L & D RECYCLING
8642 ELDER CREEK ROAD
SACRAMENTO, CA

CA RGA LF

S114729433
N/A

Relative:
Lower

[Click here for full text details](#)

L83
WNW
1/8-1/4
0.212 mi.
1118 ft.

ELDER CREEK TRANSFER & RECOVERY STATION
8642 ELDER CREEK RD
SACRAMENTO, CA 95828

CA CERS HAZ WASTE
CA CERS TANKS
CA CERS

S121739511
N/A

Relative:
Lower

[Click here for full text details](#)

L84
WNW
1/8-1/4
0.212 mi.
1118 ft.

ELDER CREEK TRANSFER & RECOVERY STATION
8642 ELDER CREEK RD
SACRAMENTO, CA 95828

CA AST

A100419756
N/A

Relative:
Lower

[Click here for full text details](#)

L85
WNW
1/8-1/4
0.212 mi.
1118 ft.

COMPOSTING FACILITY
8642 ELDER CREEK RD
SACRAMENTO CA, CA 95828

CA WMUDS/SWAT

S103442110
N/A

Relative:
Lower

[Click here for full text details](#)

L86
WNW
1/8-1/4
0.212 mi.
1118 ft.

UNITED RENTALS (NORTH AMERICA), INC.
8642 ELDER CREEK RD.
SACRAMENTO, CA 95828

CA SWF/LF
CA HWTS
CA NPDES
CA CIWQS
CA CERS

S109287770
N/A

Relative:
Lower

[Click here for full text details](#)

CA SWF/LF

Operational Status Active
Regulation Status Permitted
Facility ID 34-AA-0033

CA NPDES

Facility Status Active

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

L87
WNW
1/8-1/4
0.212 mi.
1118 ft.

ELDER CREEK TRANSFER & RECOVERY
8642 ELDER CREEK RD
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S128619251
N/A

Relative:
Lower

[Click here for full text details](#)

L88
WNW
1/8-1/4
0.212 mi.
1118 ft.

L AND D RECYCLING
8642 ELDER CREEK ROAD
SACRAMENTO, CA

CA RGA LF

S114729443
N/A

Relative:
Lower

[Click here for full text details](#)

L89
WNW
1/8-1/4
0.212 mi.
1118 ft.

UNITED RENTALS (NORTH AMERICA), INC.
8642 ELDER CREEK RD.
SACRAMENTO, CA 95828

RCRA NonGen / NLR
E MANIFEST

1031056566
CAC003284232

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAC003284232

L90
WNW
1/8-1/4
0.212 mi.
1118 ft.

ELDER CREEK RECOVERY AND TRANSFER STATIO
8642 ELDER CREEK ROAD
SACRAMENTO, CA

CA RGA LF

S114727589
N/A

Relative:
Lower

[Click here for full text details](#)

CA RGA LF
Facility ID 34-AA-0033

L91
WNW
1/8-1/4
0.212 mi.
1118 ft.

ELDER CREEK TRANSFER & RECOV
8642 ELDER CREEK RD
SACRAMENTO, CA 95828

CA WMUDS/SWAT
CA WDS

S103442107
N/A

Relative:
Lower

[Click here for full text details](#)

CA WDS
Facility Id 5S34I016593
Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

L92
WNW
1/8-1/4
0.212 mi.
1118 ft.

ELDER CREEK RECOVERY & TRANSFER STATION
8642 ELDER CREEK ROAD
SACRAMENTO, CA 95828

RCRA NonGen / NLR
E MANIFEST

1028897512
CAC003259100

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAC003259100

L93
WNW
1/8-1/4
0.212 mi.
1118 ft.

1674 NATOMAS
3881 E COMMERCE WAY
SACRAMENTO, CA 95834

RCRA NonGen / NLR
E MANIFEST

1031463392
CAC003305889

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAC003305889

L94
WNW
1/8-1/4
0.212 mi.
1118 ft.

AGROMIN - ELDER CREEK
8642 ELDER CREEK RD
SACRAMENTO, CA 95828

CA CERS HAZ WASTE
CA Sacramento Co. ML

S128618881
N/A

Relative:
Lower

[Click here for full text details](#)

L95
WNW
1/8-1/4
0.212 mi.
1118 ft.

THE TJX COMPANIES, INC.
8642 ELDER CREEK RD.
SACRAMENTO, CA 95828

RCRA NonGen / NLR
E MANIFEST

1027077497
CAC003149335

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAC003149335

L96
WNW
1/8-1/4
0.212 mi.
1118 ft.

L & D RECYCLING (SAC. RECYCLING PARK)
8642 ELDER CREEK ROAD
SACRAMENTO, CA

CA RGA LF

S114729432
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

L97
WNW
1/8-1/4
0.212 mi.
1118 ft.

#464 - SACRAMENTO
7981 E STOCKTON BLVD
SACRAMENTO, CA 95823

RCRA NonGen / NLR
E MANIFEST

1031277981
CAC003303146

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAC003303146

J98
NNW
1/8-1/4
0.227 mi.
1197 ft.

SYLVANIA LIGHTING SERVICES
2 LIGHT SKY CT #1
SACRAMENTO, CA 95828

CA Sacramento Co. ML

S105270224
N/A

Relative:
Lower

[Click here for full text details](#)

CA Sacramento Co. ML
Facility Status Inactive. Included on a listing no longer updated.

M99
NW
1/8-1/4
0.230 mi.
1214 ft.

SAC VAL DISPOSAL
8761 YOUNGER CREEK DR MONTHLY WO AF O
SACRAMENTO, CA 95828

RCRA NonGen / NLR
E MANIFEST

1024795175
CAL000160441

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAL000160441

M100
NW
1/8-1/4
0.230 mi.
1214 ft.

SAC VAL DISPOSAL
8761 YOUNGER CREEK DR
SACRAMENTO, CA 95828

CA CERS HAZ WASTE
CA CERS TANKS
CA HWTS
CA HAZNET
CA Sacramento Co. ML
CA CERS

S113085581
N/A

Relative:
Lower

[Click here for full text details](#)

CA HAZNET
GEPAID CAL000160441

M101
NW
1/8-1/4
0.230 mi.
1214 ft.

SAC VAL DISP
8761 YOUNGER CREEK DR
SACRAMENTO, CA 95828

CA AST
CA CHMIRS
CA WDS

S104655308
N/A

Relative:
Lower

[Click here for full text details](#)

CA CHMIRS
OES Incident Number 23-4526

CA WDS

Facility Id 5S34I003087
Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M102
NW
1/8-1/4
0.230 mi.
1214 ft.

SACVAL DISPOSAL
8761 YOUNGER CREEK DR
SACRAMENTO, CA 95828

RCRA NonGen / NLR
E MANIFEST

1024860218
CAL000428337

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAL000428337

K103
ENE
1/8-1/4
0.235 mi.
1239 ft.

ZAKAR TRUCKING, INC
8864 ELDER CREEK RD
SACRAMENTO, CA 95828

CA CERS HAZ WASTE
CA CERS TANKS
CA CERS

S121767196
N/A

Relative:
Higher

[Click here for full text details](#)

K104
ENE
1/8-1/4
0.235 mi.
1239 ft.

ZAKER TRUCKING INC
8864 ELDER CREEK RD
SACRAMENTO, CA 95828

RCRA NonGen / NLR
E MANIFEST

1025869822
CAL000417013

Relative:
Higher

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAL000417013

K105
ENE
1/8-1/4
0.235 mi.
1239 ft.

WASTE REMOVAL & RECYCLING, INC.
8864 ELDER CREEK ROAD
SACRAMENTO, CA 95828

CA HAULERS
CA HWTS
CA HAZNET
CA Sacramento Co. ML
CA CERS

S116297279
N/A

Relative:
Higher

[Click here for full text details](#)

CA HAULERS
Facility ID 1957191

CA HAZNET
GEPAID CAL000417013

K106
ENE
1/8-1/4
0.235 mi.
1239 ft.

WESTERN MATERIAL SUPPLY
8864 ELDER CREEK RD
SACRAMENTO, CA 95828

CA HWTS
CA Sacramento Co. ML

S124591937
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

K107 ZAKAR TRUCKING, INC
ENE 8864 ELDER CREEK RD
1/8-1/4 SACRAMENTO, CA 95828
0.235 mi.
1239 ft.

UST FINDER 1028191815
N/A

Relative:
Higher

[Click here for full text details](#)

M108 ATHENA AG
NW 8760 YOUNGER CREEK DR
1/8-1/4 SACRAMENTO, CA 95828
0.236 mi.
1245 ft.

RCRA NonGen / NLR 1028886918
E MANIFEST CAC003247730

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAC003247730

K109 WESTERN MATERIAL SUPPLY
ENE 8866 ELDER CREEK RD
1/8-1/4 SACRAMENTO, CA 95828
0.238 mi.
1258 ft.

CA FID UST S101590801
N/A

Relative:
Higher

[Click here for full text details](#)

CA FID UST
Facility Id 34006782
Status A

K110 WESTERN MATERIAL SUPPLY
ENE 8866 ELDER CREEK RD
1/8-1/4 SACRAMENTO, CA 95828
0.238 mi.
1258 ft.

CA UST U003786765
CA SWEEPS UST N/A
CA Sacramento Co. ML

Relative:
Higher

[Click here for full text details](#)

CA UST
Facility Id FA0008845

CA SWEEPS UST
Status A
Tank Status A
Comp Number 3891

N111 PG&E: R-1351 @ MORRISON CREEK
WSW 8651 MORRISON CREEK DR
1/8-1/4 SACRAMENTO, CA 95828
0.241 mi.
1275 ft.

CA HWTS S110041408
CA HAZNET N/A
CA Sacramento Co. ML

Relative:
Lower

[Click here for full text details](#)

CA HAZNET
GEPAID CAC003062085

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

N112
WSW
1/8-1/4
0.241 mi.
1275 ft.

PG&E: R-1351 @ MORRISON CREEK
8651 MORRISON CREEK DR
SACRAMENTO, CA 95828

RCRA NonGen / NLR
E MANIFEST

1026162100
CAC003062085

Relative:
Lower

[Click here for full text details](#)

RCRA NonGen / NLR
EPA Id CAC003062085

113
WNW
1/4-1/2
0.357 mi.
1886 ft.

TAYKO ELECTRIC
8604 ELDER CREEK RD
SACRAMENTO, CA 95828

SEMS-ARCHIVE

1003878339
CAD048941470

Relative:
Lower

[Click here for full text details](#)

SEMS-ARCHIVE
Site ID 0901394
EPA Id CAD048941470

O114
East
1/4-1/2
0.361 mi.
1906 ft.

FORMER DARPETRO SS
6421 WATT AVE
SACRAMENTO, CA

CA RGA LUST

S114622206
N/A

Relative:
Higher

[Click here for full text details](#)

O115
East
1/4-1/2
0.361 mi.
1906 ft.

DARPETRO (FORMER SS)
6421 WATT AVE
SACRAMENTO, CA

CA RGA LUST

S114609296
N/A

Relative:
Higher

[Click here for full text details](#)

116
East
1/4-1/2
0.386 mi.
2037 ft.

DIGOL'S GAS
6323 WATT AVE
SACRAMENTO, CA

CA RGA LUST

S114610948
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

P117
WNW
1/4-1/2
0.417 mi.
2203 ft.

SACRAMENTO TRAILER FIRE
8542 ELDER CREEK ROAD
SACRAMENTO, CA 95828

SEMS 1014915222
CAN000909337

Relative:
Lower

[Click here for full text details](#)

SEMS

Site ID 0909337
EPA Id CAN000909337

P118
WNW
1/4-1/2
0.417 mi.
2203 ft.

SOZZI TRUST
8542 ELDER CREEK RD
SACRAMENTO, CA

CA RGA LUST S114694544
N/A

Relative:
Lower

[Click here for full text details](#)

P119
WNW
1/4-1/2
0.417 mi.
2203 ft.

SACRAMENTO TRAILER FIRE
8542 ELDER CREEK ROAD
SACRAMENTO, CA 95828

SEMS 1018148654
CAN000909336

Relative:
Lower

[Click here for full text details](#)

P120
WNW
1/4-1/2
0.417 mi.
2203 ft.

SOZZI TRUST
8542 ELDER CREEK
SACRAMENTO, CA 95828

CA LUST S103983857
CA CPS-SLIC N/A
CA Sacramento Co. CS
CA Cortese
CA HIST CORTESE
CA Sacramento Co. ML
CA WDS
CA CIWQS
CA CERS

Relative:
Lower

[Click here for full text details](#)

CA LUST

Status Case Closed
Status Completed - Case Closed
Global Id T0606700432

CA CPS-SLIC

Global Id T10000003343
Facility Status Open - Site Assessment

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

CA Sacramento Co. CS

Facility Id RO0000364
Date Closed 08/16/1993

CA Cortese

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SOZZI TRUST (Continued)

S103983857

Cleanup Status COMPLETED - CASE CLOSED

CA HIST CORTESE

Reg Id 340515

CA Sacramento Co. ML

Facility Id U0031486

Facility Status Inactive. Included on a listing no longer updated.

CA WDS

Facility Id 5S34I013558

Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

P121
WNW
1/4-1/2
0.417 mi.
2203 ft.

SOZZI TRUST
8542 ELDER CREEK RD
SACRAMENTO, CA 95828

UST FINDER RELEASE **1029109869**
N/A

Relative:
Lower

[Click here for full text details](#)

122
ENE
1/4-1/2
0.443 mi.
2339 ft.

MRK CONSTRUCTION COMPANY
8940 ELDER CREEK RD
SACRAMENTO, CA 95829

CA SWF/LF **S112283569**
CA SWRCY **N/A**
CA CERS HAZ WASTE
CA Sacramento Co. ML
CA CIWQS
CA CERS

Relative:
Higher

[Click here for full text details](#)

CA SWF/LF

Operational Status Active

Regulation Status Excluded

Facility ID 34-AA-0228

CA SWRCY

Cert Id RC150790.001

CA Sacramento Co. ML

Facility Status Inactive. Included on a listing no longer updated.

Q123
WNW
1/4-1/2
0.458 mi.
2417 ft.

GELCO INSITUFORM
8565 ELDER CREEK RD
SACRAMENTO, CA 95828

UST FINDER RELEASE **1028969332**
N/A

Relative:
Lower

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

Q124
WNW
1/4-1/2
0.458 mi.
2417 ft.

Relative:
Lower

GELCO INSITUFORM
8565 ELDER CREEK
SACRAMENTO, CA 95828

[Click here for full text details](#)

CA LUST

Status Case Closed
Status Completed - Case Closed
Global Id T0606700436

CA Sacramento Co. CS

Facility Id RO0000365
Date Closed 09/13/1991

CA Cortese

Cleanup Status COMPLETED - CASE CLOSED

CA HIST CORTESE

Reg Id 340521

CA LUST
CA Sacramento Co. CS
CA CERS HAZ WASTE
CA Cortese
CA HIST CORTESE
CA HWTS
CA CERS

S101332289
N/A

Q125
WNW
1/4-1/2
0.458 mi.
2417 ft.

Relative:
Lower

GELCO INSITUFORM
8565 ELDER CREEK RD
SACRAMENTO, CA

[Click here for full text details](#)

CA RGA LUST

S114626269
N/A

R126
NNE
1/4-1/2
0.497 mi.
2623 ft.

Relative:
Lower

SAFETY KLEEN SYSTEMS INC
6000 88TH ST
SACRAMENTO, CA 95828

[Click here for full text details](#)

CORRACTS
RCRA-TSDF
RCRA-LQG
CA ENVIROSTOR
CA CERS HAZ WASTE
CA CERS TANKS
US FIN ASSUR
EPA WATCH LIST
2020 COR ACTION
FINDS
ECHO
PFAS ECHO
E MANIFEST
NJ MANIFEST
CA Sacramento Co. ML
CA NPDES
CA CIWQS
CA CERS

1000886134
CA0000084517

CORRACTS

EPA ID: CA0000084517

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAFETY KLEEN SYSTEMS INC (Continued)

1000886134

RCRA-TSDF

EPA Id CA0000084517

RCRA-LQG

EPA Id CA0000084517

CA ENVIROSTOR

Facility Id 80001233

Status No Further Action

US FIN ASSUR

EPA ID CA0000084517

EPA WATCH LIST

Facility ID CA0000084517

2020 COR ACTION

EPA ID: CA0000084517

FINDS

Registry ID: 110000610349

ECHO

Registry ID 110000610349

NJ MANIFEST

EPA Id CA0000084517

CA NPDES

Facility Status Active

R127
NNE
1/4-1/2
0.497 mi.
2623 ft.

Relative:
Lower

SAFETYKLEEN
6000 88TH ST
SACRAMENTO, CA 95828

[Click here for full text details](#)

CA HWP

EPA ID CA0000084517

Cleanup Status OPERATING PERMIT

CA HAZNET

GEPAID CA0000084517

CA WDS

CA ICE U003786719
CA HWP N/A
CA HWTS
CA HAZNET
CA WDS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAFETYKLEEN (Continued)

U003786719

Facility Id 5S34I012187

Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

128
NE
1/2-1
0.523 mi.
2761 ft.

FAST GAS (FORMER SS)
6101 WATT AVE
SACRAMENTO, CA

CA RGA LUST

S114619246
N/A

Relative:
Higher

[Click here for full text details](#)

S129
West
1/2-1
0.620 mi.
3271 ft.

B.C. STOCKING DISTRIBUTERS
6401 FLORIN-PERKINS RD
SACRAMENTO, CA

CA RGA LUST

S114579685
N/A

Relative:
Lower

[Click here for full text details](#)

S130
West
1/2-1
0.620 mi.
3271 ft.

BC STOCKING DISTRIBUTION -
6401 FLORIN-PERKINS RD
SACRAMENTO, CA

CA RGA LUST

S114580891
N/A

Relative:
Lower

[Click here for full text details](#)

S131
West
1/2-1
0.620 mi.
3271 ft.

B.C. STOCKING DISTRIBUTERS
6401 FLORIN-PERKINS RD
SACRAMENTO, CA 95828

CA LUST
CA Sacramento Co. CS
CA Cortese
CA CERS

S104403322
N/A

Relative:
Lower

[Click here for full text details](#)

CA LUST

Status Case Closed

Status Completed - Case Closed

Global Id T0606762489

Global Id T0606700878

CA Sacramento Co. CS

Facility Id RO0000468

Facility Id RO0001552

Date Closed 10/25/1996

CA Cortese

Cleanup Status COMPLETED - CASE CLOSED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

S132
West
1/2-1
0.620 mi.
3271 ft.

Relative:
Lower

BC STOCKING DISTRIBUTION - SOZZI TRUST
6401 FLORIN-PERKINS ROAD
SACRAMENTO, CA

[Click here for full text details](#)

CA RGA LUST S114580890
N/A

S133
West
1/2-1
0.620 mi.
3271 ft.

Relative:
Lower

BC STOCKING DISTRIBUTION - SOZZI TRUST
6401 FLORIN-PERKINS ROAD
SACRAMENTO, CA 95828

[Click here for full text details](#)

CA LUST S106229787
CA Cortese N/A
CA CERS

CA LUST

Status Pollution Characterization

CA Cortese

Cleanup Status COMPLETED - CASE CLOSED

T134
SSW
1/2-1
0.698 mi.
3683 ft.

Relative:
Lower

P&P BUILDING WRECKING, INC.
8589 FLORIN RD
SACRAMENTO, CA 95828

[Click here for full text details](#)

CA LUST S101332297
N/A

CA LUST

Status Preliminary site assessment underway

T135
SSW
1/2-1
0.698 mi.
3683 ft.

Relative:
Lower

P&P BUILDING WRECKING, INC.
8589 FLORIN RD
SACRAMENTO, CA 95828

[Click here for full text details](#)

CA LUST S101300873
CA Sacramento Co. CS N/A
CA CERS HAZ WASTE
CA Cortese
CA HIST CORTESE
CA Sacramento Co. ML
CA CERS

CA LUST

Status Completed - Case Closed
Global Id T0606700444

CA Sacramento Co. CS

Facility Id RO0000460
Date Closed 12/10/2018

CA Cortese

Cleanup Status COMPLETED - CASE CLOSED

CA HIST CORTESE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

P&P BUILDING WRECKING, INC. (Continued)

S101300873

Reg Id 340529

T136
SSW
1/2-1
0.698 mi.
3683 ft.

P&P BUILDING WRECKING, INC.
8589 FLORIN RD
SACRAMENTO, CA

CA RGA LUST

S114665077
N/A

[Click here for full text details](#)

Relative:
Lower

T137
SSW
1/2-1
0.698 mi.
3683 ft.

P&P BUILDING WRECKING, INC.
8589 FLORIN RD
SACRAMENTO, CA

CA RGA LUST

S114665076
N/A

[Click here for full text details](#)

Relative:
Lower

138
WNW
1/2-1
0.714 mi.
3768 ft.

BLDG #384
384 SAC. ARMY DEPOT
SACRAMENTO, CA 95813

CA LUST
CA HIST CORTESE

S102444939
N/A

[Click here for full text details](#)

Relative:
Lower

CA LUST
Status Case Closed

CA HIST CORTESE

Reg Id 341112
Reg Id 340015

139
NW
1/2-1
0.718 mi.
3791 ft.

METALLOY STEEL FOUNDRY
8588 THYS COURT
SACRAMENTO, CA 95828

CA ENVIROSTOR
CA Sacramento Co. CS
CA VCP
CA EMI
CA CERS

1000590620
N/A

[Click here for full text details](#)

Relative:
Lower

CA ENVIROSTOR
Facility Id 34340038
Status No Further Action

CA Sacramento Co. CS
Facility Id RO0001113

CA VCP
Facility Id 34340038
Status No Further Action

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

METALLOY STEEL FOUNDRY (Continued)

1000590620

CA EMI
Facility Id 21

U140
SW
1/2-1
0.803 mi.
4240 ft.

Relative:
Lower

PURCELL MANUFACTURING
6951 FLORIN-PERKINS ROAD
SACRAMENTO, CA

CA RGA LUST

S114672810
N/A

[Click here for full text details](#)

U141
SW
1/2-1
0.803 mi.
4240 ft.

PURCELL MANUFACTURING
6951 FLORIN-PERKINS RD
SACRAMENTO, CA 95828

CA LUST
CA Sacramento Co. CS
CA Cortese
CA HIST CORTESE
CA CERS

S105025962
N/A

[Click here for full text details](#)

Relative:
Lower

CA LUST
Status Case Closed
Status Completed - Case Closed
Global Id T0606700335

CA Sacramento Co. CS
Facility Id RO0000469

CA Cortese
Cleanup Status COMPLETED - CASE CLOSED

CA HIST CORTESE
Reg Id 340410

U142
SW
1/2-1
0.803 mi.
4240 ft.

PURCELL MANUFACTURING
6951 FLORIN-PERKINS RD
SACRAMENTO, CA

CA RGA LUST

S114672809
N/A

[Click here for full text details](#)

Relative:
Lower

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
143 SW 1/2-1 0.804 mi. 4245 ft.	ART'S BODY & PAINT SHOP 7049 FLORIN-PERKINS RD SACRAMENTO, CA 95828 Click here for full text details	CA ENVIROSTOR	S101481871 N/A
Relative: Lower	CA ENVIROSTOR Facility Id 34750003 Status Refer: Other Agency		
144 NNE 1/2-1 0.823 mi. 4343 ft.	FATTA PROPERTY 5949 WATT AVE SACRAMENTO, CA Click here for full text details	CA RGA LUST	S114619406 N/A
Relative: Lower			
V145 East 1/2-1 0.833 mi. 4396 ft.	PIONEER GRADING & PAVING * 6415 HEDGE AVE SACRAMENTO, CA Click here for full text details	CA RGA LUST	S114669904 N/A
Relative: Higher			
V146 East 1/2-1 0.833 mi. 4396 ft.	PIONEER GRADING & PAVING 6415 HEDGE AVE SACRAMENTO, CA 95829 Click here for full text details	CA LUST CA Cortese CA CERS	S105033106 N/A
Relative: Higher	CA LUST Status Case Closed CA Cortese Cleanup Status COMPLETED - CASE CLOSED		
V147 East 1/2-1 0.833 mi. 4396 ft.	PIONEER GRADING & PAVING 6415 HEDGE AVE SACRAMENTO, CA Click here for full text details	CA RGA LUST	S114669906 N/A
Relative: Higher			

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

V148
East
1/2-1
0.833 mi.
4396 ft.

PIONEER GRADING & PAVING
6415 HEDGE
SACRAMENTO, CA 95829

CA LUST
CA Sacramento Co. CS
CA HIST UST
CA HIST CORTESE

U001615915
N/A

Relative:
Higher

[Click here for full text details](#)

CA LUST
Status Completed - Case Closed
Global Id T0606700470

CA Sacramento Co. CS
Facility Id RO0000621
Date Closed 04/20/1994

CA HIST UST
Facility Id 00000008529

CA HIST CORTESE
Reg Id 340556

V149
East
1/2-1
0.833 mi.
4396 ft.

PIONEER GRADING & PAVING INC.
6415 HEDGE AVE
SACRAMENTO, CA

CA RGA LUST

S114669905
N/A

Relative:
Higher

[Click here for full text details](#)

W150
NW
1/2-1
0.852 mi.
4496 ft.

RELIABLE CRANE & RIGGING IN
5853 FLORIN-PERKINS RD
SACRAMENTO, CA

CA RGA LUST

S114675547
N/A

Relative:
Lower

[Click here for full text details](#)

W151
NW
1/2-1
0.852 mi.
4496 ft.

RELIABLE CRANE & RIGGING INC
5853 FLORIN-PERKINS RD
SACRAMENTO, CA 95828

CA LUST
CA Sacramento Co. CS
CA Cortese
CA CERS

S105033422
N/A

Relative:
Lower

[Click here for full text details](#)

CA LUST
Status Case Closed
Status Completed - Case Closed
Global Id T0606700690

CA Sacramento Co. CS
Facility Id RO0000467

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RELIABLE CRANE & RIGGING INC (Continued)

S105033422

Date Closed 08/05/1996

CA Cortese

Cleanup Status COMPLETED - CASE CLOSED

W152
NW
1/2-1
0.852 mi.
4496 ft.

**RELIABLE CRANE & RIGGING INC
5853 FLORIN-PERKINS RD
SACRAMENTO, CA**

CA RGA LUST

**S114675548
N/A**

[Click here for full text details](#)

Relative:
Lower

X153
SW
1/2-1
0.868 mi.
4581 ft.

**VALLEY TRUSS
7080 FLORIN-PERKINS RD
SACRAMENTO, CA**

CA RGA LUST

**S114718011
N/A**

[Click here for full text details](#)

Relative:
Lower

X154
SW
1/2-1
0.868 mi.
4581 ft.

**VALLEY TRUSS
7080 FLORINPERKINS
SACRAMENTO, CA 95828**

**CA LUST
CA Sacramento Co. CS
CA Cortese
CA HIST CORTESE
CA CERS**

**S105025963
N/A**

[Click here for full text details](#)

Relative:
Lower

CA LUST

Status Case Closed
Status Completed - Case Closed
Global Id T0606700717

CA Sacramento Co. CS

Facility Id RO0000470
Date Closed 04/03/1997

CA Cortese

Cleanup Status COMPLETED - CASE CLOSED

CA HIST CORTESE

Reg Id 340870

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

Y155
NW
1/2-1
0.874 mi.
4615 ft.

BLDG #242
242 SAC. ARMY DEPOT
SACRAMENTO, CA 95813

CA LUST S102444945
CA HIST CORTESE N/A

Relative:
Lower

[Click here for full text details](#)

CA LUST
Status Case Closed

CA HIST CORTESE
Reg Id 341104

Y156
NW
1/2-1
0.874 mi.
4615 ft.

BLDG #205
205 SAC. ARMY DEPOT
SACRAMENTO, CA 95813

CA LUST S102444946
CA HIST CORTESE N/A

Relative:
Lower

[Click here for full text details](#)

CA LUST
Status Case Closed

CA HIST CORTESE
Reg Id 341105

Y157
NW
1/2-1
0.874 mi.
4615 ft.

BLDG #109
109 SAC. ARMY DEPOT
SACRAMENTO, CA 95813

CA LUST S102444944
CA HIST CORTESE N/A

Relative:
Lower

[Click here for full text details](#)

CA LUST
Status Case Closed

CA HIST CORTESE
Reg Id 341103
Reg Id 341116

Z158
NNE
1/2-1
0.898 mi.
4743 ft.

PACIFIC PRIDE CARDLOCK
5800 SOUTH WATT AVENUE
SACRAMENTO, CA

CA RGA LUST S114666306
N/A

Relative:
Higher

[Click here for full text details](#)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

Z159
NNE
1/2-1
0.898 mi.
4743 ft.

PACIFIC PRIDE CARDLOCK
5800 SOUTH WATT AVENUE
SACRAMENTO, CA 95828

CA LUST
CA Cortese
CA CERS

S106162415
N/A

Relative:
Higher

[Click here for full text details](#)

CA LUST

Status Preliminary site assessment underway
Status Completed - Case Closed
Global Id T0606755345

CA Cortese

Cleanup Status COMPLETED - CASE CLOSED

AA160
ENE
1/2-1
0.900 mi.
4750 ft.

GRANITE CONSTRUCTION COMPAN
6201 HEDGE AVE
SACRAMENTO, CA

CA RGA LUST

S114628526
N/A

Relative:
Higher

[Click here for full text details](#)

AA161
ENE
1/2-1
0.900 mi.
4750 ft.

GRANITE CONSTRUCTION COMPANY
6201 HEDGE AVE
SACRAMENTO, CA

CA RGA LUST

S114628531
N/A

Relative:
Higher

[Click here for full text details](#)

AA162
ENE
1/2-1
0.900 mi.
4750 ft.

GRANITE CONSTRUCTION COMPANY
6201 HEDGE AVE
SACRAMENTO, CA 95829

CA LUST
CA Sacramento Co. CS
CA Cortese
CA HIST CORTESE
CA Sacramento Co. ML
CA CERS

S101331947
N/A

Relative:
Higher

[Click here for full text details](#)

CA LUST

Status Case Closed
Status Completed - Case Closed
Global Id T0606700133

CA Sacramento Co. CS

Facility Id RO0000620

CA Cortese

Cleanup Status COMPLETED - CASE CLOSED

CA HIST CORTESE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

GRANITE CONSTRUCTION COMPANY (Continued)

S101331947

Reg Id 340182

CA Sacramento Co. ML

Facility Status Inactive. Included on a listing no longer updated.

AA163
ENE
1/2-1
0.900 mi.
4750 ft.

**GRANITE CONSTRUCTION COMPANY
6201 HEDGE AVENUE
SACRAMENTO, CA**

CA RGA LUST

**S114628530
N/A**

[Click here for full text details](#)

Relative:
Higher

Z164
NNE
1/2-1
0.937 mi.
4945 ft.

**UNOCAL #7194
5750 WATT AVE
SACRAMENTO, CA**

CA RGA LUST

**S114712501
N/A**

[Click here for full text details](#)

Relative:
Higher

165
NNW
1/2-1
0.940 mi.
4963 ft.

**SAFETY KLEEN (FORMER SITE)
8543A UNSWORTH AVE
SACRAMENTO, CA**

CA RGA LUST

**S114680181
N/A**

[Click here for full text details](#)

Relative:
Lower

AB166
NNW
1/2-1
0.959 mi.
5064 ft.

**CLEANWORLD SACRAMENTO AREA TRANSFER STATION ANAERO
8550 FRUITRIDGE RD
SACRAMENTO, CA 95826**

**CA SWF/LF
CA LUST
CA SWEEPS UST
CA FID UST
CA CHMIRS
CA HWTS
CA HAZNET
CA NPDES
CA CIWQS
CA CERS**

**S101590382
N/A**

[Click here for full text details](#)

Relative:
Lower

CA SWF/LF

Operational Status Inactive
Regulation Status Surrendered
Facility ID 34-AA-0235

CA LUST

Status Case Closed

CA SWEEPS UST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CLEANWORLD SACRAMENTO AREA TRANSFER STATION ANAEROBIC DIGEST (Continued)

S101590382

Status A
Tank Status A
Comp Number 144887

CA FID UST

Facility Id 34000071
Status A

CA CHMIRS

OES Incident Number 16-5391

CA HAZNET

GEPaid CAL000400775

CA NPDES

Facility Status Terminated

AB167
NNW
1/2-1
0.959 mi.
5064 ft.

Relative:
Lower

CLEANWORLD SATS
8550 FRUITRIDGE BLVD
SACRAMENTO, CA 95826

[Click here for full text details](#)

CA SWF/LF
CA LUST
CA Cortese
CA HIST CORTESE
CA HWTS
CA NPDES
CA WDS
CA CIWQS
CA CERS

S100231796
N/A

CA SWF/LF

Operational Status Active
Regulation Status Permitted
Facility ID 34-AA-0021

CA LUST

Status Completed - Case Closed
Global Id T0606700170

CA Cortese

Cleanup Status COMPLETED - CASE CLOSED

CA HIST CORTESE

Reg Id 340224

CA NPDES

Facility Status Active

CA WDS

Facility Id 5S34I007296

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CLEANWORLD SATS (Continued)

S100231796

Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

AB168
NNW
1/2-1
0.959 mi.
5064 ft.

Relative:
Lower

**SOUTH AREA REFUSE TRANSFER STA
8550 FRUITRIDGE ROAD
SACRAMENTO, CA**

CA RGA LUST

**S114693157
N/A**

[Click here for full text details](#)

AB169
NNW
1/2-1
0.959 mi.
5064 ft.

Relative:
Lower

**SOUTH AREA REFUSE TRANSFER
8550 FRUITRIDGE RD
SACRAMENTO, CA**

CA RGA LUST

**S114693158
N/A**

[Click here for full text details](#)

AB170
NNW
1/2-1
0.959 mi.
5064 ft.

Relative:
Lower

**SOUTH AREA REFUSE TRANSFER STA
8550 FRUITRIDGE RD
SACRAMENTO, CA**

CA RGA LUST

**S114693156
N/A**

[Click here for full text details](#)

171
WNW
1/2-1
0.969 mi.
5116 ft.

Relative:
Lower

**BLDG #680
680 SAC. ARMY DEPOT
SACRAMENTO, CA 95813**

**CA LUST
CA HIST CORTESE**

**S102444955
N/A**

[Click here for full text details](#)

CA LUST
Status Case Closed

CA HIST CORTESE
Reg Id 341114

172
NW
1/2-1
0.972 mi.
5134 ft.

Relative:
Lower

**SAC CITY FIRE STATION #9
5801 FLORIN-PERKINS RD
SACRAMENTO, CA 95828**

**CA LUST
CA Sacramento Co. CS
CA Cortese
CA HIST CORTESE
CA CERS**

**S105025964
N/A**

[Click here for full text details](#)

CA LUST
Status Case Closed
Status Completed - Case Closed

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAC CITY FIRE STATION #9 (Continued)

S105025964

Global Id T0606700391

CA Sacramento Co. CS

Facility Id RO0000471

Date Closed 09/12/1991

CA Cortese

Cleanup Status COMPLETED - CASE CLOSED

CA HIST CORTESE

Reg Id 340469

AC173
SSW
1/2-1
0.973 mi.
5139 ft.

PERKINS WELDING WORKS, INC
8524 FLORIN RD
SACRAMENTO, CA 95828

CA LUST
CA Sacramento Co. CS
CA HIST CORTESE
CA Sacramento Co. ML

S102435095
N/A

[Click here for full text details](#)

Relative:
Lower

CA LUST

Status Completed - Case Closed

Global Id T0606700821

CA Sacramento Co. CS

Facility Id RO0000459

Date Closed 10/30/1998

CA HIST CORTESE

Reg Id 340990

CA Sacramento Co. ML

Facility Id R0153787

Facility Status Inactive. Included on a listing no longer updated.

AC174
SSW
1/2-1
0.973 mi.
5139 ft.

PERKINS WELDING WORKS, INC
8524 FLORIN RD
SACRAMENTO, CA 95828

CA LUST
CA Cortese
CA CERS

S102435096
N/A

[Click here for full text details](#)

Relative:
Lower

CA LUST

Status Case Closed

CA Cortese

Cleanup Status COMPLETED - CASE CLOSED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AC175 PERKINS WELDING WORKS, INC
SSW 8524 FLORIN RD
1/2-1 SACRAMENTO, CA

0.973 mi.
5139 ft.

Relative:
Lower

[Click here for full text details](#)

CA RGA LUST S114668454
N/A

176 PHILPOTT
North 8700 FRUITRIDGE RD
1/2-1 SACRAMENTO, CA
0.974 mi.
5141 ft.

Relative:
Lower

[Click here for full text details](#)

CA RGA LUST S114669497
N/A

AD177 FLORIN FIRE STATION #51
SW 8481 FLORIN RD
1/2-1 SACRAMENTO, CA

0.997 mi.
5263 ft.

Relative:
Lower

[Click here for full text details](#)

CA RGA LUST S114621103
N/A

AD178 FLORIN FIRE STATION #51
SW 8481 FLORIN ROAD
1/2-1 SACRAMENTO, CA

0.997 mi.
5263 ft.

Relative:
Lower

[Click here for full text details](#)

CA RGA LUST S114621104
N/A

AD179 STATION 51
SW 8481 FLORIN ROAD
1/2-1 SACRAMENTO, CA 95828

0.997 mi.
5263 ft.

Relative:
Lower

[Click here for full text details](#)

CA LUST 1000362063
N/A
CA Sacramento Co. CS
CA CERS HAZ WASTE
CA HIST UST
CA Cortese
CA HIST CORTESE
CA CERS

CA LUST
Status Case Closed
Status Completed - Case Closed
Global Id T0606700390

CA Sacramento Co. CS
Facility Id RO0000457
Date Closed 08/13/1991

CA Cortese

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STATION 51 (Continued)

1000362063

Cleanup Status COMPLETED - CASE CLOSED

CA HIST CORTESE

Reg Id 340468

AE180
North
1/2-1
0.998 mi.
5268 ft.

ACTION EQUIPMENT
8766 FRUITRIDGE RD
SACRAMENTO, CA

CA RGA LUST

S114568542
N/A

Relative:
Higher

[Click here for full text details](#)

AE181
North
1/2-1
0.998 mi.
5268 ft.

ACTION EQUIPMENT
8766 FRUITRIDGE RD
SACRAMENTO, CA 95826

CA LUST
CA Sacramento Co. CS
CA CERS HAZ WASTE
CA SWEEPS UST
CA HIST UST
CA Cortese
CA HIST CORTESE
CA HWTS
CA CERS

S103707417
N/A

Relative:
Higher

[Click here for full text details](#)

CA LUST

Status Case Closed
Status Completed - Case Closed
Global Id T0606700771

CA Sacramento Co. CS

Facility Id RO0000562
Date Closed 09/01/1994

CA SWEEPS UST

Status A
Tank Status A
Comp Number 44263

CA Cortese

Cleanup Status COMPLETED - CASE CLOSED

CA HIST CORTESE

Reg Id 340931

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
CA	AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	State Water Resources Control Board	03/03/2025	03/04/2025	05/21/2025
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	03/17/2025	03/18/2025	05/30/2025
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	12/31/2022	03/21/2024	06/12/2024
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	01/12/2025	01/14/2025	03/28/2025
CA	CERS HAZ WASTE	California Environmental Reporting System Hazardous Waste	CalEPA	01/12/2025	01/14/2025	03/28/2025
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	01/12/2025	01/14/2025	03/28/2025
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	12/30/2024	01/14/2025	03/28/2025
CA	CHROME PLATING	Chrome Plating Facilities Listing	State Water Resources Control Board	03/03/2025	03/04/2025	05/21/2025
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	05/06/2025	05/06/2025	05/07/2025
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	03/17/2025	03/18/2025	05/30/2025
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	02/24/2025	02/24/2025	02/26/2025
CA	CUPA LIV-PLE	CUPA Facility Listing	Livermore-Pleasanton Fire Department	09/19/2024	11/05/2024	01/31/2025
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	02/24/2025	02/25/2025	05/07/2025
CA	DRYCLEAN AMADOR	Amador Air District Drycleaner Facility Listing	Amador Air Quality Management District	04/26/2023	04/27/2023	07/13/2023
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management District	05/22/2025	05/22/2025	05/30/2025
CA	DRYCLEAN BAY AREA	Bay Area Air Quality Management District Drycleaner Facility	Bay Area Air Quality Management District	02/20/2019	05/30/2019	05/01/2023
CA	DRYCLEAN BUTTE	Butte County Air Quality Management District Drycleaner Facil	Butte County Air Quality Management District	09/10/2024	09/11/2024	11/25/2024
CA	DRYCLEAN CALAVERAS	Calaveras County Environmental Management Agency Drycleaner	Calaveras County Environmental Management Agency	06/17/2019	06/19/2019	05/01/2023
CA	DRYCLEAN EAST KERN	Eastern Kern Air Pollution Control District District Dryclea	Eastern Kern Air Pollution Control District	08/21/2024	08/22/2024	11/05/2024
CA	DRYCLEAN FEATHER RVR	Feather River Air Quality Management District Drycleaner Fac	Feather River Air Quality Management District	03/08/2023	03/09/2023	06/05/2023
CA	DRYCLEAN GLENN	Glenn County Air Pollution Control District Drycleaner Facil	Glenn County Air Pollution Control District	08/26/2024	08/28/2024	11/13/2024
CA	DRYCLEAN GRANT	Grant Recipients List	California Air Resources Board	12/31/2021	01/26/2024	04/16/2024
CA	DRYCLEAN IMPERIAL	Imperial County Air Pollution Control District Drycleaner Fa	Imperial County Air Pollution Control District	10/02/2024	10/03/2024	12/20/2024
CA	DRYCLEAN LAKE	Lake County Air Quality Management District Drycleaner Facil	Lake County Air Quality Management District	02/15/2024	02/16/2024	05/02/2024
CA	DRYCLEAN MENDOCINO	Mendocino County Air Quality Management District Drycleaner	Mendocino County Air Quality Management District	08/26/2024	09/03/2024	11/13/2024
CA	DRYCLEAN MOJAVE	Mojave Desert Air Quality Management District Drycleaner Fac	Mojave Desert Air Quality Management District	08/21/2024	08/22/2024	11/05/2024
CA	DRYCLEAN MONTEREY BAY	Monterey Bay Air Quality Management District Drycleaner Faci	Monterey Bay Air Quality Management District	09/09/2024	09/11/2024	11/26/2024
CA	DRYCLEAN N COAST	North Coast Unified Air Quality Management District Dryclean	North Coast Unified Air Quality Management District	11/30/2016	04/19/2019	05/01/2023
CA	DRYCLEAN N SIERRA	Northern Sierra Air Quality Management District Drycleaner F	Northern Sierra Air Quality Management District	08/22/2024	08/22/2024	11/05/2024
CA	DRYCLEAN N SONOMA	Norther Sonoma County County Air Pollution Control District	Santa Barbara County Air Pollution Control District	08/23/2024	08/26/2024	11/05/2024
CA	DRYCLEAN PLACER	Placer County Air Quality Management District Drycleaner Fac	Placer County Air Quality Management District	05/15/2023	05/17/2023	08/14/2023
CA	DRYCLEAN SACRAMENTO	Sacramento Metropolitan Air Quality Management District Drycl	Sacramento Metropolitan Air Quality Management District	09/03/2024	09/05/2024	11/13/2024
CA	DRYCLEAN SAN DIEGO	San Diego County Air Pollution Control District Drycleaner F	San Diego County Air Pollution Control District	08/21/2024	08/28/2024	11/13/2024
CA	DRYCLEAN SAN JOAQUIN	San Joaquin Valley Air Pollution Control District District D	San Joaquin Valley Air Pollution Control District	08/22/2024	08/22/2024	11/05/2024
CA	DRYCLEAN SAN LUIS OB	San Luis Obispo County Air Pollution Control District Drycle	San Luis Obispo County Air Pollution Control District	01/03/2024	01/04/2024	03/20/2024
CA	DRYCLEAN SANTA BARB	Santa Barbara County Air Pollution Control District Dryclean	Santa Barbara County Air Pollution Control District	02/19/2019	04/17/2019	05/01/2023
CA	DRYCLEAN SHASTA	Shasta County Air Quality Management District District Drycl	Shasta County Air Quality Management District	08/29/2024	09/05/2024	11/13/2024
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	01/27/2025	02/19/2025	05/02/2025
CA	DRYCLEAN TEHAMA	Tehama County Air Pollution Control District Drycleaner Faci	Tehama County Air Pollution Control District	04/24/2019	04/24/2019	05/01/2023
CA	DRYCLEAN VENTURA	Drycleaner Facility Listing	Ventura County Air Pollution Control District	08/26/2024	08/28/2024	11/14/2024
CA	DRYCLEAN YOLO-SOLANO	Yolo-Solano Air Quality Management District Drycleaner Facil	Yolo-Solano Air Quality Management District	08/21/2024	08/26/2024	11/06/2024
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	02/20/2025	02/26/2025	03/28/2025
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2023	03/11/2025	05/23/2025
CA	ENF	Enforcement Action Listing	State Water Resources Control Board	01/13/2025	01/14/2025	03/28/2025

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	01/21/2025	01/22/2025	04/03/2025
CA	FIN ASSURANCE 1	Financial Assurance Information Listing	Department of Toxic Substances Control	01/09/2025	01/14/2025	03/28/2025
CA	FIN ASSURANCE 2	Financial Assurance Information Listing	California Integrated Waste Management Board	01/31/2025	02/13/2025	05/05/2025
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	02/11/2025	02/19/2025	05/05/2025
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2024	01/03/2025	03/19/2025
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	02/10/2025	02/11/2025	04/28/2025
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	12/27/2024	12/27/2024	03/13/2025
CA	HWTS	Hazardous Waste Tracking System	Department of Toxic Substances Control	07/19/2024	07/30/2024	08/28/2024
CA	ICE	Inspection, Compliance and Enforcement	Department of Toxic Substances Control	02/10/2025	02/11/2025	04/28/2025
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Quality Control Board	02/24/2025	02/24/2025	02/26/2025
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	02/20/2025	02/21/2025	05/07/2025
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	02/24/2025	02/24/2025	02/26/2025
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 (GEOTRACKER)	State Water Resources Control Board	02/24/2025	02/24/2025	02/26/2025
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	02/24/2025	02/24/2025	02/26/2025
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	02/24/2025	02/24/2025	02/26/2025
CA	MINES	Mines Site Location Listing	Department of Conservation	03/03/2025	03/04/2025	05/21/2025
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	01/02/2025	02/25/2025	05/07/2025
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	02/24/2025	02/24/2025	02/26/2025
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	03/05/2025	03/06/2025	05/22/2025
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	02/03/2025	02/04/2025	04/18/2025
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	02/24/2025	02/24/2025	02/26/2025
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	02/24/2025	02/25/2025	05/07/2025
CA	PFAS	PFAS Contamination Site Location Listing	State Water Resources Control Board	03/03/2025	03/04/2025	05/22/2025
CA	PROC	Certified Processors Database	Department of Conservation	03/03/2025	03/04/2025	05/22/2025
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	02/24/2025	02/24/2025	02/26/2025
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	02/24/2025	02/24/2025	02/26/2025
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	01/21/2025	01/22/2025	04/03/2025
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	02/24/2025	02/24/2025	02/26/2025
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Hea	01/28/2025	01/29/2025	04/15/2025
CA	SAN JOSE HAZMAT	Hazardous Material Facilities	City of San Jose Fire Department	11/03/2020	11/05/2020	01/26/2021
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	01/21/2025	01/22/2025	04/03/2025
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	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	02/03/2025	02/04/2025	04/18/2025
CA	SWRCY	Recycler Database	Department of Conservation	03/03/2025	03/04/2025	05/22/2025
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	02/27/2025	03/04/2025	05/22/2025
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	02/24/2025	02/24/2025	02/26/2025
CA	UST	Active UST Facilities	SWRCB	03/03/2025	03/04/2025	05/22/2025
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	05/13/2025	05/22/2025	05/27/2025
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	01/21/2025	01/22/2025	04/03/2025
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	02/11/2021	07/01/2021	09/29/2021
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	03/03/2025	03/04/2025	05/23/2025
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	02/24/2025	02/24/2025	02/26/2025
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	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	05/28/2025	05/28/2025	06/03/2025
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	03/24/2025	04/02/2025	04/29/2025
US	BIOSOLIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	01/12/2025	01/14/2025	03/20/2025
US	BRS	Biennial Reporting System	EPANTIS	12/31/2023	02/19/2025	03/07/2025
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2023	10/16/2024	01/14/2025
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2024	01/27/2025	04/21/2025
US	CORRACTS	Corrective Action Report	EPA	06/02/2025	06/03/2025	06/16/2025
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/10/2025	01/22/2025	04/21/2025
US	Delisted NPL	National Priority List Deletions	EPA	03/27/2025	04/01/2025	04/24/2025
US	E MANIFEST	Hazardous Waste Electronic Manifest System	Environmental Protection Agency	02/17/2025	02/19/2025	03/14/2025
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	12/21/2024	12/27/2024	01/10/2025
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical 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	06/10/2025	06/12/2025	06/16/2025
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	11/20/2024	12/18/2024	12/20/2024
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FEMA UST	Underground Storage Tank Listing	FEMA	04/08/2025	04/23/2025	04/24/2025
US	FINDS	Facility Index System/Facility Registry System	EPA	04/22/2025	05/05/2025	05/21/2025
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	01/30/2025	02/11/2025	04/24/2025
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/13/2025	02/13/2025	04/29/2025
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
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	06/11/2025	06/12/2025	06/16/2025
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	02/07/2024	11/13/2024	11/19/2024
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	01/07/2025	01/16/2025	04/07/2025
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	11/18/2024	01/16/2025	04/07/2025
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	01/07/2025	01/16/2025	04/07/2025
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	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	11/08/2024	01/16/2025	04/07/2025
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	01/07/2025	01/16/2025	04/07/2025
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	11/18/2024	01/16/2025	04/07/2025
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/15/2024	01/16/2025	04/07/2025
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
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	03/27/2025	04/01/2025	04/24/2025
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	03/27/2025	04/01/2025	04/24/2025
US	LUCIS	Land Use Control Information System	Department of the Navy	11/11/2024	11/25/2024	02/18/2025
US	MINES MRDS	Mineral Resources Data System	USGS	06/04/2024	11/22/2024	02/18/2025
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	02/19/2025	02/21/2025	03/20/2025
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	05/07/2025	05/07/2025	06/03/2025
US	NPL	National Priority List	EPA	03/27/2025	04/01/2025	04/24/2025
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	07/01/2024	10/02/2024	01/10/2025
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	12/16/2016	01/06/2017	03/10/2017
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	03/24/2025	04/02/2025	05/21/2025
US	PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	03/24/2025	04/02/2025	05/21/2025
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	03/31/2025	04/02/2025	05/05/2025
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	03/24/2025	04/02/2025	05/21/2025
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	03/31/2025	04/02/2025	05/05/2025
US	PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT	Social Science Environmental Health Research	05/15/2024	03/06/2025	06/03/2025
US	PFAS PT 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	03/24/2025	04/02/2025	05/21/2025
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	03/23/2025	04/02/2025	05/05/2025
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	03/07/2025	04/02/2025	05/05/2025
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	03/31/2025	04/02/2025	05/05/2025
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	03/03/2025	04/02/2025	05/21/2025
US	PRP	Potentially Responsible Parties	EPA	02/26/2025	03/03/2025	04/07/2025
US	Proposed NPL	Proposed National Priority List Sites	EPA	03/27/2025	04/01/2025	04/24/2025
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	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	06/02/2025	06/04/2025	06/16/2025
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/02/2025	06/04/2025	06/16/2025
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/02/2025	06/04/2025	06/16/2025
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/02/2025	06/04/2025	06/16/2025
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	06/02/2025	06/04/2025	06/16/2025
US	RMP	Risk Management Plans	Environmental Protection Agency	01/01/2025	01/17/2025	04/07/2025
US	ROD	Records Of Decision	EPA	04/25/2025	05/01/2025	05/21/2025
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	SEMS	Superfund Enterprise Management System	EPA	03/27/2025	04/01/2025	04/24/2025
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	03/27/2025	04/01/2025	04/24/2025
US	SSTS	Section 7 Tracking Systems	EPA	01/13/2025	01/15/2025	04/07/2025
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2023	02/11/2025	02/18/2025
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	02/12/2025	02/12/2025	02/27/2025
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/09/2024	09/11/2024	12/06/2024
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	12/31/2024	02/20/2025	04/29/2025
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	01/29/2025	02/18/2025	04/29/2025
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	06/02/2025	06/03/2025	06/16/2025
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	12/31/2024	02/20/2025	04/29/2025
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	01/29/2025	02/18/2025	04/29/2025
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	02/03/2025	02/18/2025	03/20/2025
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/02/2024	08/20/2024	10/09/2024
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UST FINDER	UST Finder Database	Environmental Protection Agency	06/08/2023	10/04/2023	01/18/2024
US	UST FINDER RELEASE	UST Finder Releases Database	Environmental Protecton Agency	06/08/2023	10/31/2023	01/18/2024
US	UXO	Unexploded Ordnance Sites	Department of Defense	02/14/2025	03/11/2025	06/03/2025

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	02/02/2025	02/04/2025	04/24/2025
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	12/31/2019	11/30/2023	12/01/2023
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2020	11/30/2021	02/18/2022
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
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			
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 and Wildlife			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

APN 064-0020-049
8770 ELDER CREEK ROAD
SACRAMENTO, CA 95828

TARGET PROPERTY COORDINATES

Latitude (North):	38.508777 - 38° 30' 31.60"
Longitude (West):	121.378391 - 121° 22' 42.21"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	641391.6
UTM Y (Meters):	4263306.5
Elevation:	46 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50005988 SACRAMENTO EAST, CA
Version Date:	2021
Northeast Map:	50006306 CARMICHAEL, CA
Version Date:	2022
Southeast Map:	50006786 ELK GROVE, CA
Version Date:	2022
Southwest Map:	50005930 FLORIN, CA
Version Date:	2021

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

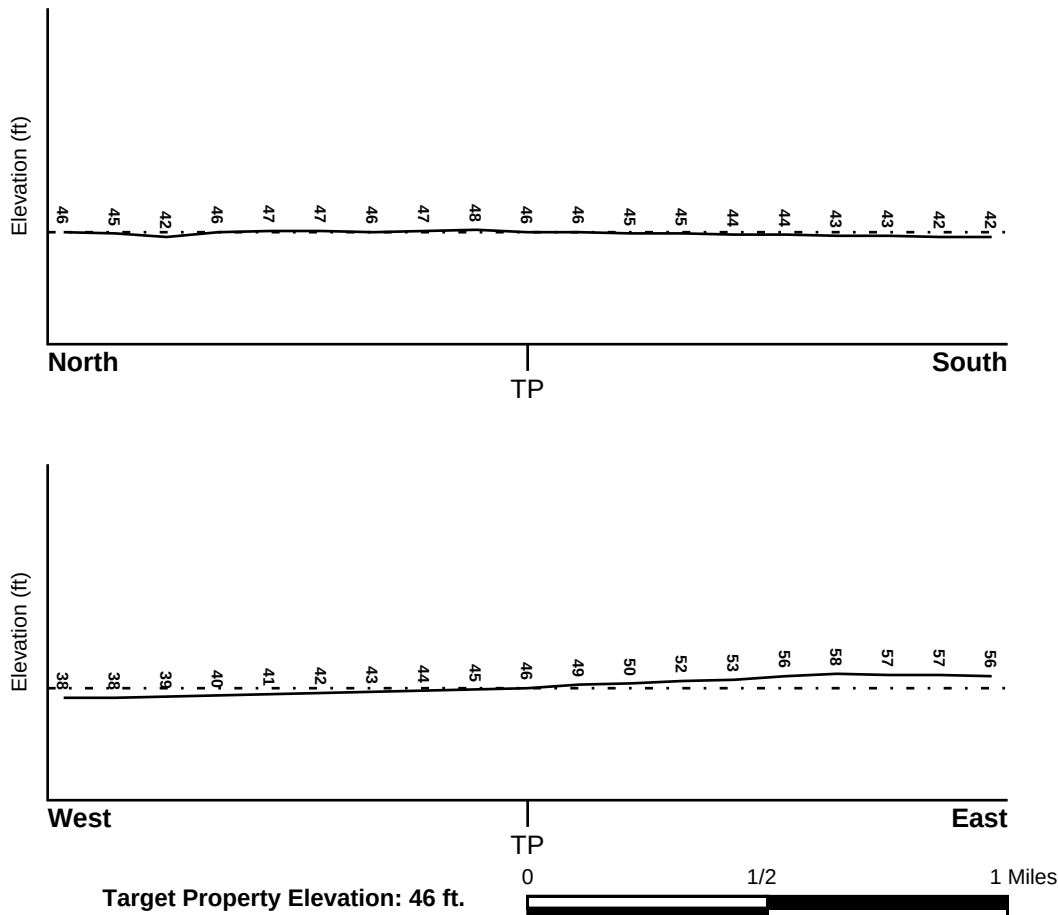
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' 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.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06067C0195H	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06067C0215H	FEMA FIRM Flood data
06067C0307H	FEMA FIRM Flood data
06067C0326H	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
SACRAMENTO EAST	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data:*

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

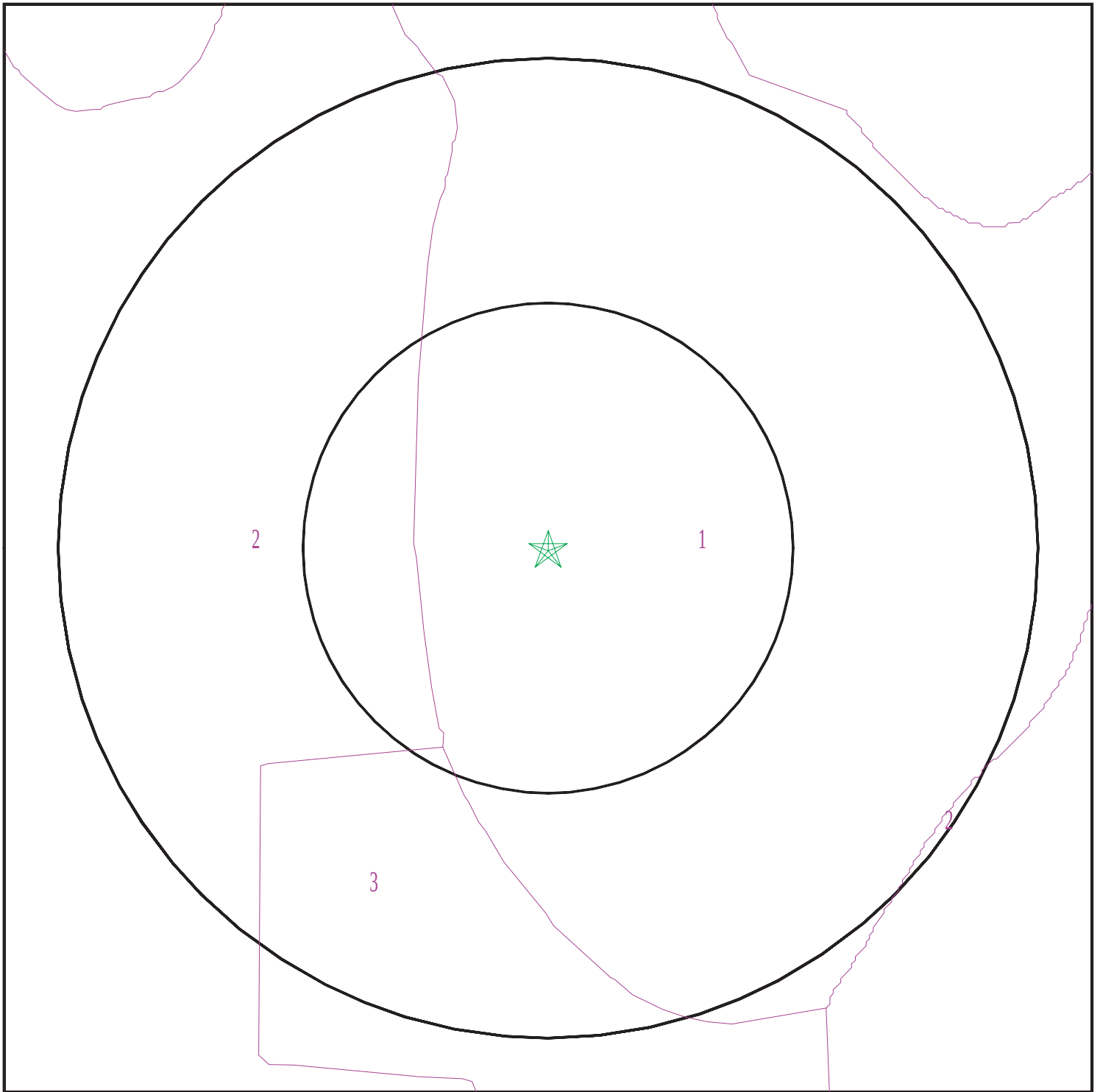
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 8024562.2s



- ★ Target Property
- SSURGO Soil
- Water

0 1/16 1/8 1/4 Miles



SITE NAME: APN 064-0020-049
ADDRESS: 8770 Elder Creek Road
Sacramento CA 95828
LAT/LONG: 38.508777 / 121.378391

CLIENT: Bole and Associates
CONTACT: David Bole
INQUIRY #: 8024562.2s
DATE: June 20, 2025 9:27 am

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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: DURIXERALFS

Soil Surface Texture: clay

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	5 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.01 Min: 0	Max: Min:
2	5 inches	20 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.01 Min: 0	Max: Min:
3	20 inches	59 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.01 Min: 0	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: SAN JOAQUIN

Soil Surface Texture: silt 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: Moderately well drained

Hydric Status: Partially 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	22 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	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: 7.8 Min: 6.1
2	22 inches	27 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	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: 7.8 Min: 6.1
3	27 inches	53 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	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: 7.8 Min: 6.1
4	53 inches	59 inches	stratified sandy loam to loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	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: 7.8 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 3

Soil Component Name: SAN JOAQUIN

Soil Surface Texture: silt 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: Moderately well drained

Hydric Status: Partially 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	22 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	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: 7.8 Min: 6.1
2	22 inches	27 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	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: 7.8 Min: 6.1
3	27 inches	53 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	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: 7.8 Min: 6.1
4	53 inches	59 inches	stratified sandy loam to loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	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: 7.8 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
5	USGS40000188781	1/2 - 1 Mile NNE
6	USGS40000188714	1/2 - 1 Mile East
7	USGS40000188697	1/2 - 1 Mile East
10	USGS40000188687	1/2 - 1 Mile ESE
13	USGS40000188778	1/2 - 1 Mile NE
14	USGS40000188676	1/2 - 1 Mile ESE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

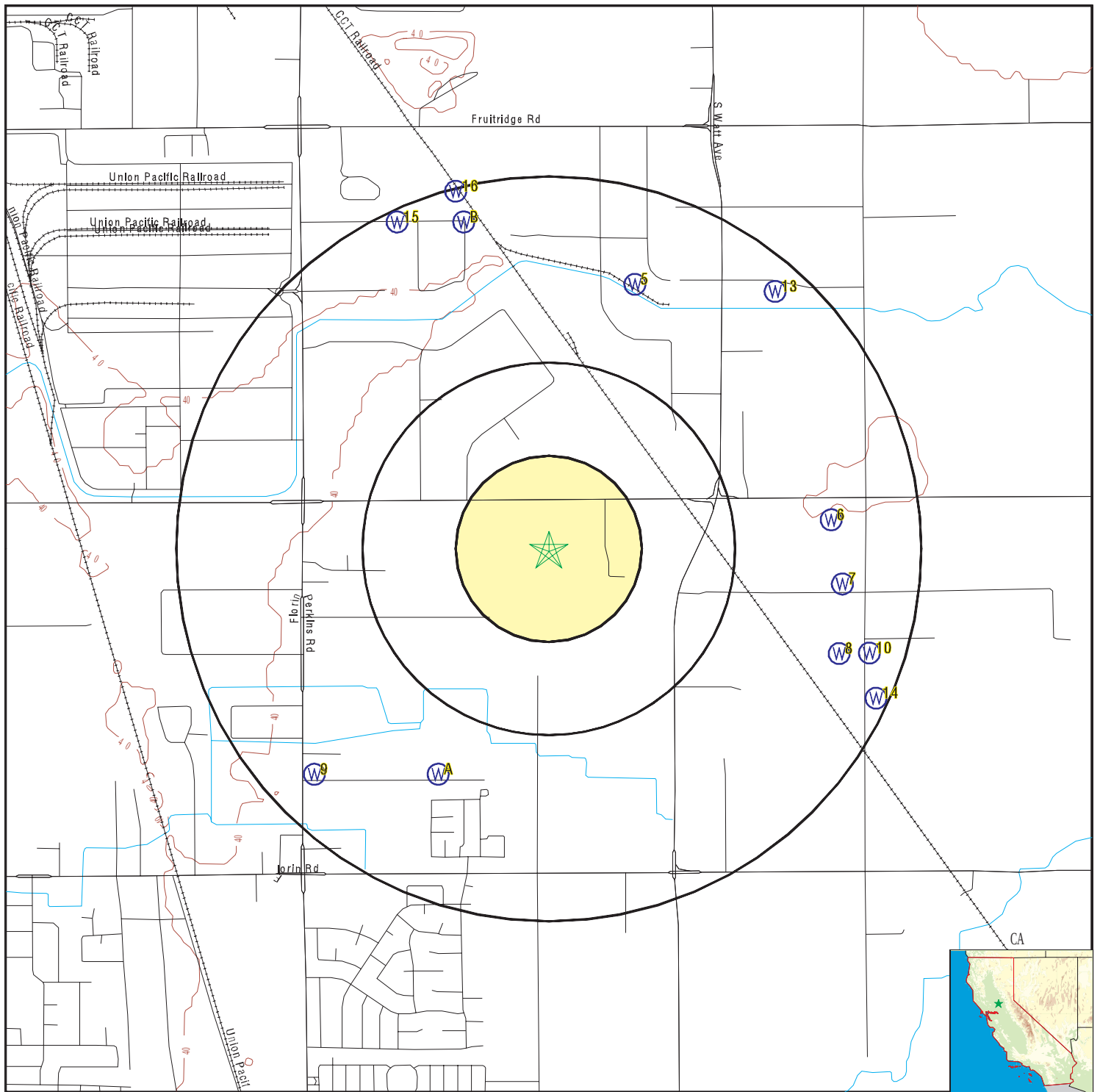
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	CADDW2000008526	1/2 - 1 Mile SSW
A2	CAPFAS000000083	1/2 - 1 Mile SSW
A3	CADDW2000002099	1/2 - 1 Mile SSW
A4	8300	1/2 - 1 Mile SSW
8	CADWR9000039484	1/2 - 1 Mile ESE
9	CADDW2000019855	1/2 - 1 Mile SW
B11	CAEDF0000052414	1/2 - 1 Mile NNW
B12	CAEDF0000117979	1/2 - 1 Mile NNW
15	CAEDF0000063993	1/2 - 1 Mile NNW
16	CADWR0000002769	1/2 - 1 Mile NNW

PHYSICAL SETTING SOURCE MAP - 8024562.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

0 1/4 1/2 1 Miles

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: APN 064-0020-049
 ADDRESS: 8770 Elder Creek Road
 Sacramento CA 95828
 LAT/LONG: 38.508777 / 121.378391

CLIENT: Bole and Associates
 CONTACT: David Bole
 INQUIRY #: 8024562.2s
 DATE: June 20, 2025 9:27 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

A1
SSW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

CA WELLS

CADDW2000008526

A2
SSW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

CA WELLS

CAPFAS000000083

A3
SSW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

CA WELLS

CADDW2000002099

A4
SSW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

CA WELLS

8300

5
NNE
1/2 - 1 Mile
Lower

[Click here for full text details](#)

FED USGS

USGS40000188781

6
East
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000188714

7
East
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000188697

8
ESE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

CA WELLS

CADWR9000039484

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

9
SW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

CA WELLS

CADDW2000019855

10
ESE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000188687

B11
NNW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

CA WELLS

CAEDF0000052414

B12
NNW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

CA WELLS

CAEDF0000117979

13
NE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000188778

14
ESE
1/2 - 1 Mile
Higher

[Click here for full text details](#)

FED USGS

USGS40000188676

15
NNW
1/2 - 1 Mile
Lower

[Click here for full text details](#)

CA WELLS

CAEDF0000063993

16
NNW
1/2 - 1 Mile
Higher

[Click here for full text details](#)

CA WELLS

CADWR0000002769

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95828	14	2

Federal EPA Radon Zone for SACRAMENTO County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95828

Number of sites tested: 2

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.200 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

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.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R 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

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

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 Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, 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.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program

State Water Resources Control Board

Telephone: 916-341-5577

The GAMA Program is California's comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Health Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

Geothermal Wells Listing

Department of Conservation

Telephone: 916-445-9686

Geothermal well means a well constructed to extract or return water to the ground after it has been used for heating or cooling purposes. Geothermal wells in California (except for wells on federal leases which are administered by the Bureau of Land Management) are permitted, drilled, operated, and permanently sealed and closed (plugged and abandoned) under requirements and procedures administered by the Geothermal Section of the Department of Conservation's Geologic Energy Management Division (CalGEM, formerly DOGGR).

California Oil and Gas Well Locations

Source: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX D: HISTORICAL RESEARCH DOCUMENTATION

HISTORICAL AERIAL PHOTOGRAPHS

HISTORICAL TOPOGRAPHIC MAPS

SANBORN MAP REPORT

HISTORICAL CITY DIRECTORIES



APN 064-0020-049

8770 Elder Creek Road

Sacramento, CA 95828

Inquiry Number: 8024562.8

June 19, 2025

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

06/19/25

Site Name:

APN 064-0020-049
8770 Elder Creek Road
Sacramento, CA 95828
EDR Inquiry # 8024562.8

Client Name:

Bole and Associates
6898 Penny Way
Brown Valley, CA 95918
Contact: David Bole



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2022	1"=500'	Flight Year: 2022	USDA/NAIP
2018	1"=500'	Flight Year: 2018	USDA/NAIP
2014	1"=500'	Flight Year: 2014	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1999	1"=500'	Flight Year: 1999	USGS/DOQQ
1998	1"=500'	Flight Year: 1998	USGS/DOQQ
1993	1"=500'	Acquisition Date: May 23, 1993	USGS/DOQQ
1984	1"=500'	Flight Date: June 08, 1984	USDA
1972	1"=500'	Flight Date: June 28, 1972	USDA
1966	1"=500'	Flight Date: August 05, 1966	USGS
1964	1"=500'	Flight Date: May 19, 1964	USDA
1957	1"=500'	Flight Date: September 09, 1957	USDA
1947	1"=500'	Flight Date: July 28, 1947	USGS
1937	1"=500'	Flight Date: August 17, 1937	USDA

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INQUIRY #: 8024562.8

YEAR: 2022

— = 500'





INQUIRY #: 8024562.8

YEAR: 2018

— = 500'





INQUIRY #: 8024562.8

YEAR: 2014

— = 500'





INQUIRY #: 8024562.8

YEAR: 2010

— = 500'





INQUIRY #: 8024562.8

YEAR: 2006

— = 500'



UNMAPPED UNMAPPED

UNMAPPED UNMAPPED

UNMAPPED UNMAPPED

UNMAPPED UNMAPPED

UNMAPPED UNMAPPED

UNMAPPED UNMAPPED

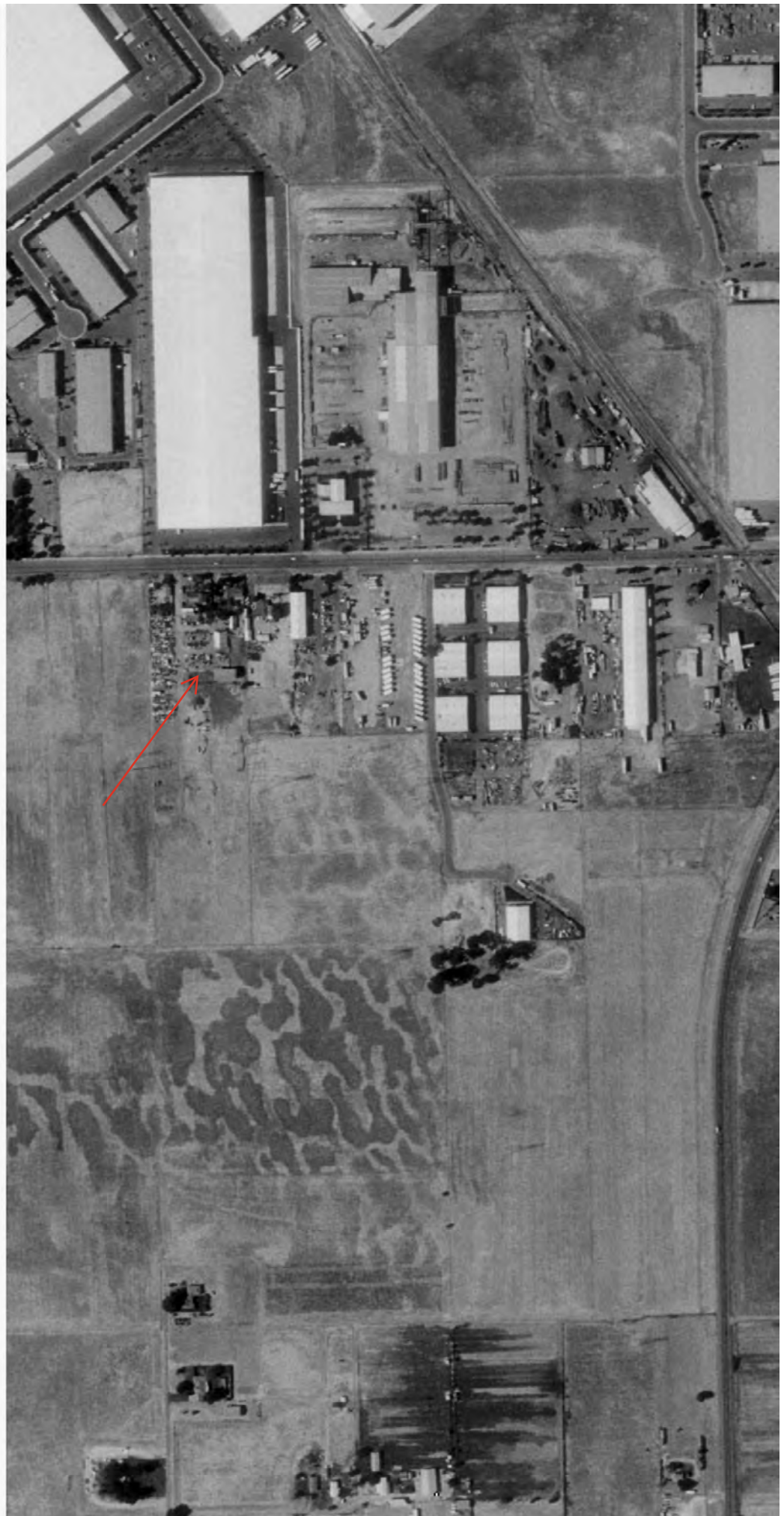
UNMAPPED UNMAPPED

UNMAPPED UNMAPPED

UNMAPPED UNMAPPED

UNMAPPED UNMAPPED

UNMAPPED UNMAPPED



INQUIRY #: 8024562.8

YEAR: 1999

— = 500'





INQUIRY #: 8024562.8

YEAR: 1998

= 500'





INQUIRY #: 8024562.8

YEAR: 1993

— = 500'





INQUIRY #: 8024562.8

YEAR: 1984

— = 500'





INQUIRY #: 8024562.8

YEAR: 1972

— = 500'





INQUIRY #: 8024562.8

YEAR: 1966

— = 500'





INQUIRY #: 8024562.8

YEAR: 1964

— = 500'





INQUIRY #: 8024562.8

YEAR: 1957

— = 500'





INQUIRY #: 8024562.8

YEAR: 1947

— = 500'





INQUIRY #: 8024562.8

YEAR: 1937

— = 500'





APN 064-0020-049

8770 Elder Creek Road

Sacramento, CA 95828

Inquiry Number: 8024562.4

June 19, 2025

EDR Historical Topo Map Report

with QuadMatch™



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

EDR Historical Topo Map Report

06/19/25

Site Name:

APN 064-0020-049
8770 Elder Creek Road
Sacramento, CA 95828
EDR Inquiry # 8024562.4

Client Name:

Bole and Associates
6898 Penny Way
Brown Valley, CA 95918
Contact: David Bole



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Bole and Associates were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	NA	Latitude:	38.508777 38° 30' 32" North
Project:	2517	Longitude:	-121.378391 -121° 22' 42" West
		UTM Zone:	Zone 10 North
		UTM X Meters:	641387.98
		UTM Y Meters:	4263513.30
		Elevation:	46.00' above sea level

Maps Provided:

2022, 2021	1954	1891
2018	1949, 1950, 1952, 1953	
2015	1947	
2012	1941	
1992	1909, 1911	
1979, 1980	1902	
1975	1893, 1894	
1967, 1968	1892	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

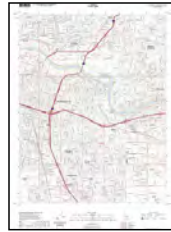
2022, 2021 Source Sheets



Carmichael
2022
7.5-minute, 24000



Elk Grove
2022
7.5-minute, 24000



Sacramento East
2021
7.5-minute, 24000

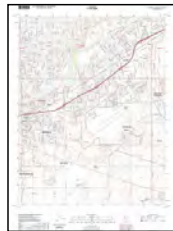


Florin
2021
7.5-minute, 24000

2018 Source Sheets



Sacramento East
2018
7.5-minute, 24000



Carmichael
2018
7.5-minute, 24000



Florin
2018
7.5-minute, 24000

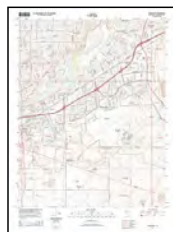


Elk Grove
2018
7.5-minute, 24000

2015 Source Sheets



Sacramento East
2015
7.5-minute, 24000



Carmichael
2015
7.5-minute, 24000



Florin
2015
7.5-minute, 24000



Elk Grove
2015
7.5-minute, 24000

2012 Source Sheets



Sacramento East
2012
7.5-minute, 24000



Carmichael
2012
7.5-minute, 24000



Florin
2012
7.5-minute, 24000

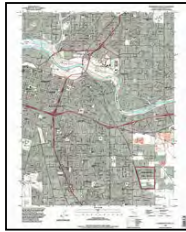


Elk Grove
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1992 Source Sheets



Sacramento East
1992
7.5-minute, 24000
Aerial Photo Revised 1992

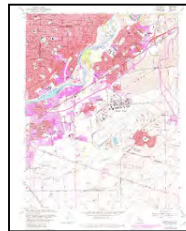


Carmichael
1992
7.5-minute, 24000
Aerial Photo Revised 1992

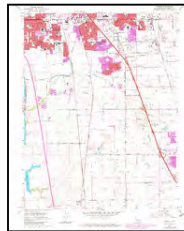
1979, 1980 Source Sheets



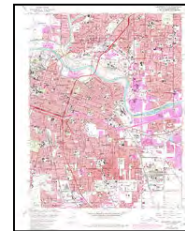
Elk Grove
1979
7.5-minute, 24000
Aerial Photo Revised 1978



Carmichael
1980
7.5-minute, 24000
Aerial Photo Revised 1979



Florin
1980
7.5-minute, 24000
Aerial Photo Revised 1978



Sacramento East
1980
7.5-minute, 24000
Aerial Photo Revised 1978

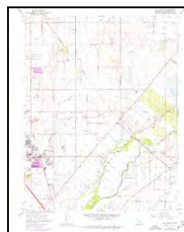
1975 Source Sheets



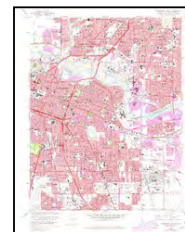
Florin
1975
7.5-minute, 24000
Aerial Photo Revised 1975



Carmichael
1975
7.5-minute, 24000
Aerial Photo Revised 1975

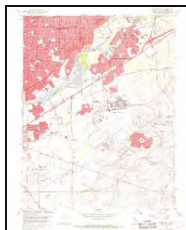


Elk Grove
1975
7.5-minute, 24000
Aerial Photo Revised 1975

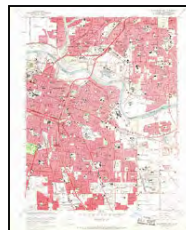


Sacramento East
1975
7.5-minute, 24000
Aerial Photo Revised 1975

1967, 1968 Source Sheets



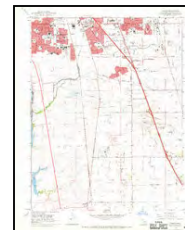
Carmichael
1967
7.5-minute, 24000
Aerial Photo Revised 1966



Sacramento East
1967
7.5-minute, 24000
Aerial Photo Revised 1966



Elk Grove
1968
7.5-minute, 24000
Aerial Photo Revised 1966

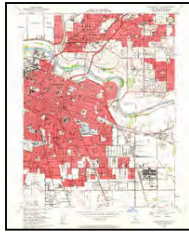


Florin
1968
7.5-minute, 24000
Aerial Photo Revised 1966

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1954 Source Sheets



Sacramento East
1954
7.5-minute, 24000
Aerial Photo Revised 1947



Carmichael
1954
7.5-minute, 24000
Aerial Photo Revised 1947

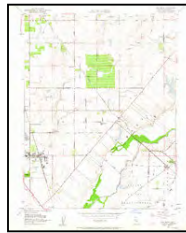
1949, 1950, 1952, 1953 Source Sheets



Sacramento East
1949
7.5-minute, 24000
Aerial Photo Revised 1947



Carmichael
1950
7.5-minute, 24000
Aerial Photo Revised 1947



Elk Grove
1952
7.5-minute, 24000
Aerial Photo Revised 1949



Florin
1953
7.5-minute, 24000
Aerial Photo Revised 1949

1947 Source Sheets



GALT
1947
15-minute, 50000

1941 Source Sheets



Franklin
1941
15-minute, 62500
Aerial Photo Revised 1939

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

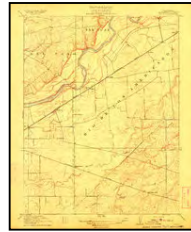
1909, 1911 Source Sheets



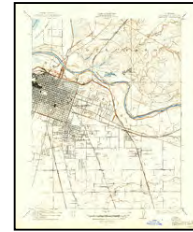
Florin
1909
7.5-minute, 31680



Elk Grove
1909
7.5-minute, 31680



Mills
1911
7.5-minute, 31680



Brighton
1911
7.5-minute, 31680

1902 Source Sheets



Fairoaks
1902
15-minute, 62500

1893, 1894 Source Sheets



Sacramento
1893
30-minute, 125000



Lodi
1894
30-minute, 125000

1892 Source Sheets



Sacramento
1892
30-minute, 125000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

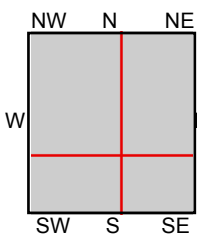
1891 Source Sheets



Sacramento
1891
30-minute, 125000



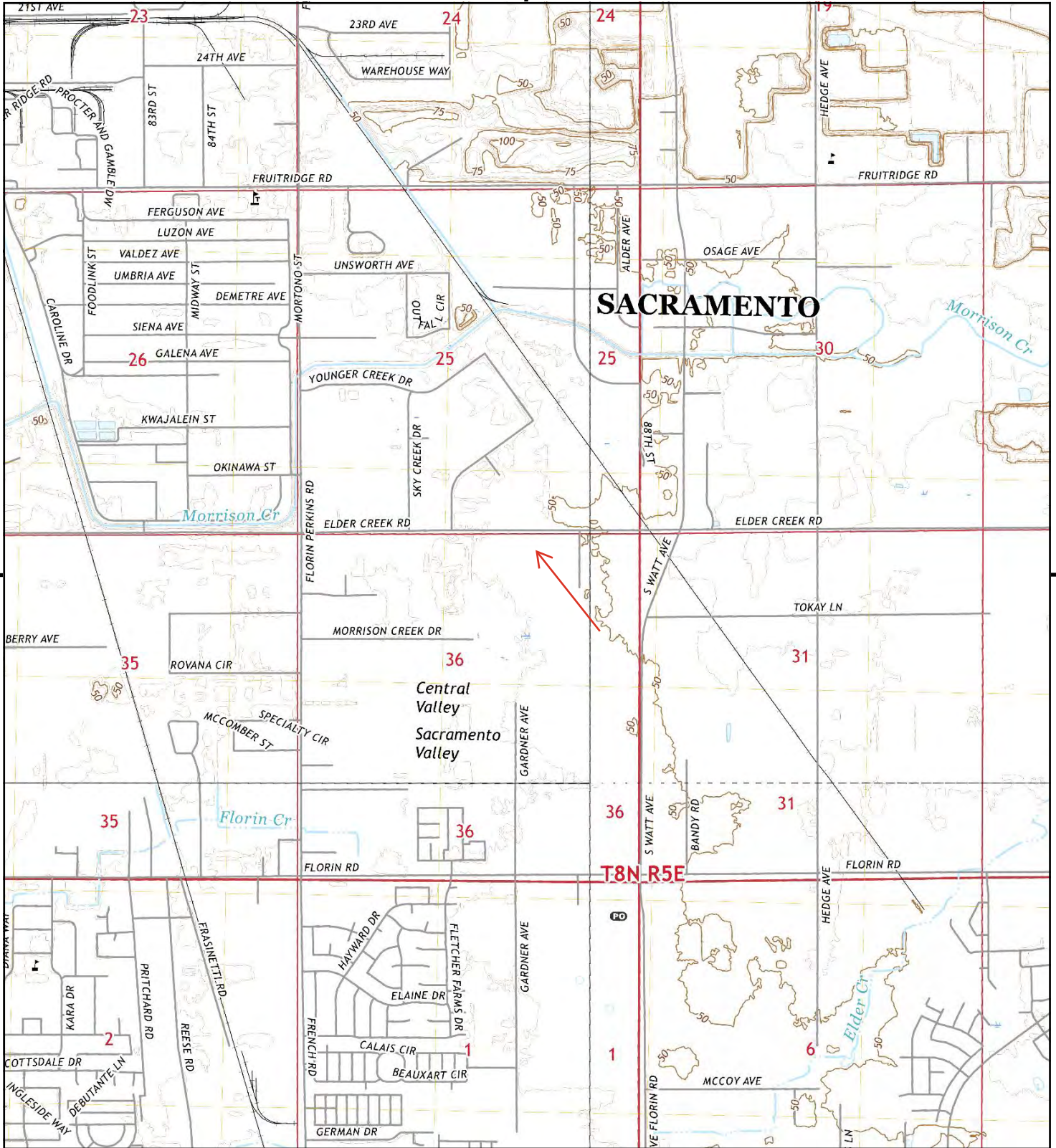
This report includes information from the following map sheet(s).



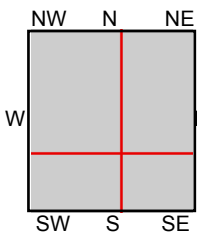
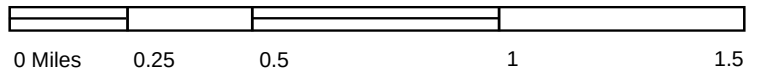
TP, Sacramento East, 2021, 7.5-minute
NE, Carmichael, 2022, 7.5-minute
SE, Elk Grove, 2022, 7.5-minute
SW, Florin, 2021, 7.5-minute

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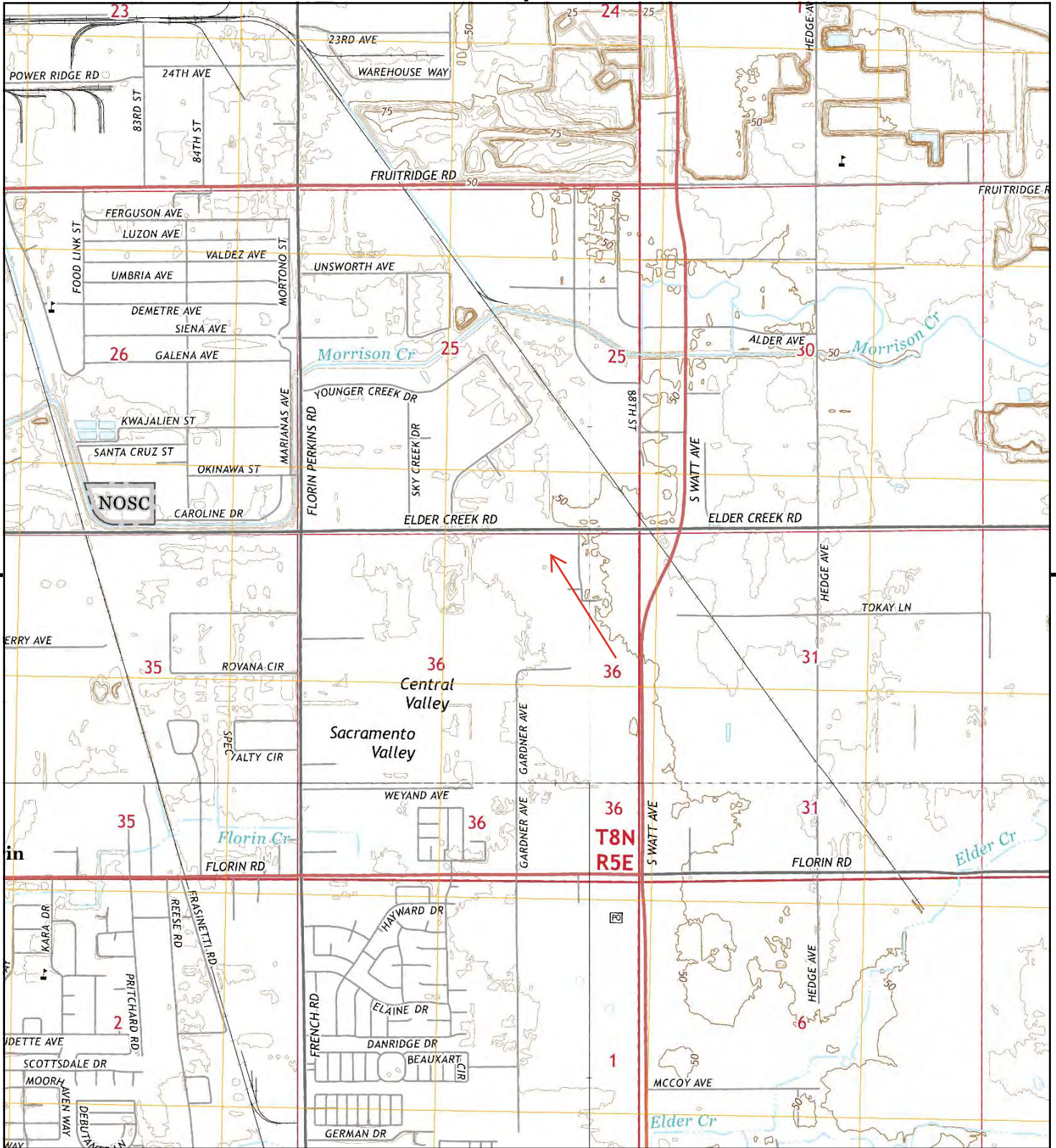
This report includes information from the following map sheet(s).



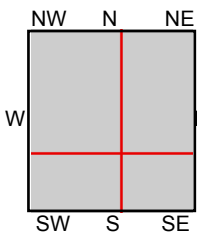
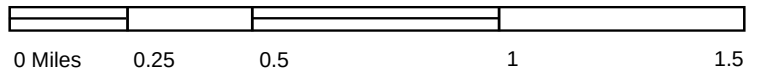
TP, Sacramento East, 2018, 7.5-minute
NE, Carmichael, 2018, 7.5-minute
SE, Elk Grove, 2018, 7.5-minute
SW, Florin, 2018, 7.5-minute

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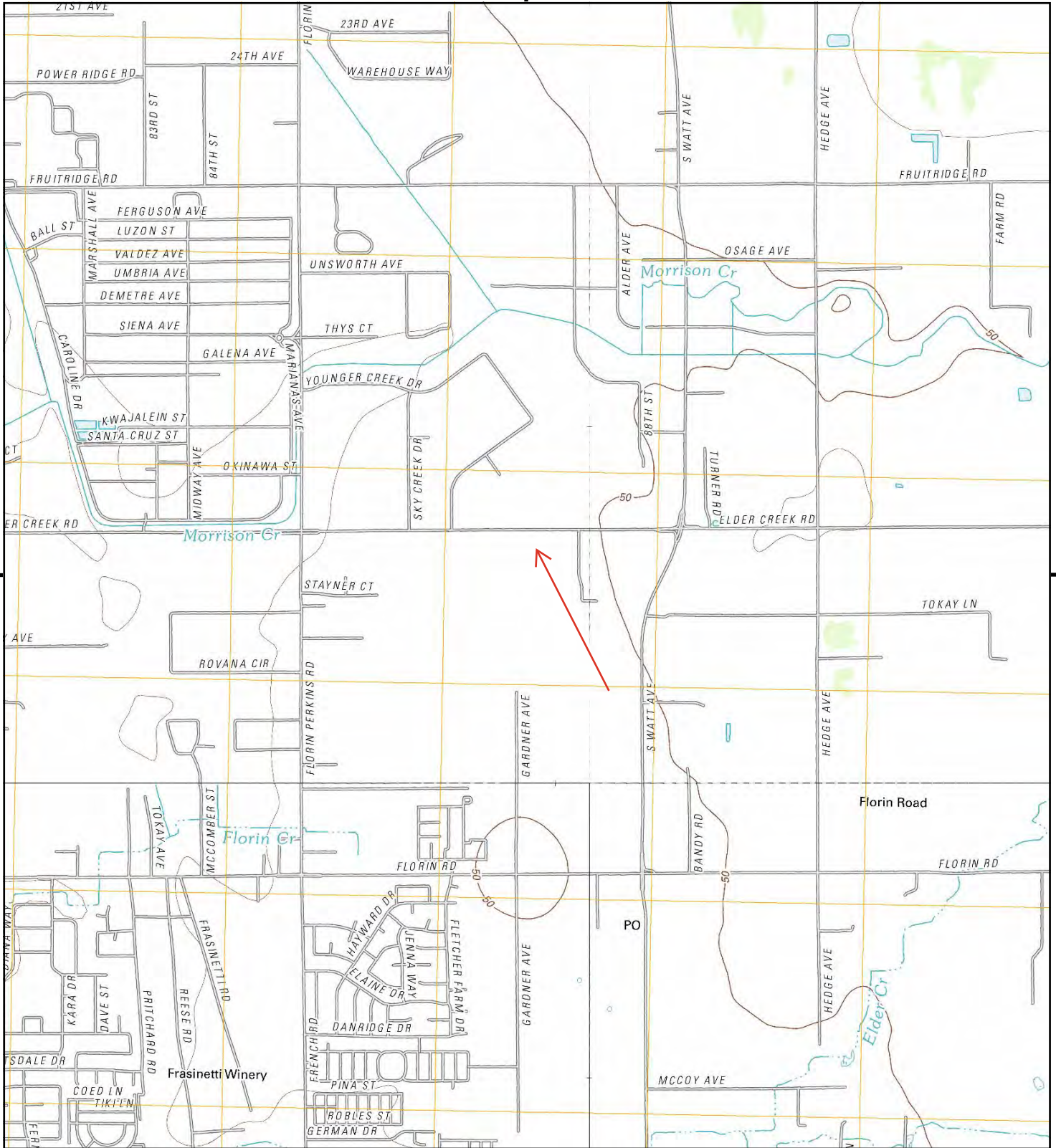
This report includes information from the following map sheet(s).



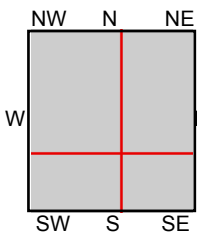
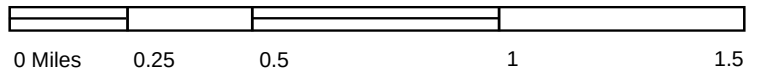
TP, Sacramento East, 2015, 7.5-minute
 NE, Carmichael, 2015, 7.5-minute
 SE, Elk Grove, 2015, 7.5-minute
 SW, Florin, 2015, 7.5-minute

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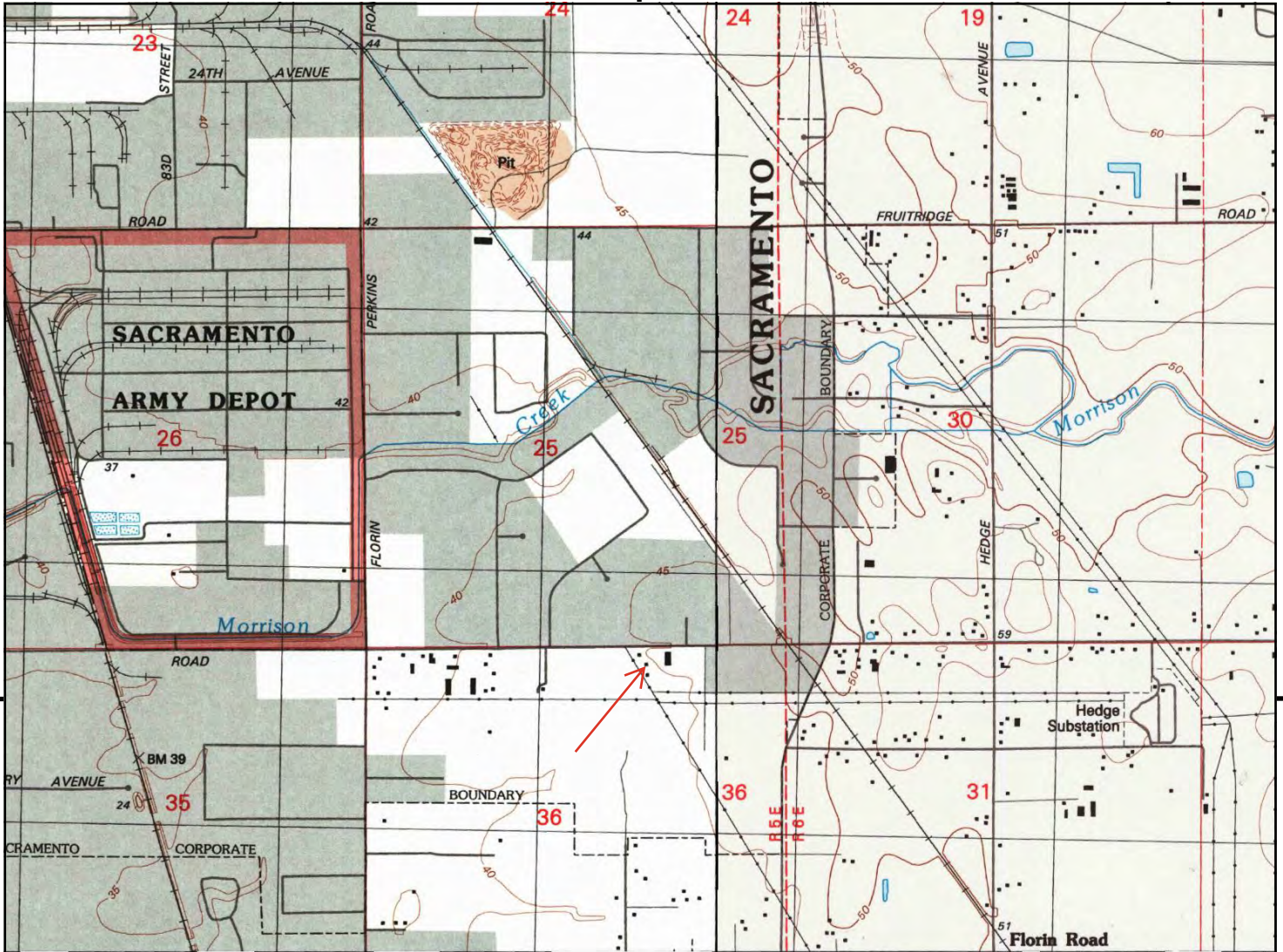
This report includes information from the following map sheet(s).



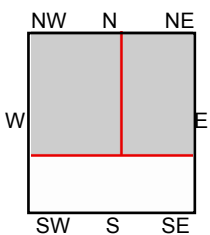
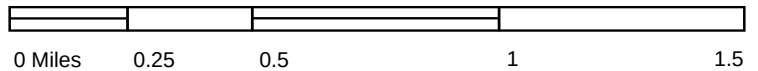
TP, Sacramento East, 2012, 7.5-minute
NE, Carmichael, 2012, 7.5-minute
SE, Elk Grove, 2012, 7.5-minute
SW, Florin, 2012, 7.5-minute

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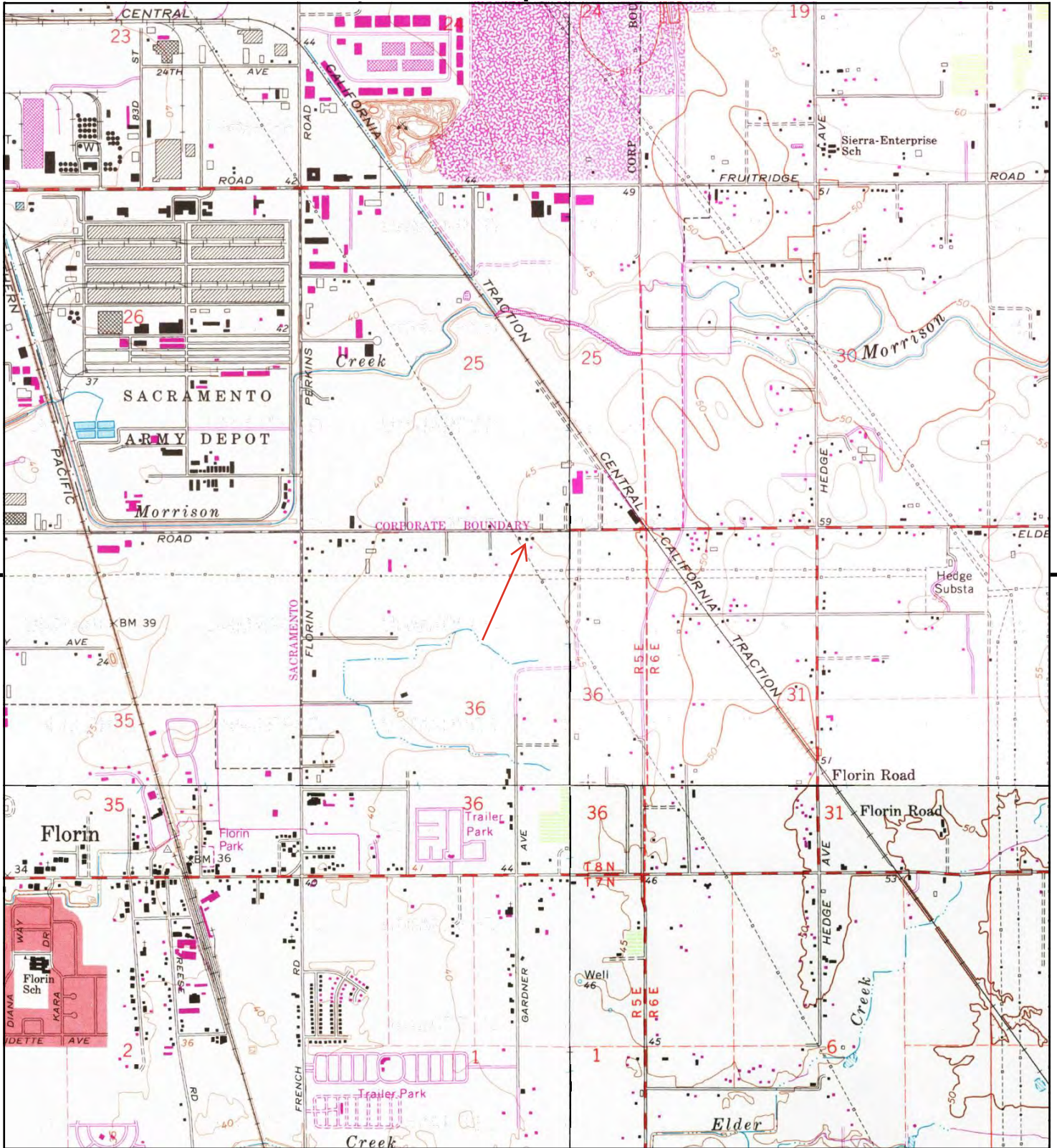
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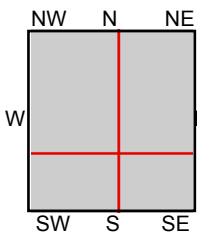
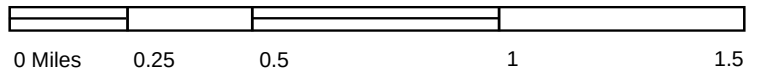
TP, Sacramento East, 1992, 7.5-minute
NE, Carmichael, 1992, 7.5-minute

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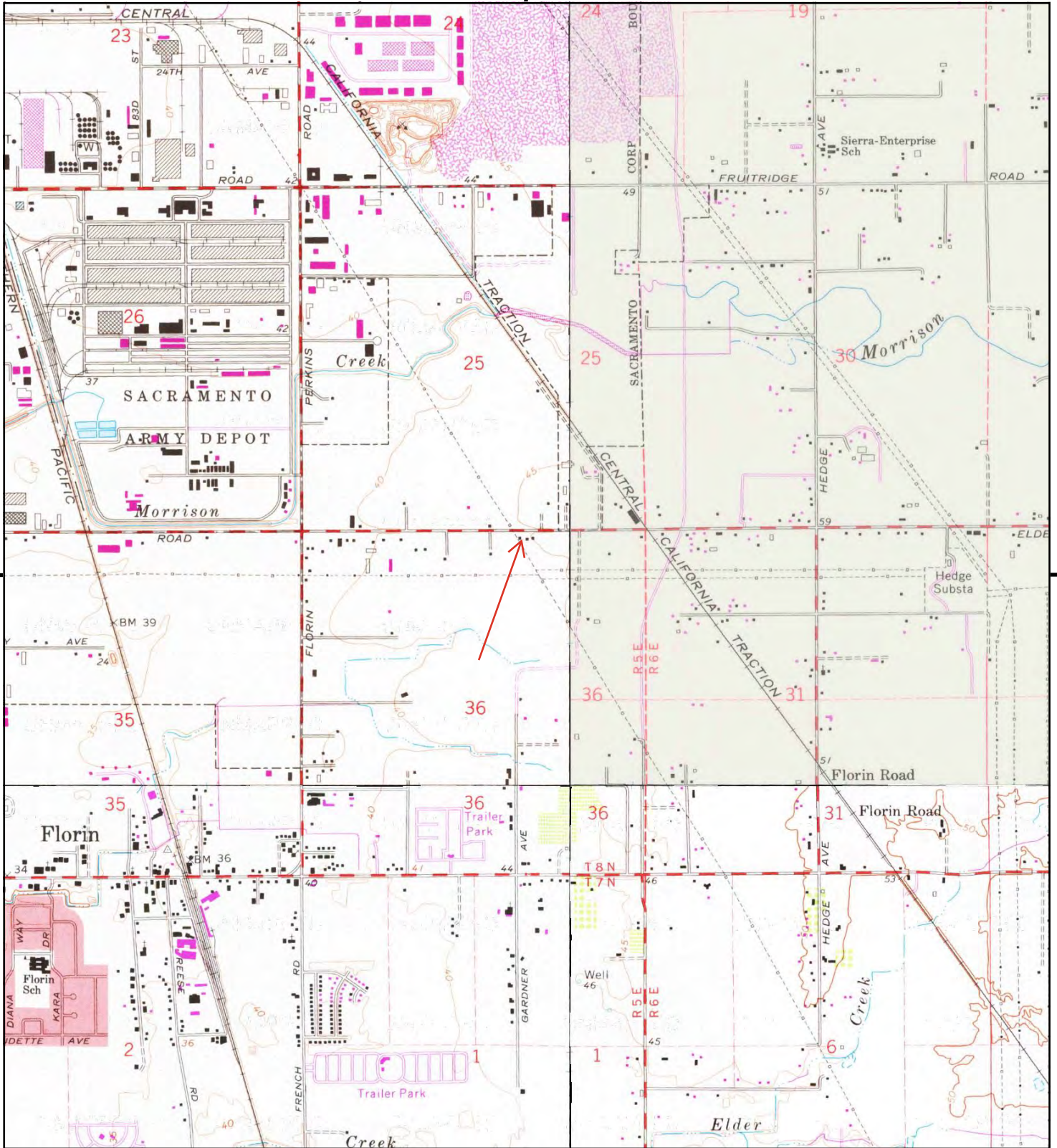
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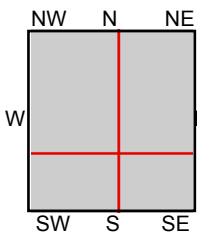
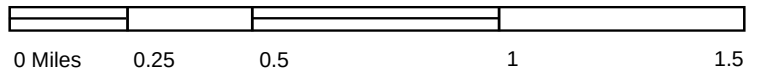
TP, Sacramento East, 1980, 7.5-minute
NE, Carmichael, 1980, 7.5-minute
SE, Elk Grove, 1979, 7.5-minute
SW, Florin, 1980, 7.5-minute

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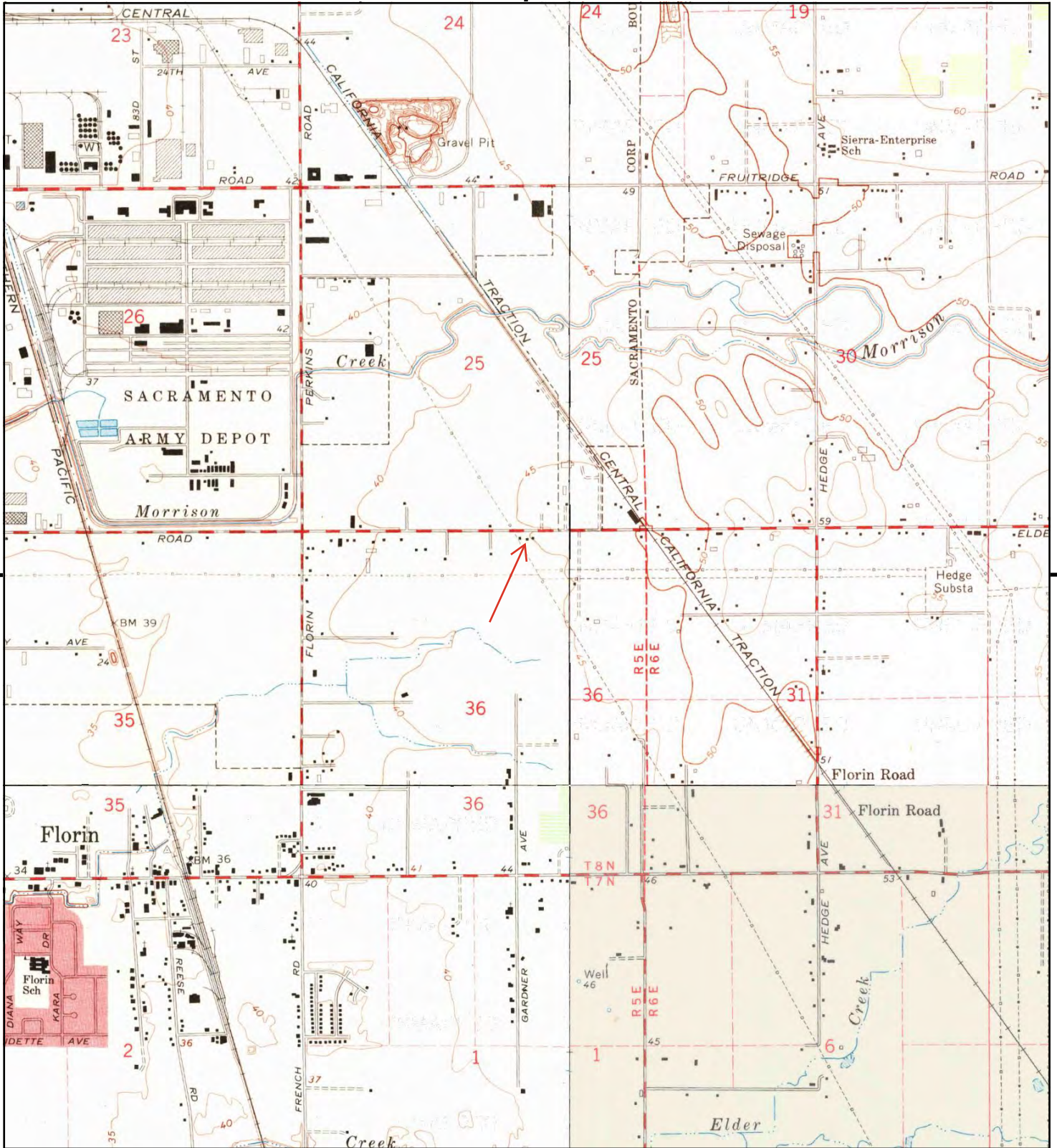
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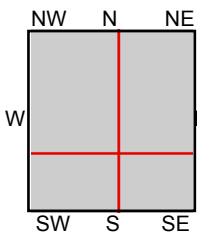
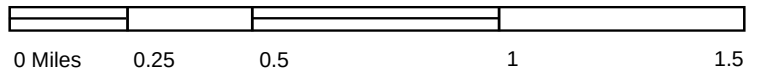
TP, Sacramento East, 1975, 7.5-minute
NE, Carmichael, 1975, 7.5-minute
SE, Elk Grove, 1975, 7.5-minute
SW, Florin, 1975, 7.5-minute

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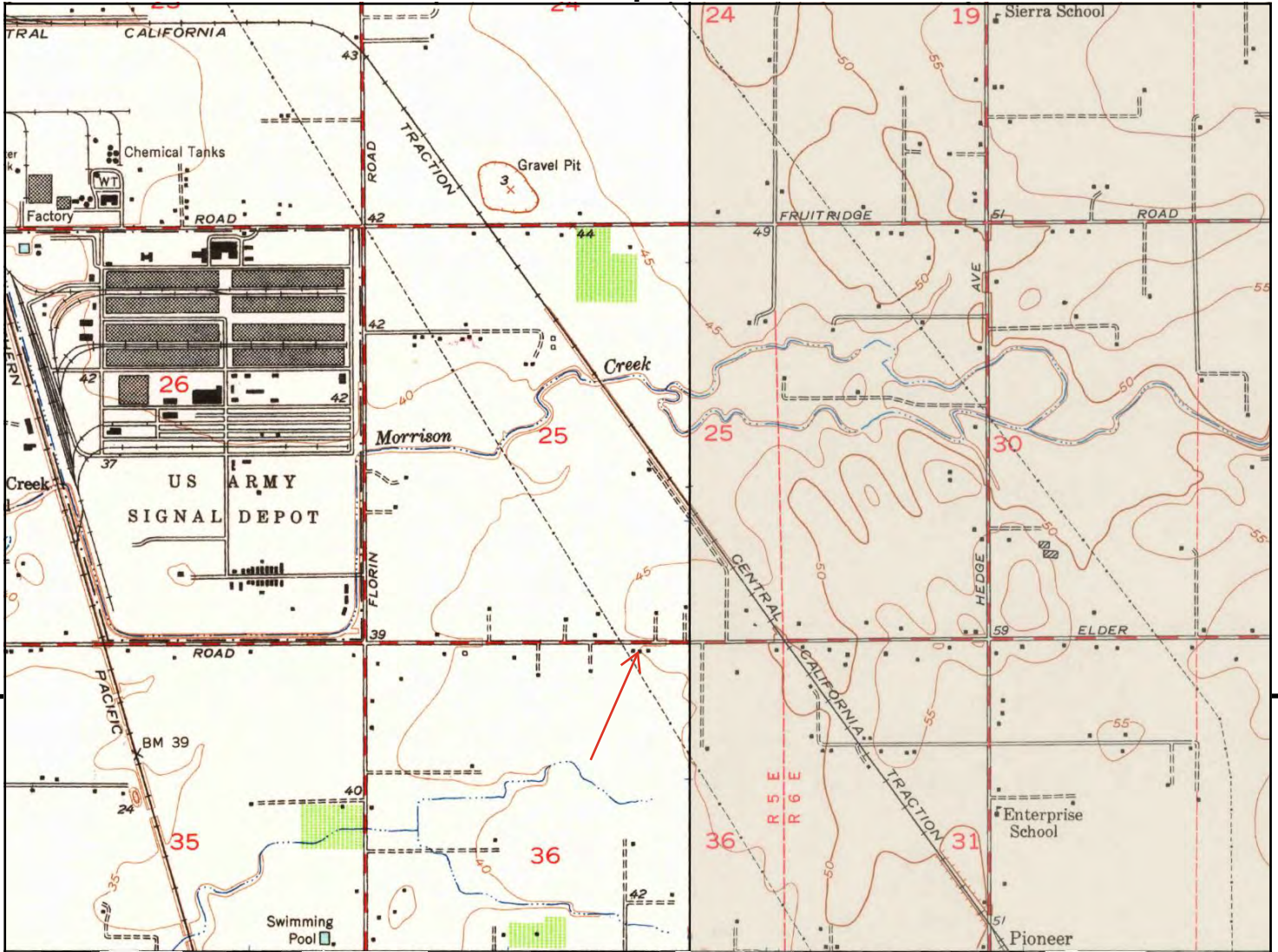
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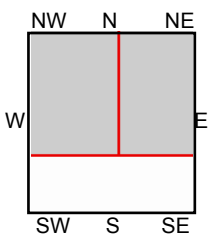
TP, Sacramento East, 1967, 7.5-minute
NE, Carmichael, 1967, 7.5-minute
SE, Elk Grove, 1968, 7.5-minute
SW, Florin, 1968, 7.5-minute

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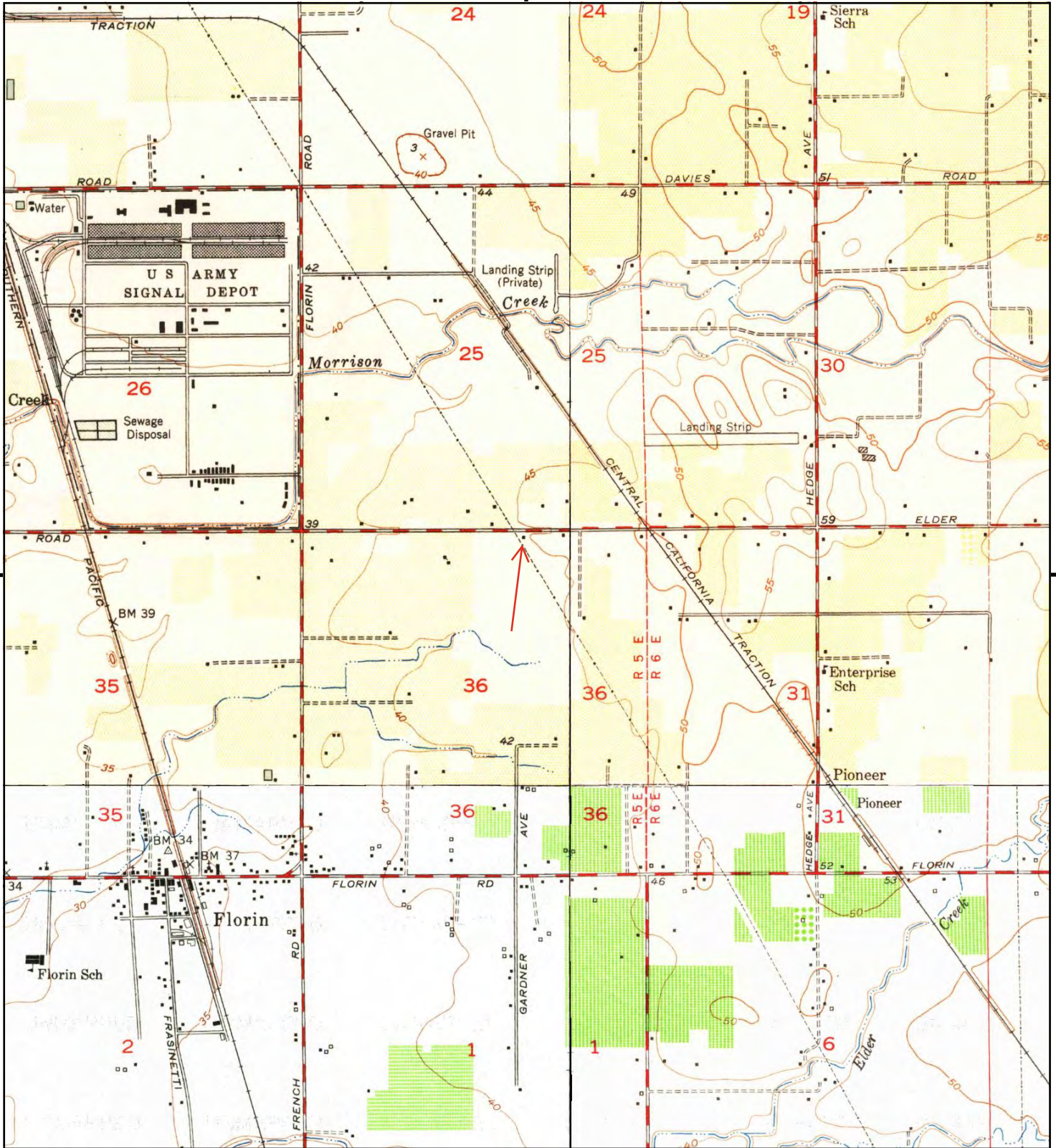
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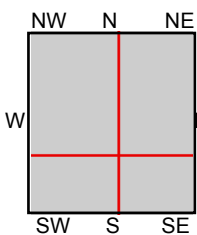
TP, Sacramento East, 1954, 7.5-minute
NE, Carmichael, 1954, 7.5-minute

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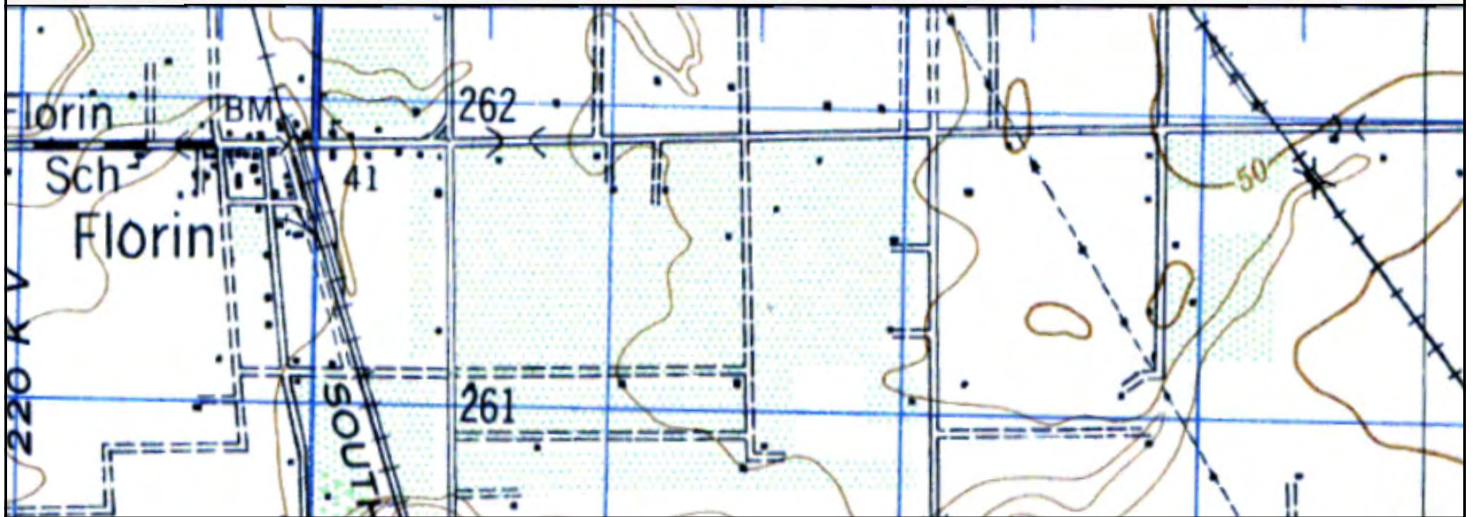
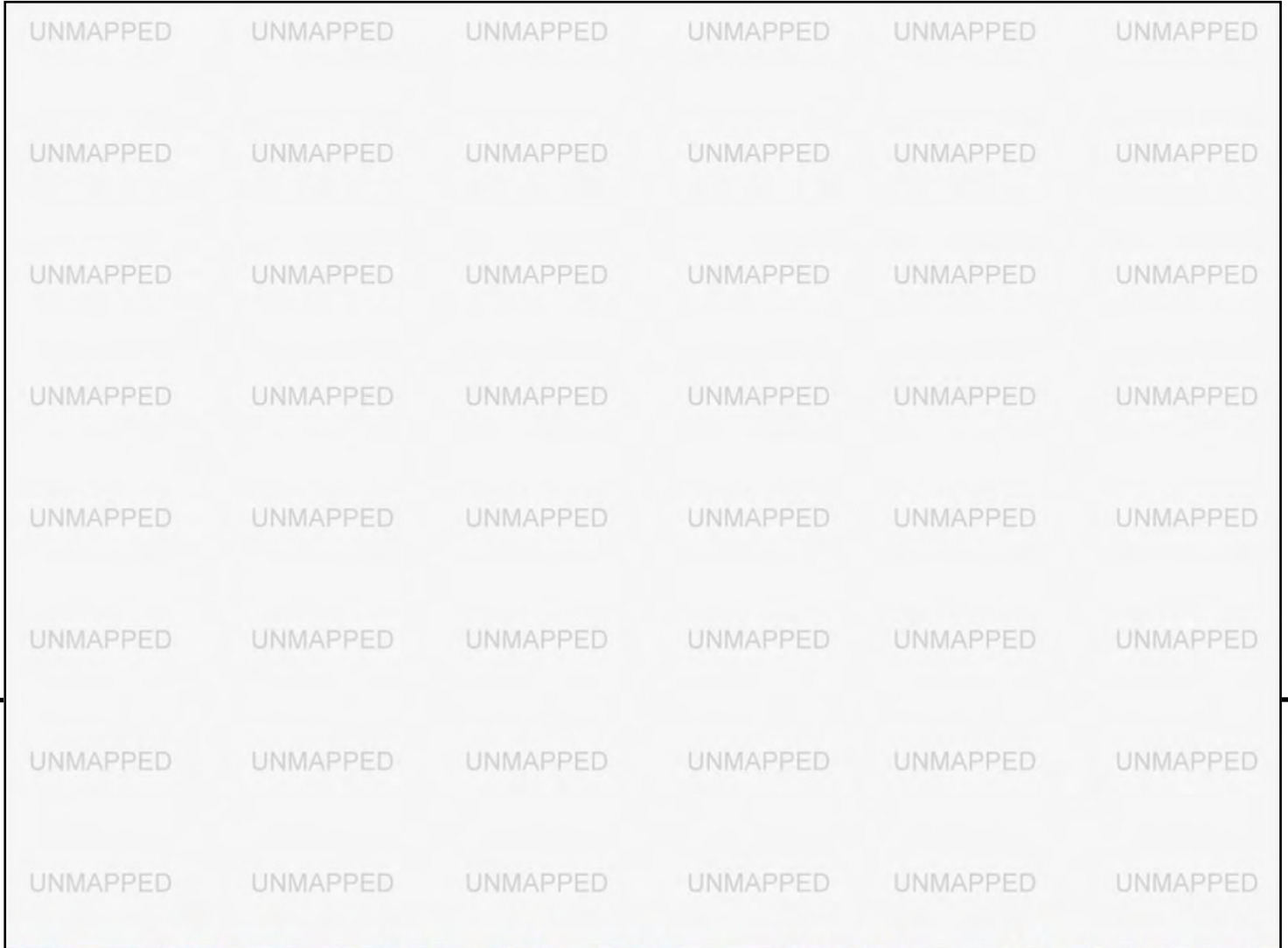
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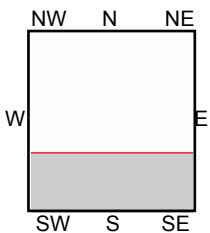
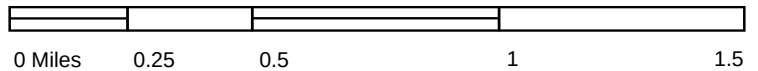
TP, Sacramento East, 1949, 7.5-minute
NE, Carmichael, 1950, 7.5-minute
SE, Elk Grove, 1952, 7.5-minute
SW, Florin, 1953, 7.5-minute

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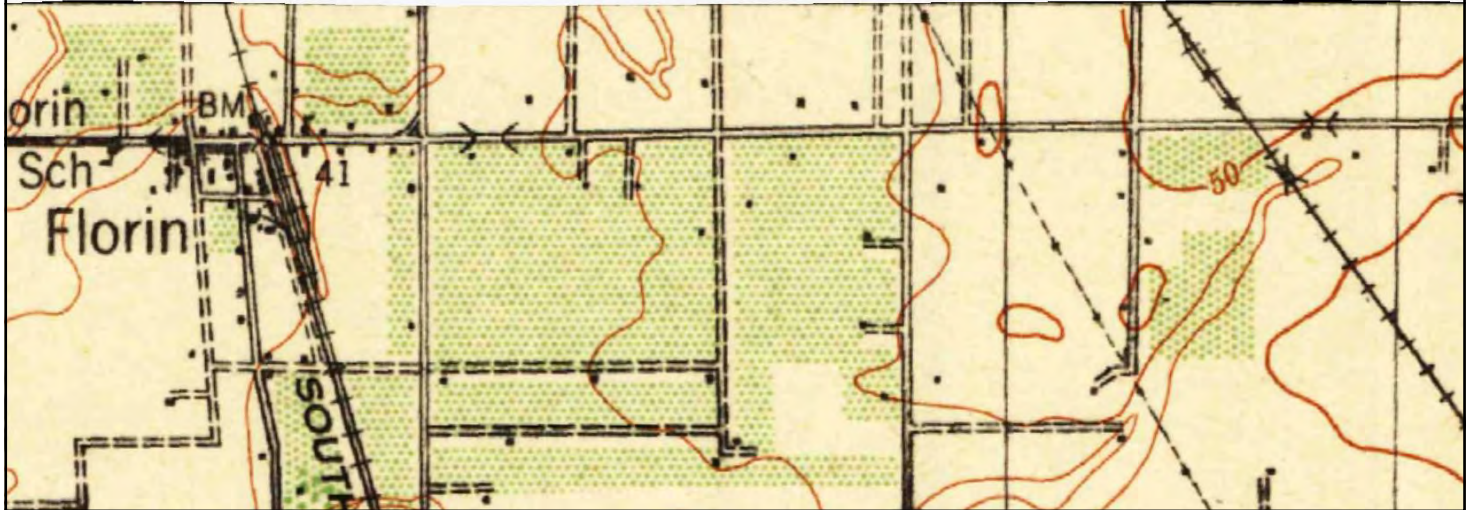
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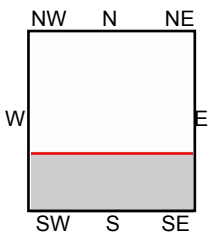
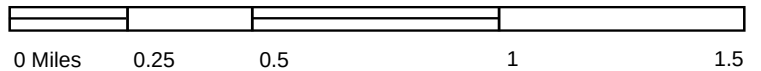
S, GALT, 1947, 15-minute

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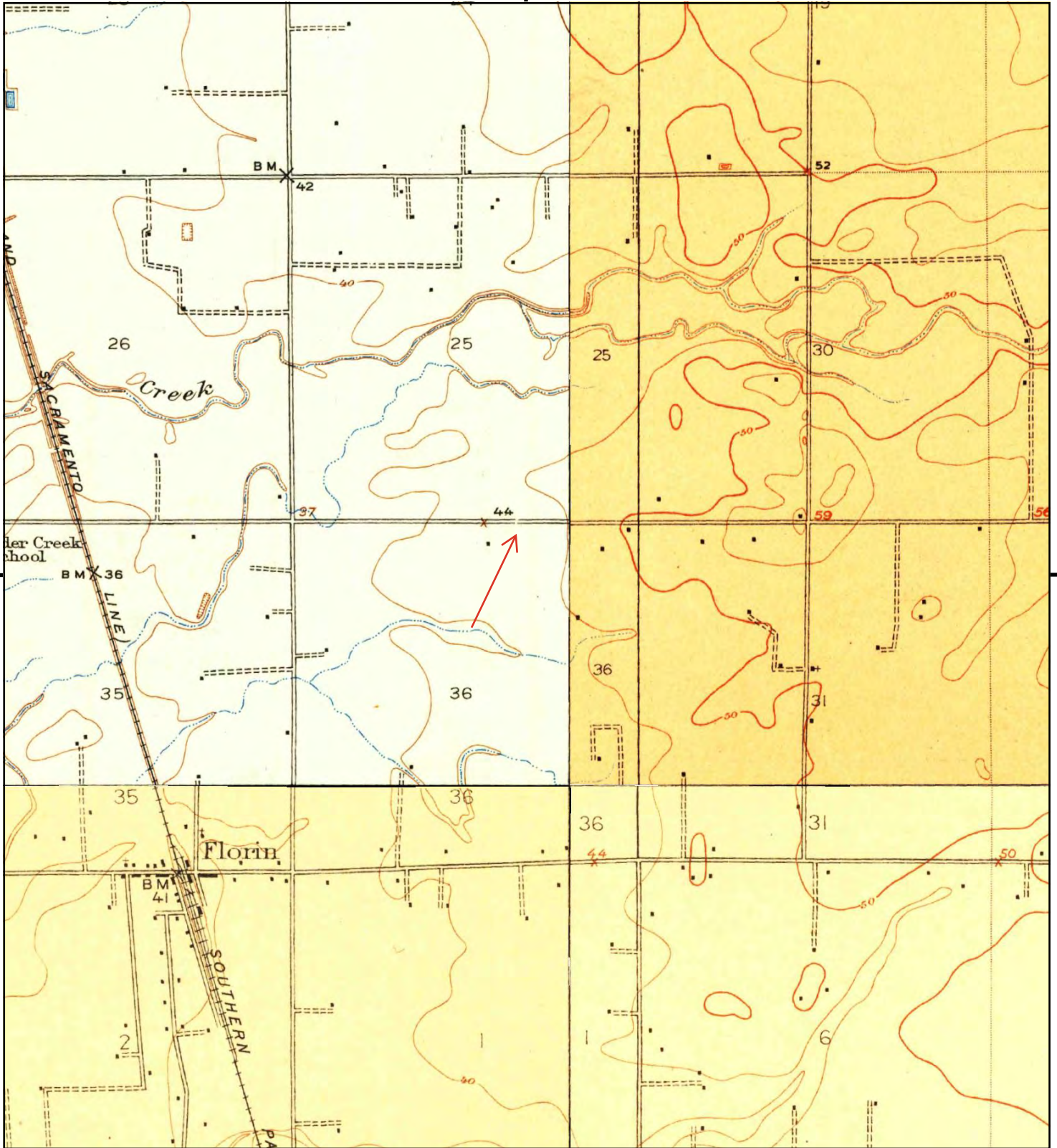
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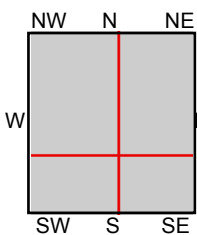
S, Franklin, 1941, 15-minute

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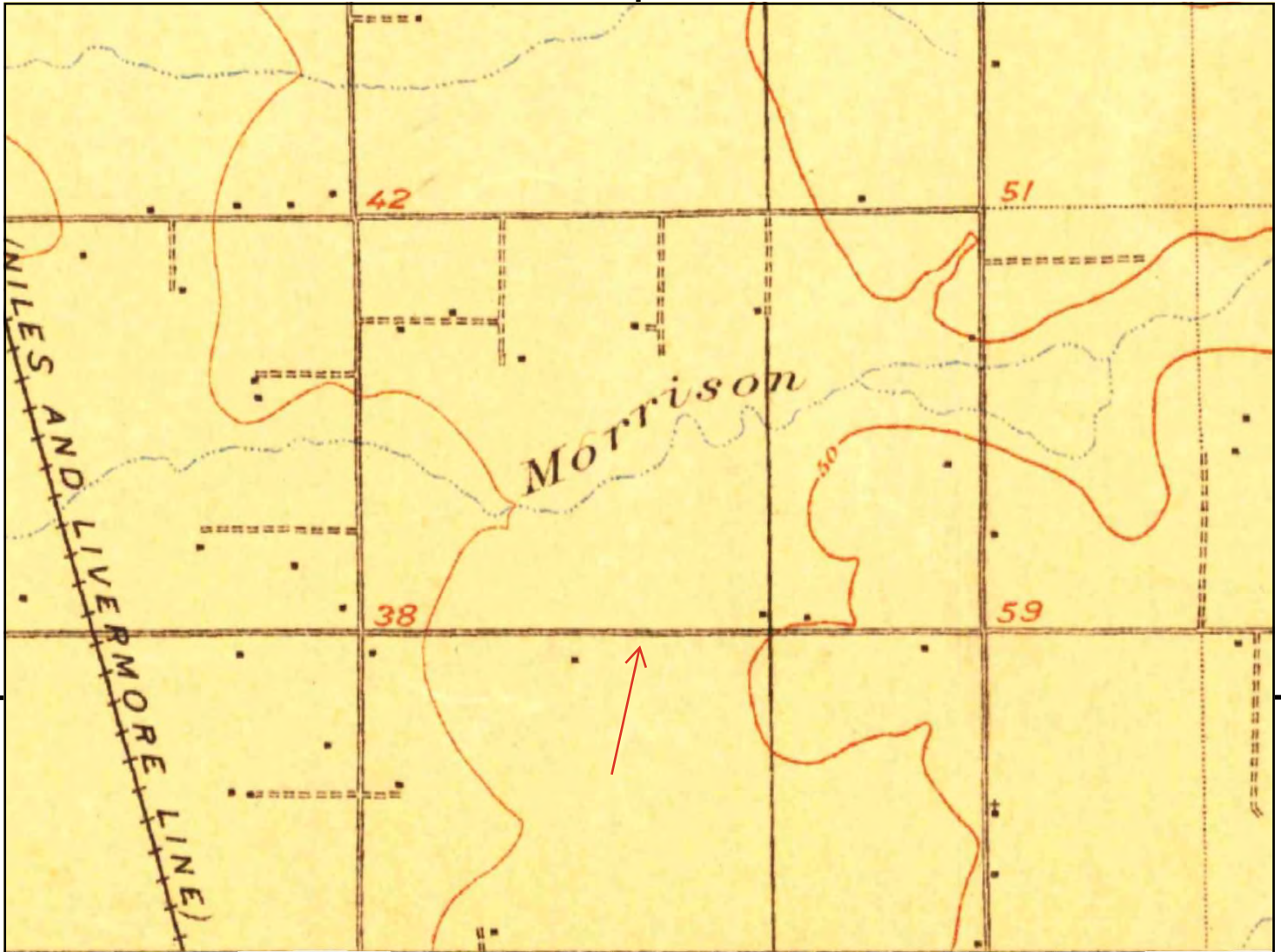
This report includes information from the following map sheet(s).



TP, Brighton, 1911, 7.5-minute
NE, Mills, 1911, 7.5-minute
SE, Elk Grove, 1909, 7.5-minute
SW, Florin, 1909, 7.5-minute

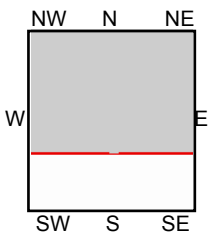
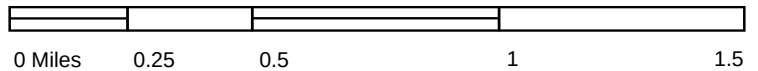
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UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED
UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED	UNMAPPED
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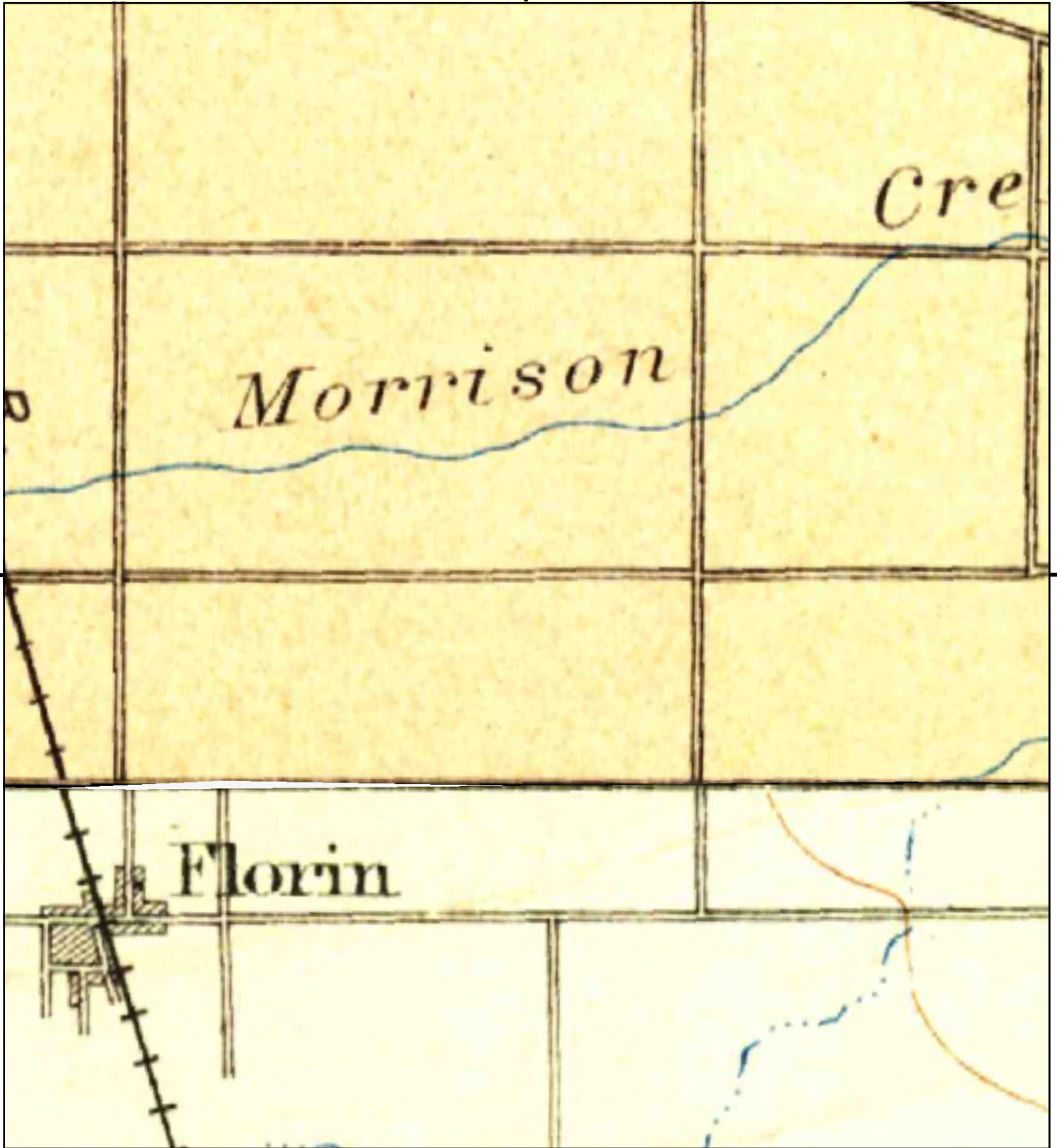
This report includes information from the following map sheet(s).



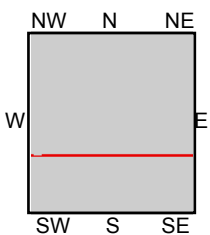
TP, Fair Oaks, 1902, 15-minute

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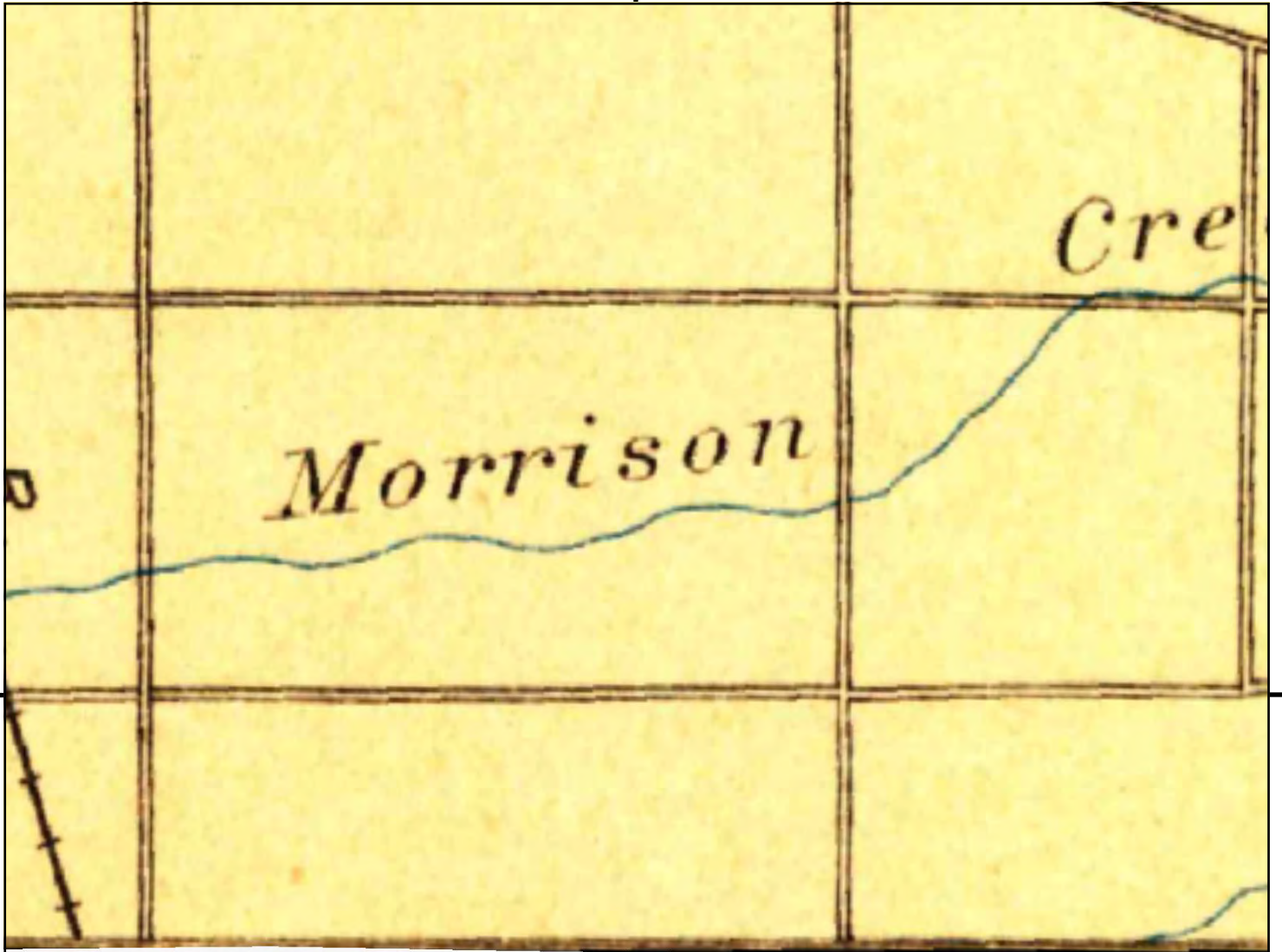
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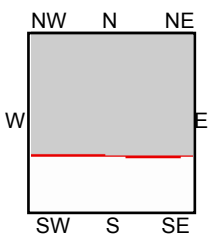
TP, Sacramento, 1893, 30-minute
S, Lodi, 1894, 30-minute

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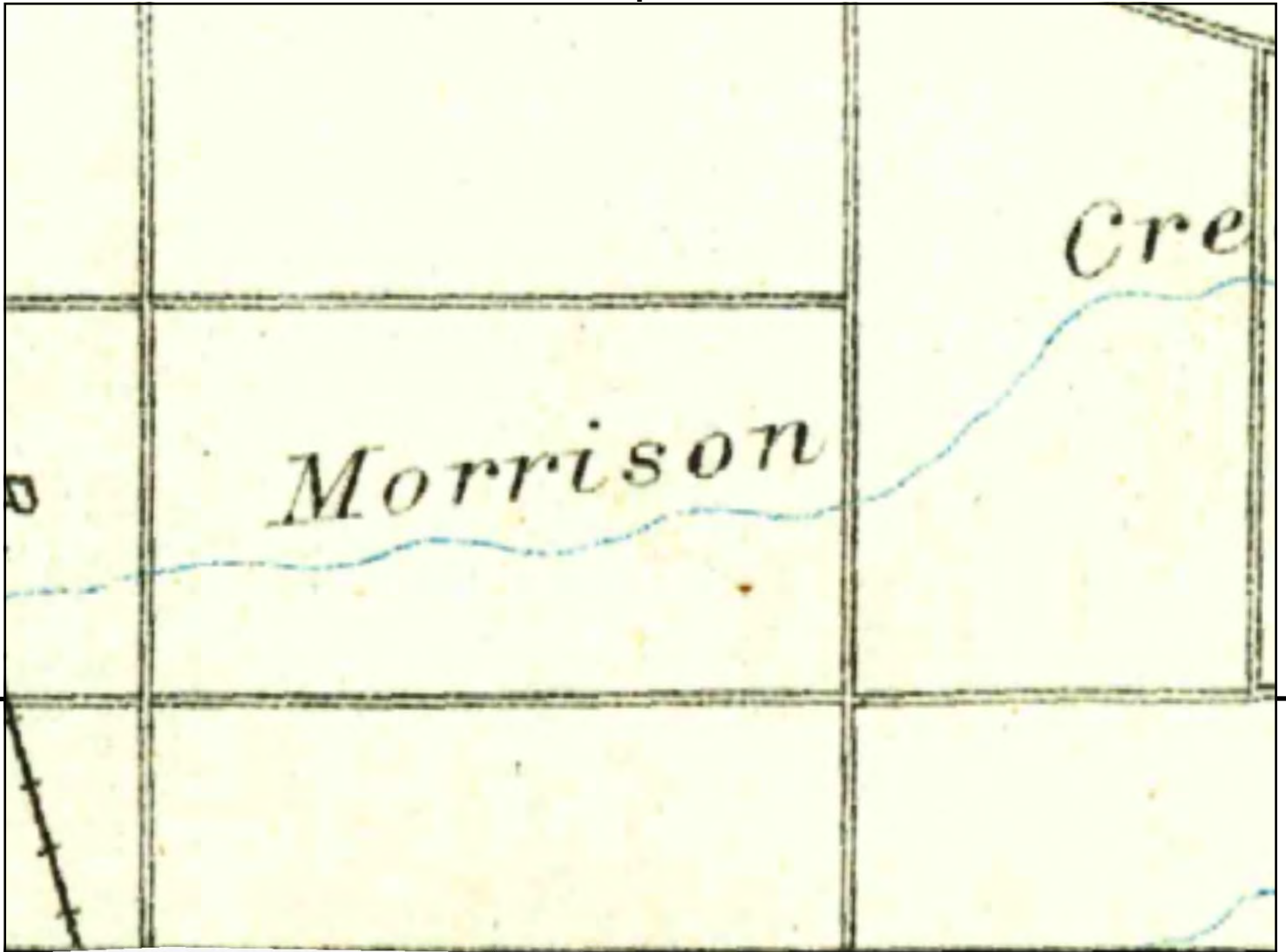
This report includes information from the following map sheet(s).



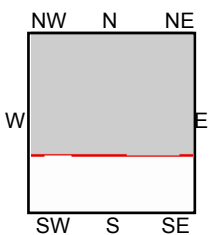
TP, Sacramento, 1892, 30-minute

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This report includes information from the following map sheet(s).



TP, Sacramento, 1891, 30-minute

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Sacramento, CA 95828
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APN 064-0020-049

8770 Elder Creek Road

Sacramento, CA 95828

Inquiry Number: 8024562.3

June 19, 2025

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Certified Sanborn® Map Report

06/19/25

Site Name:

APN 064-0020-049
8770 Elder Creek Road
Sacramento, CA 95828
EDR Inquiry # 8024562.3

Client Name:

Bole and Associates
6898 Penny Way
Brown Valley, CA 95918
Contact: David Bole



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Project 2517

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Sanborn® Library search results

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- ☒ Library of Congress
- ☒ University Publications of America
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APN 064-0020-049

8770 Elder Creek Road
Sacramento, CA 95828

Inquiry Number: 8024562.5
June 20, 2025

The EDR-City Directory Abstract

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Thank you for your business.

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract 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 Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at approximately five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through current. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 1320 feet of the target property.

Summary information obtained is provided in the text of this report.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2020	EDR Digital Archive	-	X	X	-
2017	Cole Information	-	X	X	-
2014	Cole Information	-	X	X	-
2010	Cole Information	-	X	X	-
2005	Cole Information	-	X	X	-
	Haines Company, Inc.	-	X	X	-
2002	SBC PACIFIC BELL	-	-	-	-
2000	Cole Information	X	X	X	-
1999	Haines & Company	X	X	X	-
1995	Cole Information	X	X	X	-
	Pacific Bell	X	X	X	-
1992	Cole Information	X	X	X	-
1991	Pacific Bell	X	X	X	-
1982	R. L. Polk & Co.	-	-	-	-
1980	R. L. Polk & Co.	-	-	-	-
1975	R. L. Polk Co.	-	-	-	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1970	Sacramento Directory Co.	-	-	-	-
1966	Sacramento Directory Co.	-	-	-	-
1965	Sacramento Directory Co. Publishers	-	-	-	-
1961	Sacramento Directory Co.	-	-	-	-
1957	Sacramento Directory Co.	-	-	-	-
1956	Sacramento Directory Co.	-	-	-	-
1952	Sacramento Directory Co.	-	-	-	-
1947	Sacramento Directory Co.	-	-	-	-
1942	Sacramento Directory Co.	-	-	-	-
1937	Sacramento Directory Co.	-	-	-	-
1933	Sacramento Directory Co.	-	-	-	-
1928	Sacramento Directory Co.	-	-	-	-
1923	Sacramento Directory Co.	-	-	-	-
1920	Sacramento Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
8710 Elder Creek Road	Client Entered	
6490 Asher Lane	Client Entered	
6701 Gardner Avenue	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

8770 Elder Creek Road
Sacramento, CA 95828

FINDINGS DETAIL

Target Property research detail.

ELDER CREEK RD

8770 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	JOHN FERREIRA	Cole Information
1999	FERREIRA John	Haines & Company
1995	FERREIRA, JOHN	Cole Information
	FERREIRA John	Pacific Bell
1992	FERREIRA, JOHN	Cole Information
1991	Ferreira John	Pacific Bell

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

ASHER LN

4604 ASHER LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	ANDERSON Roneld C	Haines Company, Inc.

4612 ASHER LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	WRrr ESMAN Donald	Haines Company, Inc.

4616 ASHER LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	WENDERViotoi A	Haines Company, Inc.

4620 ASHER LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	OVALLEJohn	Haines Company, Inc.

4624 ASHER LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	CRAWFORD EAK	Haines Company, Inc.

6500 ASHER LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	GUZMAN ELECTRIC INC	EDR Digital Archive
2017	LA ESPERANZA DOOR MOLDING	Cole Information
	DIAMOND CONCRETE	Cole Information
2014	DIAMOND CONCRETE	Cole Information
2010	KTX	Cole Information
	DIAMOND CONCRETE CO	Cole Information

6530 ASHER LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	ELITE POWER INC	EDR Digital Archive

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	ELITE POWER INC	Cole Information
2014	ELITE POWER INC	Cole Information
2010	ELITE POWER INC	Cole Information

6560 ASHER LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	FLOWLINE CONTRACTORS INC	EDR Digital Archive
2017	FLOWLINE CONTRACTORS INC	Cole Information
2014	FLOWLINE CONTRACTORS INC	Cole Information
2010	FLOW LINE CONTRACTORS	Cole Information

6580 ASHER LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	DIAMOND AUTO SALES	EDR Digital Archive
	RE-LUX AUTO SALE INC	EDR Digital Archive
	RE-LUX CAPITAL LLC	EDR Digital Archive
2010	FLAVIK AUTO REPAIR	Cole Information

6600 ASHER LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	DIABLO VALLEY MASONRY	Cole Information
2014	DIABLO VALLEY MASONRY	Cole Information
2010	DIABLO VALLEY MASONRY	Cole Information
2005	DIAMOND CONCRETE	Cole Information
	MANNYS TOWING	Cole Information
	OCCUPANT UNKNOWN	Cole Information
2000	DIAMOND CONCRETE	Cole Information
1999	DIAMOND CONCRETE	Haines & Company

6610 ASHER LN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	CHARISSA BRANSON	EDR Digital Archive
2017	B & B ASPHALT INC	Cole Information
2014	B & B ASPHALT INC	Cole Information
2010	B & B ASPHALT INC	Cole Information

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	B & B ASPHALT INC	Cole Information

ELDER CREEK RD

8701 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	XXXX	Haines & Company

8710 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	XXXX	Haines & Company

8711 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	LORD & SONS INC	EDR Digital Archive
	R & S OVERHEAD DOORS & GATES	EDR Digital Archive
	R & S ARCHITECTURAL PRODUCTS	EDR Digital Archive
	ALLIED FINISHING INC	EDR Digital Archive
	SHINE WIRELESS INC	EDR Digital Archive
	SACTO MOTORS INC	EDR Digital Archive
2017	R & S GARAGE DOOR INC	Cole Information
	LORD & SONS INC	Cole Information
	R & S OF SACRAMENTO SALES & SERVICE	Cole Information
	R&S ARCHITECTURAL PRODUCTS INC	Cole Information
2014	SPRINGETT DAVID	Cole Information
	R & S GARAGE DOOR INC	Cole Information
	LORD & SONS INC	Cole Information
	R & S OF SACRAMENTO SALES & SERVICE	Cole Information
	R&S ARCHITECTURAL PRODUCTS INC	Cole Information
2010	R & S OF SACRAMENTO SALES	Cole Information
	CHRISTS INTL FELLOWSHIP	Cole Information
	LORD & SONS INC	Cole Information
2005	FULL COURT IGLESIA NUE 90 PACTO	Haines Company, Inc.
	LORD & SONS INC RIVER CTY SPA	Haines Company, Inc.
	MOVERS SACTRADING	Haines Company, Inc.

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	CORPORATION WESTRN STATES	Haines Company, Inc.
	GLASS CORP	Haines Company, Inc.
	LORD & SONS INC	Cole Information
	FULL COURT	Cole Information
	SACRAMENTO TRADING CORP	Cole Information
	RIVER CITY SPAS	Cole Information
2000	CENTURY PACIFIC TRADING	Cole Information
	FULL COURT	Cole Information
	LORD & SONS INCORPORATED	Cole Information
1999	CLASSIC ARTS ARCHTCTRL RSRC	Haines & Company
	FULL COURT	Haines & Company
	LORD & SONS INC	Haines & Company
1995	Elmco Sales Inc plmbng supls	Pacific Bell
	Finest R C Race Circuit The	Pacific Bell
	International Trading Co	Pacific Bell
	Lord & Sons Inc	Pacific Bell
	JENKINS, BRUCE	Cole Information
	INTERNATIONAL TRADING CO	Cole Information
	GOLDEN REALTY	Cole Information
	FINEST RC RACE CIRCUIT	Cole Information
	MUSCLE SYSTEM	Cole Information
	LORD & SONS INC	Cole Information
	ELMCO SALES INC	Cole Information
1992	SAC MINI WHLS RCWY	Cole Information
	LORD&SONS INC	Cole Information
	GOLDEN REALTY	Cole Information
	MUSCLE SYSTEM	Cole Information
	ELMCO SALES INC	Cole Information
1991	Lord & Sons Inc	Pacific Bell
	Muscle System	Pacific Bell
	Sacramento Mini Wheels Raceway	Pacific Bell
	Triple E Mastercrafts	Pacific Bell

FINDINGS

8713 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	CLASSIC ARTS ARCHITECTURAL RESOURCE	Cole Information

8725 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	OCCUPANT UNKNOWN	Cole Information
2005	NAVARRETEJohn	Haines Company, Inc.
	OCCUPANT UNKNOWN	Cole Information
2000	JIMMY DANG	Cole Information
1999	CAO Dung	Haines & Company
	DANG Jimmy C	Haines & Company
	DANG Tony H	Haines & Company
1995	DANG, JIMMY	Cole Information
1992	SIKICH, NICK	Cole Information

8726 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	KATHLEEN FAIELLO	EDR Digital Archive
	FAIYAZ SHAHPURWALA	EDR Digital Archive
	DANIEL FAIELLO	EDR Digital Archive
2017	DANIEL FAIELLO	Cole Information
2014	DANIEL FAIELLO	Cole Information
2010	DANIEL FAIELLO	Cole Information
2005	FAIELLO Kathleen	Haines Company, Inc.
	SMITH Chad	Haines Company, Inc.
2000	OCCUPANT UNKNOWN	Cole Information
1999	NICOLOSI Bethel	Haines & Company
1995	NICOLOSI Bethel	Pacific Bell
	NICOLOSI, BETHEL	Cole Information
1992	NICOLOSI, BETHEL	Cole Information
1991	Nicolosi Bethel	Pacific Bell

FINDINGS

8762 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	OCCUPANT UNKNOWN	Cole Information
1999	XXXX	Haines & Company
1995	OCCUPANT UNKNOWNN	Cole Information
1992	MILBURN, GRACE	Cole Information

8764 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	OCCUPANT UNKNOWN	Cole Information
1999	FERGUSON Cyndee	Haines & Company

8780 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	QI LUO	EDR Digital Archive
	LUONG VAN	EDR Digital Archive
	DENNIS LUO	EDR Digital Archive
2005	SLUONGVan	Haines Company, Inc.
	VANQI LUONG	Cole Information
1999	LUONG Van	Haines & Company

8786 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	VAN LUONG	Cole Information

8788 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	TOWNSEND & SCHMIDT MASONRY	EDR Digital Archive
2017	TOWNSEND & SCHMIDT MASONRY	Cole Information
	MARVAN PROPERTIES	Cole Information
2014	TOWNSEND & SCHMIDT MASONRY	Cole Information
	MARVAN PROPERTIES	Cole Information
	UHAUL	Cole Information
2010	CABLECOM	Cole Information
2005	n ALLIED ENTERPRISES	Haines Company, Inc.
	ALLIED ENTERPRISES INC	Cole Information

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	ALLIED ENTERPRISES INCORPORATED	Cole Information
1999	ALLIED ENTPRS INC	Haines & Company
1995	Allied Enterprises Inc	Pacific Bell
	ALLIED ENTERPRISES INC	Cole Information
1992	ALLIED ENTPRS INC	Cole Information
1991	Allied Enterprises Inc	Pacific Bell

8800 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	PIAZZA & SONS TRUCKING INCORPORATED	Cole Information
1999	PIAZZA & SONS TRUCKING INC	Haines & Company
	USA TRUCK DRIVING SCHOOL	Haines & Company
1995	Sacramento Pallet Co	Pacific Bell
	Valley Wholesale Nursery	Pacific Bell
	SACRAMENTO PALLET CO	Cole Information
1992	SAC PALLET	Cole Information
1991	Sacramento Pallet Co	Pacific Bell

8825 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	HYDRA WAREHOUSE INC	Cole Information
2014	PUBLIC STORAGE PICKUP & DELIVERY	Cole Information
	HYDRA WAREHOUSE INC	Cole Information
	PUBLIC STORAGE	Cole Information
2010	HYDRA TRUCKING & WAREHOUSING	Cole Information
2005	AT YOUR DOOR SELF	Haines Company, Inc.
	PUBLIC STORAGE	Haines Company, Inc.
	PICKUP&DELIVERY	Haines Company, Inc.
	AT YOUR DOOR SELF STORAGE	Cole Information
2000	PUBLIC STORAGE PICKUP & DELIVERY	Cole Information
1999	PUBLIC STORAGE PICKUP & DELIVERY	Haines & Company

FINDINGS

8828 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	XXXX	Haines & Company

8834 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	KLADOVSHIK AUTO REPAIR	EDR Digital Archive
2014	YFCO AUTO SALES	Cole Information
	MG AUTO SERVICE	Cole Information
2010	YFCO AUTO SALES	Cole Information
	U S TRUCK REPAIR	Cole Information
2005	CAROUSELAUCTION	Haines Company, Inc.
	n CAROUSEL FURNITURE	Haines Company, Inc.
	WAREHOUSE	Haines Company, Inc.
	PAUL P AND MARTHA E MCMULLN	Cole Information
	CAROUSEL FURNITURE WAREHO	Cole Information
2000	CAROUSEL AUCTION	Cole Information
1999	CAROUSEL AUCTION	Haines & Company
1995	Carousel Auction	Pacific Bell
	Nature Care Landscape Industries	Pacific Bell
	CAROUSEL AUCTION	Cole Information
	NATURE CARE LANDSCAPE INDS	Cole Information
1992	NATURE CARE LNDS CP	Cole Information
	CAROUSEL AUCTION	Cole Information
1991	Total Landscape Care	Pacific Bell

8836 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	D & SB AUTO PAINTING	Cole Information
	DYNASTY TOOLS	Cole Information
2014	DYNASTY TOOLS	Cole Information
2010	DYNASTY TOOLS	Cole Information
2005	DYNASTY TOOLS	Haines Company, Inc.
	LYNNWOOD CO	Haines Company, Inc.
	DYNASTY TOOLS	Cole Information

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	BRISTOL MARINE	Cole Information
	DANIELS AUTO BODY & PAINT	Cole Information
	DYNASTY TOOLS	Cole Information
1999	BRISTOL MARINE	Haines & Company
	DANIELS AUTO BODY & PAINT	Haines & Company
	DYNASTY TOOLS	Haines & Company
1995	Bristol Marine	Pacific Bell
	Clear Glass Works	Pacific Bell
	BRISTOL MARINE	Cole Information
	CLEAR GLASS WORKS	Cole Information
1992	HILL, RAYMOND	Cole Information
	CLEAR GLASS WORKS	Cole Information
1991	Clear Glass Works	Pacific Bell

8838 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	HUAMEI INC	EDR Digital Archive
	A & J AUTOMOTIVE REPAIR	EDR Digital Archive
2017	PILE CONSTRUCTION	Cole Information
	A & J AUTOMOTIVE REPAIR & FLEET SE	Cole Information
2014	PILE CONSTRUCTION	Cole Information
	A & J AUTOMOTIVE REPAIR & FLEET SE	Cole Information
2010	RAMOS TIRES & REGISTRATIONS	Cole Information
	PILE CONSTRUCTION	Cole Information
2005	KSEINC	Haines Company, Inc.
	KSE INC	Cole Information
	DAVRON IND INC	Cole Information
2000	KSE INCORPORATED	Cole Information
1999	K S E INC	Haines & Company
1995	Capitol Boat Works	Pacific Bell
	F & L Motor Car & Truck Repair	Pacific Bell
	F & L MOTOR CAR & TRUCK	Cole Information
1992	F&L MOTOR CAR RPR	Cole Information

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1992	CAPITOL FIBERGLASS	Cole Information
1991	Capitol Fiberglass	Pacific Bell
	F & L Motor Car & Truck Repair	Pacific Bell

8840 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	LYNNWOOD CCO	EDR Digital Archive
	EAST MEETS WEST GROUP LLC	EDR Digital Archive
2017	LYNNWOOD CO	Cole Information
2014	LYNNWOOD CO	Cole Information
2010	LYNWOOD CO	Cole Information
2005	LYNNWOODCO	Haines Company, Inc.
	LYNNWOOD CO	Cole Information
	JACK HSIEH	Cole Information
2000	LYNNWOOD COMPANY	Cole Information
1999	LYNNWOOD CO	Haines & Company
1995	Lynnw ood Co	Pacific Bell
	Main Office	Pacific Bell
	Toms Royal Glass & Screen Co	Pacific Bell
	LYNNWOOD CO	Cole Information
	TOMS ROYAL GLASS & SCREEN CO	Cole Information
1992	LYNNWOOD CO	Cole Information
	TOMS ROYAL GLASS	Cole Information
	D&F ELCTL CONTR	Cole Information
1991	All West Enterprises	Pacific Bell
	DFK Electric	Pacific Bell
	Lynnw ood Co	Pacific Bell
	Toms Royal Glass & Screen Co	Pacific Bell

8842 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	ELEVATD CANNABIS CO	EDR Digital Archive
	GOLDENWAVE LLC	EDR Digital Archive
	PORTER WOOD PRODUCTS	EDR Digital Archive

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	PORTER WOOD PRODUCTS	Cole Information
	AFTER HOURS AUTO CARE	Cole Information
	WILLS BROTHERS ELECTRIC	Cole Information
2014	PORTER WOOD PRODUCTS	Cole Information
2010	PORTER WOOD PRODUCTS	Cole Information
	WILLS BROTHERS ELECTRIC	Cole Information
2005	PORTERWOOD	Haines Company, Inc.
	PRDCTS	Haines Company, Inc.
	MASCON INC	Cole Information
	PORTER WOOD PRODUCTS INC	Cole Information
2000	GOLD RUSH CABINETS	Cole Information
	PORTER WOOD PRODUCTS	Cole Information
	CORNERSTONE SECURITY SYSTEMS	Cole Information
1999	CORNERSTONE SECURITY SYSTEMS	Haines & Company
	GOLD RUSH CABINETS	Haines & Company
	PORTER WOOD PRDCTS	Haines & Company
1995	Dynasty Tools	Pacific Bell
	Gold Rush Cabinets	Pacific Bell
	Koehler Steel Erectors	Pacific Bell
	Porter Wood Products	Pacific Bell
	GOLD RUSH CABINETS	Cole Information
	DYNASTY TOOLS	Cole Information
	PORTER WOOD PRODUCTS	Cole Information
1992	GOLD RUSH CABINETS	Cole Information
	PORTER WOOD PRDCTS	Cole Information
	CARDINAL SALES&SERV	Cole Information
1991	Cardinal Sales & Service	Pacific Bell
	Cochran Nut Company	Pacific Bell
	Gold Rush Cabinets	Pacific Bell
	Porter Wood Products	Pacific Bell
	STANCO SALES & SERVICE INC SEE CARDINAL SALES & SERVICE	Pacific Bell

FINDINGS

8844 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	PREFERRED TRUCK & EQPT SALES	EDR Digital Archive
	SABER'S SHEETMETAL SPECIALTIES	EDR Digital Archive
2017	PARSONS ROOFING	Cole Information
	PLEASANTON TRUCK & EQUIPMENT REPAIR	Cole Information
	ACCURATE FIRE PROTECTION	Cole Information
	SABERS SHEETMETAL SPECIALTIES	Cole Information
	PLEASANTON TRUCK & EQUIPMENT	Cole Information
	SABERS SHEETMETAL SPECIALTIES	Cole Information
2014	ACCURATE FIRE PROTECTION	Cole Information
	PLEASANTON TRUCK & EQUIPMENT	Cole Information
	SABERS SHEETMETAL SPECIALTY	Cole Information
2010	PARSONS ROOFING CO	Cole Information
	ACCURATE FIRE PROTECTION	Cole Information
	PLEASANTON TRUCK & EQUIPMENT	Cole Information
	PILE CONSTRUCTION	Haines Company, Inc.
2005	PLEASANTON	Haines Company, Inc.
	TRUCK&EQUIPMENT SABERS SHEET METAL	Haines Company, Inc.
	SPECIALTY	Haines Company, Inc.
	PLEASANTON TRUCK & EQUIPMENT REPAIR	Cole Information
	SABER SHEET METAL SPECIALTIES	Cole Information
	SABERS SHEET METAL SPECIALTIES FAX	Cole Information
2000	SABERS SHEET METAL SPECIALTIES	Cole Information
	PLEASANTON TRUCK & EQUIPMENT	Cole Information
	C M S MECHANICAL	Haines & Company
1999	PLEASANTON TRUCK & EQUIPMENT	Haines & Company
	SABERS SHEET METAL	Haines & Company
	C M S Mechanical	Pacific Bell
1995	Doradex Corporation	Pacific Bell
	J & L Iron Works	Pacific Bell
	Sabers Sheet Metal Specialties	Pacific Bell
	Sabers Sheet Metal Specialties Fax	Pacific Bell

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	CMS MECHANICAL	Cole Information
	J & L IRON WORKS	Cole Information
	SABERS SHEET METAL SPECIALTY	Cole Information
1992	CA RSTRTN TECHS	Cole Information
	J&L IRON WORKS	Cole Information
	SABERS SHEET METAL	Cole Information
1991	J & L Iron Works	Pacific Bell

8845 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	KISENBEISS INC	EDR Digital Archive
	NEB TRANSPORT & ENVIRON SVC	EDR Digital Archive
	DAVISON IRON WORKS INC	EDR Digital Archive
2017	DAVISON IRON WORKS INC	Cole Information
	NEB TRANSPORT & ENVIRONMENTAL SERVIC	Cole Information
2014	DAVISON IRON WORKS INC	Cole Information
	EISENBEISS INC	Cole Information
2010	INVINCIBLE METAL FABRICATION	Cole Information
	DAVISON IRON WORKS INC	Cole Information
	INVINCIBLE SAFES	Cole Information
	BONAFIDE FABRICATION	Cole Information
2005	DAVISON IRON WORKS	Haines Company, Inc.
	JOUGANATOS Patrick	Haines Company, Inc.
	DAVISON IRON WORKS INC	Cole Information
	BONAFIDE FABRICATION	Cole Information
1999	SCHWARTZ Colman	Haines & Company
1995	Palm Iron & Bridge Works	Pacific Bell
	PALM IRON & BRIDGE WORKS	Cole Information
1992	PALM IRON&BRDG WRKS	Cole Information
1991	PALM IRON & BRIDGE WORKS	Pacific Bell

FINDINGS

8850 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	CONTAINER USA INC	Cole Information
2005	OCCUPANT UNKNOWN	Cole Information
	CUSA LOGISTICS	Cole Information
	CONTAINER USA	Cole Information
2000	GOLSONG W B PLUMBING & HEATING	Cole Information
1999	GOLSONG W B PLUMBING & HEATING	Haines & Company
1995	Golsong W B Plumbing & Heating	Pacific Bell
	W B GOLSONG PLUMBING & HEATING	Cole Information
1992	GOLSONG W B PLMBG	Cole Information
1991	Golsong W B Plumbing & Heating	Pacific Bell

8864 ELDER CREEK RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	UNIVERSAL FREIGHT LOGISTICS	EDR Digital Archive
	ZAKAR TRUCKING INC	EDR Digital Archive
2017	ZAKAR TRUCKING INC	Cole Information
2005	EUGENE KASHACK	Cole Information
	WESTERN MATERIAL SUPPLY	Cole Information
1999	KASHACK Eugene	Haines & Company
1991	Intergrated Freight Systems	Pacific Bell

ELDER CREEK RD STE A

8840 ELDER CREEK RD STE A

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	JACK HSIEH	EDR Digital Archive

LIGHT SKY CT

1 LIGHT SKY CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	NEW SACRAMENTO TOFU	EDR Digital Archive
2017	OLE MEXICAN FOODS	Cole Information
2014	TOP SPEED USA DISTRIBUTION INC	Cole Information

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	NUESTRO QUESO LLC	Cole Information
2010	TOP SPEED USA DISTRIBUTION INC	Cole Information
	REPCOR	Cole Information
2005	REPCOR	Cole Information
	WESTERN METALS & STRAPPING	Cole Information
2000	RIVER CITY GRINDING INCORPORATED	Cole Information
1999	RIVER CTY GRINDING INC	Haines & Company
	UTILITY POWER GROUP	Haines & Company
1995	BMB INC	Cole Information
1992	B M B INC	Cole Information
	EXEL LOGSTCS PCKGNG	Cole Information

2 LIGHT SKY CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	ELECTRICAL EQUIPMENT CO INC	EDR Digital Archive
2017	ELECTRICAL EQUIPMENT COMPANY	Cole Information
2014	ELECTRICAL EQUIPMENT CO INC	Cole Information
2010	C J DONUTS	Cole Information
	ELECTRICAL EQUIPMENT CO INC	Cole Information
2005	CJ DONUTS ELECTRLEQUIPMENT	Haines Company, Inc.
	Co INC	Haines Company, Inc.
	OCCUPANT UNKNOWN	Cole Information
	C J DONUTS	Cole Information
	BAGHDADI KARIM	Cole Information
	ELECTRICAL EQUIPMENT CO INC	Cole Information
2000	C J DONUTS	Cole Information
1999	C J DONUTS	Haines & Company
1995	ALERO AGENCIES	Cole Information
1992	BREWSTAR AIRTRAY	Cole Information

8 LIGHT SKY CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	INTELLIGENT HIGHWAY SOLUTIONS INC	Cole Information
2010	RNR CONSTRUCTION	Cole Information

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	COMMERCIAL WINDOW SYSTEMS INC	Cole Information
2005	COU MURCL WINDOW 916 38 4 H	Haines Company, Inc.
	SYSTEMS INC	Haines Company, Inc.
	COMMERCIAL WINDOW SYSTEMS INC	Cole Information
2000	CHIU INDUSTRIES	Cole Information
	PRECISION PLUMBING CONTRACTORS	Cole Information
1999	CHIU INDUSTRIES	Haines & Company
	PRECISION PLUMBING CONTRACTORS	Haines & Company
1995	SYLVANIA LIGHTING SVC	Cole Information
	C & F ROOFING	Cole Information
1992	C&F ROOFING	Cole Information
	PROPANE SERVICE CTR	Cole Information

15 LIGHT SKY CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	PARSONS ROOFING CO	Cole Information

16 LIGHT SKY CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	DAVCO TAB MECHANICAL	EDR Digital Archive
2017	DAVCO TAB MECHANICAL	Cole Information
2014	DAVCO TAB MECHANICAL	Cole Information
2010	DAVCO TAB MECHANICAL	Cole Information
2005	AP&R MACHINE&TOOL	Haines Company, Inc.
	DAVCO TAB	Haines Company, Inc.
	MECHAICAL PARSONS ROOFING	Haines Company, Inc.
	PARSONS ROOFING CO INC	Cole Information
2000	D G CABINETRY	Cole Information
	A P & R MACHINE & TOOL	Cole Information
1999	A P & R MACHINE & TOOL	Haines & Company
	D G CABINETRY	Haines & Company
1995	Cook Steve Bow ling Supplies	Pacific Bell
	STEVE COOK BOWLING SUPPLIES	Cole Information
1992	COOK S BOWLING SPLY	Cole Information

FINDINGS

20 LIGHT SKY CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	BLACKROCK INDUSTRIES	EDR Digital Archive
	ICC INC	EDR Digital Archive
	SAPPER WEST	EDR Digital Archive
2017	BLACKROCK INDUSTRIES	Cole Information
2014	BLACKROCK INDUSTRIES	Cole Information
2010	MARTIN BROTHERS CONSTRUCTION	Cole Information
2005	PETERSEN& DEAN INC	Haines Company, Inc.
	PETERSEN & DEAN INC	Cole Information
1999	CATERING FOOD SPLY	Haines & Company
1995	Catering Food Supplies	Pacific Bell
	CATERING FOOD SUPPLIES	Cole Information
1992	BUTLERS CATERING SV	Cole Information

21 LIGHT SKY CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	XXXX	Haines & Company
1992	MICHAELS BODY SHOP	Cole Information

26 LIGHT SKY CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	ACME CONSTRUCTION SUPPLY CO	EDR Digital Archive
2017	REED & GRAHAM	Cole Information
2014	REED & GRAHAM	Cole Information
2010	REED & GRAHAM INC	Cole Information
2005	ARA	Haines Company, Inc.
	REED&GRAHAMINC	Haines Company, Inc.
	REED & GRAHAM INC	Cole Information
2000	AFIA	Cole Information
	REED & GRAHAM INCORPORATED	Cole Information
	AFIA FROM SACRAMENTO TELEPHONES CALL	Cole Information
1999	A F I A	Haines & Company
	REED & GRAHAM GEOSYNTHETICS	Haines & Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	Armored Transport Inc	Pacific Bell
	Distribution Plus	Pacific Bell
	United Courier Distribution Plus	Pacific Bell
	United Couriers Inc	Pacific Bell
	UNITED COURIER DISTRIBUTION	Cole Information

89 LIGHT SKY CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CHESTER WILLIAMS	Cole Information

YOUNGER CREEK DR

8711 YOUNGER CREEK DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	GREGORY HARTNETT	EDR Digital Archive
2017	SAC VALLEY HOLDINGS	Cole Information
2010	MONTGOMERY MARBLE CO	Cole Information
2005	MONTGOMERY MARBLE CO	Cole Information
2000	MONTGOMERY MARBLE COMPANY	Cole Information
1995	MONTGOMERY MARBLE CO	Cole Information
1992	ARTISTIC MARBLE CO	Cole Information

8761 YOUNGER CREEK DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2020	SAC VAL WASTE DISPOSAL	EDR Digital Archive

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

<u>Address Researched</u>	<u>Address Not Identified in Research Source</u>
1 LIGHT SKY CT	2002, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
15 LIGHT SKY CT	2020, 2017, 2014, 2010, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
16 LIGHT SKY CT	2002, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
2 LIGHT SKY CT	2002, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
20 LIGHT SKY CT	2002, 2000, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
21 LIGHT SKY CT	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1995, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
26 LIGHT SKY CT	2002, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
4604 ASHER LN	2020, 2017, 2014, 2010, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
4612 ASHER LN	2020, 2017, 2014, 2010, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
4616 ASHER LN	2020, 2017, 2014, 2010, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
4620 ASHER LN	2020, 2017, 2014, 2010, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
4624 ASHER LN	2020, 2017, 2014, 2010, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
6490 Asher Lane	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
6500 ASHER LN	2005, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
6530 ASHER LN	2005, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
6560 ASHER LN	2005, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
6580 ASHER LN	2017, 2014, 2005, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920

FINDINGS

<u>Address Researched</u>	<u>Address Not Identified in Research Source</u>
6600 ASHER LN	2020, 2002, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
6610 ASHER LN	2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
6701 Gardner Avenue	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8 LIGHT SKY CT	2020, 2017, 2002, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8701 ELDER CREEK RD	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8710 ELDER CREEK RD	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8710 Elder Creek Road	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8711 ELDER CREEK RD	2002, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8711 YOUNGER CREEK DR	2014, 2002, 1999, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8713 ELDER CREEK RD	2020, 2017, 2014, 2010, 2005, 2002, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8725 ELDER CREEK RD	2020, 2017, 2014, 2002, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8726 ELDER CREEK RD	2002, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8761 YOUNGER CREEK DR	2017, 2014, 2010, 2005, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8762 ELDER CREEK RD	2020, 2017, 2014, 2010, 2002, 2000, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8764 ELDER CREEK RD	2020, 2017, 2014, 2010, 2005, 2002, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8780 ELDER CREEK RD	2017, 2014, 2010, 2002, 2000, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8786 ELDER CREEK RD	2020, 2017, 2010, 2005, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8788 ELDER CREEK RD	2002, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8800 ELDER CREEK RD	2020, 2017, 2014, 2010, 2005, 2002, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8825 ELDER CREEK RD	2020, 2002, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920

FINDINGS

Address Researched

Address Not Identified in Research Source

8828 ELDER CREEK RD	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8834 ELDER CREEK RD	2017, 2002, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8836 ELDER CREEK RD	2020, 2002, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8838 ELDER CREEK RD	2002, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8840 ELDER CREEK RD	2002, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8840 ELDER CREEK RD STE A	2017, 2014, 2010, 2005, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8842 ELDER CREEK RD	2002, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8844 ELDER CREEK RD	2002, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8845 ELDER CREEK RD	2002, 2000, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8850 ELDER CREEK RD	2020, 2017, 2014, 2002, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
8864 ELDER CREEK RD	2014, 2010, 2002, 2000, 1995, 1992, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920
89 LIGHT SKY CT	2020, 2017, 2010, 2005, 2002, 2000, 1999, 1995, 1992, 1991, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

8770 Elder Creek Road

Address Not Identified in Research Source

2020, 2017, 2014, 2010, 2005, 2002, 1982, 1980, 1975, 1970, 1966, 1965, 1961, 1957, 1956, 1952, 1947, 1942, 1937, 1933, 1928, 1923, 1920

APPENDIX E: QUALIFICATIONS

MR. DAVID BOLE, ENVIRONMENTAL PROFESSIONAL

BOLE AND ASSOCIATES STATEMENT OF QUALIFICATIONS



Bole and Associates

An Environmental Consulting Firm

Environmental Site Assessments Biological & Botanical Studies
Threatened & Endangered Species Wildlife Surveys & Evaluations
Wetland Delineations & Permits SWPPP Developer/Practitioner

Bole and Associates is a professional environmental consulting firm that specializes in property characterization and assessment. Our team of experts pioneered the integration of biology, hydrology, engineering, architecture, and subsurface interface radar to become a leader in innovative site resource evaluation and restoration. Drawing upon our broad experience and expertise we have become a leader in providing evaluation, planning, design, and permitting services to clients in both private and public sectors. Our environmental science staff scientists provide expert CEQA/NEPA Environmental Assessments, Initial Studies, Biological Inventories, Wetland Delineations, and Phase I Environmental Site Assessments in accordance with the latest ASTM Standards, Federal AAI Requirements, and Small Business Administration Procedures. Marcus H. Bole and David H. Bole, Principals, have over 50 years of experience with environmental project management. The State of California has designated Bole and Associates a Disabled Veteran Small Business Enterprise (DVBE # 0000847) and the Department of Veterans Affairs has designated Bole and Associates as a Service Disabled Veteran Owned Small Business (SDVOSB). The National Registry of Environmental Professionals (NREP) has designed Bole & Associates as Registered Environmental Property Assessors.

104 Brock Drive, Wheatland CA 95692 (530) 633-0117 FAX (530) 633-0119, email: mbole@aol.com
6898 Penny Way, Browns Valley CA 95918 (530) 415-6623 email: davidhbole@yahoo.com

OUR APPROACH

To meet or exceed our customers expectations by consistently providing high quality, timely and cost effective solutions to your environmental evaluation, planning, management, permitting, design and construction needs.

OUR NUMBER ONE GOAL IS SATISFIED CUSTOMERS

Your project will be done right the first time.

Work will be performed by professionals familiar with your requirements.

We will communicate with you during all phases of the project and keep you informed of all important events.

We guarantee compliance with all applicable laws and regulations.

You will be completely satisfied with the quality of our work 100% of the time.

PROFESSIONAL AND COMMUNITY PARTICIPATION

In keeping with our commitment to build our profession and our community, BOLE & ASSOCIATES participate in the following organizations:

American Society for Testing and Materials
Association of Official Analytical Chemists
Association of Environmental Professionals
Beale Air Force Base Restoration Advisory Board
Beale Military Liaison Committee (BMLC)
California Stormwater Quality Association
California Construction General Permit Training Team
Institute of Inspection, Cleaning and Restoration Certification
International Society of Arboriculture
International Society of Indoor Air Quality and Climate
National Geographic Society
National Registry of Environmental Professionals (NREP)
Northern California Society of Environmental Professionals
Redbud Chapter, California Native Plant Society
Society for California Archaeology
Society of American Foresters
Society for Ecological Restoration
The Association for Service Disabled Veterans
Yuba/Sutter Economic Development Committee

ENVIRONMENTAL CONSULTING FIRM PROFILE

KEY PERSONNEL & ASSOCIATES

Marcus H. Bole - Principal Environmental Scientist and co-founder of BOLE & ASSOCIATES. Mr. Bole is a graduate of North Dakota State University, Fargo, North Dakota with a Master of Science in Environmental Science. He holds a Bachelors Degree in Social Science / Geography from California State University, Sacramento. After a twenty-three year career in the United State Air Force, Lt. Colonel Bole retired from Beale Air Force Base in 1993, his last assignment being Chief, Environmental Management for a 23,000 acre federal military installation. An U. S. Army Corps of Engineers trained and certified wetland delineator, the National Registry of Environmental Professionals (NREP) has certified Mr. Bole as a Registered Environmental Property Assessor. The State of California Department of General Services has designated Mr. Bole as a Disabled Veteran Business Enterprise (DVBE # 0000847). The Veterans Administration has designated Mr. Bole as a Service Disabled Veteran Owned Small Business (SDVOSB).

Charlene J. Bole – Environmental Scientist, Chief Executive Officer and co-founder of BOLE & ASSOCIATES. Ms. Bole is a graduate of North Dakota State University, Fargo, North Dakota with a Master of Science in Environmental Science. She holds a Bachelor of Arts in Social Science from California State University, Sacramento. Ms. Bole has over twenty-five years of experience in project management, educational consulting, and classroom instruction. A recognized expert in research development and management, she has supervised work forces of professional educators, government officers and technicians responsible for a wide array of environmental issues. The National Registry of

Environmental Professionals (NREP) has certified Ms. Bole as a Registered Environmental Property Assessor.

David H. Bole – *Environmental Scientist, Biologist & Wildlife Specialist. David joined Bole & Associates in 199 and became a Principal in 2012. He holds a Bachelor of Science in Biology from California State University, Long Beach. Mr. Bole has extensive experience in research & project management of exotic animals, including rare birds and reptiles. He specializes in the threatened and endangered plant and animal species of California. The National Registry of Environmental Professionals (NREP) has certified Mr. Bole as a Registered Environmental Property Assessor. With over 12 years of experience as an environmental scientist, David has completed over 200 Phase I and Transaction Screens throughout California.*

Skye A. Bole: *Environmental Scientist and co-founder of Bole & Associates. Skye joined BOLE & ASSOCIATES in 2010. Ms. Bole holds a Bachelor of Science from California State University, Sacramento. Ms. Bole has experience in research and project management. She specializes in Environmental Site Assessments and is a certified wetland delineator (Certificate #6424).*

James A. Gibson – *Certified Asbestos Consultant. Jim brings over twenty years of environmental management of hazardous materials experience to B&A. A State of California Certified Asbestos Consultant (CAC) and Site Surveillance Technician (SST), Jim performs all our asbestos inspections and testing in compliance with local, state and federal asbestos regulations. An American Indoor Air Quality Council, Certified Microbial Investigator (CMI), he conducts all mold and bio-hazard inspections and testing in accordance with the highest*

industry standards. B&A specializes in the evaluation of water/fire damaged structures, pre-demolition asbestos surveys, asbestos operations and maintenance plans, and indoor air quality investigations.

Thomas Nicholson – Licensed General Contractor, structural building defects investigator, geophysical and Subsurface Investigations. Thomas Nicholson is founder of Sierra Nevada GSI, a leading environmental consulting firm specializing in ground penetrating radar (subsurface) investigations. Thomas joined BOLE and ASSOCIATES in 2007 and has held a State of California General Contractor's license since 1978. An expert in all phases of construction, he has investigated structural defects for numerous insurance companies including the California State Automobile Association, Allstate, Farmers, State Farm and the Kemper Insurance companies. Thomas has conducted investigations into the presence of underground petroleum storage tanks (USTs), hazardous waste dump sites, burial grounds, post tension cables and rebar, and mining shafts and geological structures. He is certified by California OSHA as a utility locator.

PROFESSIONAL REFERENCES

The following individuals may be contacted and can provide you with substantiation of BOLE & ASSOCIATES' technical knowledge, the quality of service provided and on-time delivery of products. We urge you to do so.

TMC Financing (SBA)

Jim Azevedo

3300 Douglas Blvd, Suite 270

Roseville, CA 95771

(916) 724-5002

Jim@tmcfinancing.com

American River Bank

Mary Billingsley

3100 Zinfandel Drive, Suite 450

Rancho Cordova, CA

(916) 231-6120

Mbillingsley@americanriverbank.com

Browns Valley Irrigation District

Walter Cotter, General Manager

P.O. Box 34860

Browns Valley, CA 95918

(530) 743-5703

Walter@bvid.org

Meagher & Tomlinson, Realtors

Bill Meagher, Partner

1007 Live Oak Blvd., # A-4

Yuba City, CA 95991

(530) 671-0000

Deal@wmmmt.com

Community First Bank

Hinson Thomas

2250 Douglas Blvd., Ste 100

Roseville, CA 95661

(916) 724-2427

Hthomas@Community1bank.com

Roy Hastings & Associates

Roy Hastings

1765 Carson Road

Placerville, CA 95667

(916) 359-0626

roy@rlhastings.com

PROJECTS

Phase I and Transaction Screen Evaluations

The professional team at Bole & Associates has worked together for over twenty years on over 1,800 environmental projects located throughout California. This broad experience makes us one of the most diverse private groups of professionals in our field. We draw upon on in-house expertise in biology, botany, hydrology, forestry, and related fields of environmental science to provide planning, design, permitting, and construction services to both private and public sectors.

At Bole & Associates, project success depends on strong coordination between multiple professions; our work history illustrates this approach. To demonstrate how our experience might be helpful on your project, we have selected the following summaries of our work.

TMC Financing (Small Business Administration): designed specifications and performed a Level one (Phase I) Environmental Liability Site Assessment, utilizing the "American Society for Testing and Materials" (ASTM 1527-05), AAI federal directives, and the Small Business Administration's Standard Operating Procedures 50-10.5 for the Shell Gas Station, 2556 Lake Tahoe Boulevard, South Lake Tahoe, California. The Phase I included: 1) an evaluation of the historic transfer of title, and regulatory agency information; 2) site inspection of the property to determine existence of possible sources of contamination; 3) an evaluation of possible contingent off-site liabilities; 4) an asbestos survey in accordance with Pacific Mutual's "Guidelines for Asbestos Surveys and O & M Programs", and 4) area/site maps. Point of contact: Jim Azevedo, 3300 Douglas Blvd, Suite 270, Roseville, CA 95661, phone: 916-724-5002, fax: 916-724-5039 and email: Jim@tmcfinancing.com. During the 2000 to 2013 time period conducted over 250 Phase I ESAs and Transactional Screen Analyses for Small Business Administration contracts.

Meagher & Tomlinson: designed specifications and performed a Level one (Phase I) Environmental Liability Site Assessment, utilizing the "American Society for Testing and Materials" (ASTM 1527-05), AAI federal directives, and the Small Business Administration's Standard Operating Procedures 50-10 (5) for the Canova Moving and Storage Company, 717 Bridge Street, Yuba City, California. The Phase I included: 1) an evaluation of the historic transfer of title, and regulatory agency information; 2) site inspection of the property to determine existence of possible sources of contamination; 3) an evaluation of possible contingent off-site liabilities; 4) an asbestos survey in accordance with Pacific Mutual's "Guidelines for Asbestos Surveys and O & M Programs", and 4) area/site maps. Point of contact: Bill Meagher, 1007 Live Oak Blvd., Suite A-4, Yuba City, California 95991, phone: 530-671-0000, fax: 530-671-2717 and email: deal@wmmt.com.

Sunrise Bank of San Diego: designed specifications and performed a Transactional Screen Process (TSP), utilizing the "American Society for Testing and Materials" (ASTM), and Small Business Administration's Standard Operating Procedures 50-10(4)(B) guidelines for the property located at 819 Bridge Street, Colusa, CA 95932. The TSP included: 1) an interview with property owners that included a comprehensive Environmental Questionnaire form asking specific environmentally related questions that

requires a visual inspection to complete; 2) site inspection of the property to determine existence of possible sources of contamination; 3) an evaluation of possible contingent off-site liabilities; 4) an environmental records review conducted at appropriate regulatory agencies, and 4) area/site maps and photographs. Point of contact: Harmanjit S. Gosal, 1227 Bridge Street, Suite D, Yuba Cit, CA 95991, phone: 530-755-4413, fax: 530-755-3088 and email: Harman.Gosal@capitolbancorp.com .

Wells Fargo SBA Lending: designed specifications and performed a Transactional Screen Process (TSP), utilizing the "American Society for Testing and Materials" (ASTM), and Small Business Administration's Standard Operating Procedures 50-10(4)(B) guidelines for the L&A Body Shop, 5031 Franklin Blvd., Sacramento, California. The TSP included: 1) an interview with property owners that included a comprehensive Environmental Questionnaire form asking specific environmentally related questions that requires a visual inspection to complete; 2) site inspection of the property to determine existence of possible sources of contamination; 3) an evaluation of possible contingent off-site liabilities; 4) an environmental records review conducted at appropriate regulatory agencies, and 4) area/site maps and photographs. Point of contact: Mary Norris, 1504 Eureka Road, Suite 370, Roseville, California 95661, phone: 916-780-7054, fax: 916-720-0577 and email: norrism@wellsfargo.com .

Biological, Botanical, & Wetland Delineations

Clearlake Oaks Eskaton: Designed and performed investigations and site-specific biological inventories to determine the presence of special status species or habitat for such species that may be affected by development of the Clearlake Oaks Eskaton Senior Housing Project. In addition, several other studies were conducted to include: 1) an investigation to determine the presence of wetlands subject to the jurisdiction of the US Army Corps of Engineers (Corps), pursuant to their authority under Section 404 of the Clean Water Act; and 2) a riparian determination. Permits were obtained from the United States Army Corps of Engineers, California Department of Fish & Game and the Regional Water Quality Control Board. Point of contact: Mr. Roy Hastings, 1610 El Nido Way, Sacramento, CA 95864, and email: roy.hastings@rlhastingsassociates.com . Phone: (916) 359-0626.

City of Elk Grove: Designed and conducted biological resources inventories, and conducted feasibility evaluations for the widening of Bond Road, Elk Grove Blvd., Sheldon Road and Grant Line Roads, City of Elk Grove, California. Habitat evaluation and botanical assessments were conducted both before and after the project. Wetland delineations were accomplished and certified by the U. S. Army Corps of Engineers, Sacramento District Regulatory Branch. Point of contact: Melanie J. Halajian, Senior Planner, 10461 Old Placerville Road, Suite 110, Rancho Cordova, CA 95827. (916) 361-8384, MHalajian@PMCWorld.com .

Yuba County Public Works Department: Designed and conducted Wetland Delineations and biological inventories for endangered plant and wildlife for the Star Bend Dredging Project on the Feather River, Yuba County, CA. Wetland delineations were accomplished and verified by the U. S. Army Corps of Engineers, Sacramento District Regulatory Branch (point of contact: Erin Hess, 916-557-6740, Erin.E.Hess@spk01.usace.army.mil) Reports were coordinated with the United States Fish & Wildlife Service and the United States Department of Commerce, National Oceanic and Atmospheric Administration. CEQA lead agency was the County of Yuba (point of contact, Ken Godleski, Senior Engineer, kgodleski@co.yuba.ca.us , phone 530-749-5416)

Browns Valley Irrigation District: Designed and conducted Wetland Delineations and biological inventories for endangered plant and wildlife for the Tailwater Recapture Project on the French Dry Creek and Yuba River, Yuba County, CA. Wetland delineations were accomplished and verified by the U. S. Army Corps of Engineers, Sacramento District Regulatory Branch (point of contact: Peck Ha, 916-557-6617, Peck.Ha@usace.army.mil. CEQA lead agency was the Browns Valley Irrigation District (point of contact, Walter Cotter, General Manager, walter@bvid.or , phone 530-743-5703).

MARCUS H. BOLE, Principal, B&A

EXPERTISE:

Environmental Project Management
Natural Resource Management
Environmental Site Assessment, Phase I and Phase II
Wetland Delineation, Mitigation, and Permitting

EDUCATION:

Masters Degree in Environmental Science
North Dakota State University, Fargo, 1976
Baccalaureate in Social Science, Political Science & Geography
California State University, Sacramento, 1970
Registered Environmental Property Assessor (REPA)
Certificate Program, Site Assessment and Remediation, UC Davis
Certificate Program, Land Use and Environmental Planning, UC Davis
California Community College Instructor Credential (Life), Environmental Sciences
Certified (OSMB) Disabled Veteran Business Enterprise (DVBE)
California Department of General Services (#0000847)
Certified OSHA Hazardous Materials
Certified FAA Airline Transport Pilot (#2168155)

PROFESSIONAL HISTORY:

Bole & Associates, Principal, 1991 - Present
U. S. Federal Government Manager of Environmental Engineering,
Compliance and Community Planning, 1970 - 1993
California State Division of Forestry, Engineer, 1966 - 1970

REPRESENTATIVE EXPERIENCE:

Mr. Bole has over thirty-five years of experience in environmental project management. A recognized expert in state and federal agency environmental regulations and procedures, he has directed operations throughout Northern California and Southern California. He has supervised work forces of professional engineers, scientists and technicians responsible for pollution monitoring, permitting, abatement, environmental impact analysis, natural resource restoration programs and hazardous waste characterization, storage and disposal. After a distinguished twenty-three year career in the United States Air Force as Chief, Environmental Management Division, Beale Air Force Base, Mr. Bole retired in the rank of Lieutenant Colonel and started Bole & Associates, Registered Environmental Assessors in Wheatland, Yuba County, California.

CHARLENE J. BOLE, Principal, B&A

EXPERTISE:

Environmental Project Management
Environmental Site Assessments (Phase I & II)
Threatened and Endangered Species
Wetland Delineation, Mitigation and Permitting

EDUCATION:

Masters Degree in Environmental Science
North Dakota State University, Fargo, 1979
Baccalaureate in Social Science
California State University, Sacramento, 1974
Graduate Course work in Environmental Sciences, Botany
Registered Environmental Property Assessor (REPA)
State of California Standard Teaching Credential
State of California Pupil Personnel Credential
California Community College Instructor, Psychology
California Community College Counselor Credential

PROFESSIONAL HISTORY:

Bole & Associates, Principal, 1991 - Present
Consultant, Instructor for US Army, Department of Defense, Belgium, 1988 - 1991
Senior Project Manager, Environmental Development Center, Belgium, 1988 - 1991
Consultant and Instructor for Department of Defense, Japan, 1985 - 1987
Teacher, Wheatland School District, CA, 1980 - 1984
Counselor, Minot Public Schools, ND, 1977 - 1979

REPRESENTATIVE EXPERIENCE:

Ms. Bole has over twenty-five years of experience in environmental project management, environmental science instruction and consulting. She has directed major environmental projects for the Department of Defense, both in the United States and in foreign countries. A recognized expert in research development and management, she has supervised work forces of professional scientists and technicians responsible for a wide array of environmental issues in Northern California and Yuba County. Her areas of expertise include wildlife ecology, regulatory compliance, natural resource and habitat conservation planning, and the delineation of waters of the United States. Her organizational skills have consistently resulted in finding the most cost effective means for project implementation and completion.

DAVID H. BOLE, Senior Wildlife Biologist, B&A

EXPERTISE:

Wildlife Biology
Environmental Project Management
Natural Resource Conservation Management
Environmental Site Assessment, Phase I ESA
Wetland Delineation, Mitigation, and Permitting

EDUCATION:

Baccalaureate in Biology
California State University Long Beach, 2000
Graduate Studies leading to Masters Degree, Biology
California State University Long Beach, In Progress
Registered Environmental Property Assessor (REPA)
Certified Wetland Delineator, U. S. Army Corps of Engineers
Certified Open Water SCUBA, Advanced PADI

REPRESENTATIVE EXPERIENCE:

As senior staff biologist, David H. Bole has been instrumental in the implementation of a wide variety of wildlife surveys, habitat evaluations, wetland determinations, and natural resource management projects. Based on his advanced knowledge of herpetology, David was selected to lead a team of biologists in support of studies of the Salton Sea for the San Diego Museum of Natural History. He has conducted comprehensive Natural Environment Studies for the California Department of Transportation, and participated in the evaluation of spawning and rearing habitats associated with the Yuba River Fisheries Habitat Enhancement Project. A recognized expert in the field of environmental science, David is a State of California Registered Environmental Assessor who has completed over 200 Phase I Environmental Site Assessments in Northern and Southern California. As a project manager, David pioneered the integration of biology, hydrology, subsurface interface radar and computer science in providing environmental planning services for private and public agencies throughout California. During the early stages of project design, David has conducted over 300 endangered wildlife surveys and evaluations that have resulted in the avoidance of costly special status species and wetland mitigation measures while preserving the natural habitat associations in the Central Valley.

JAMES A. GIBSON, Certified Asbestos Consultant, B&A

EXPERTISE:

Certified Asbestos Surveys
Sampling & Packaging Samples for Lab Delivery
Indoor Air Quality Evaluations (Mold)
Air Clearance Sampling for Mold & Asbestos
BioTrace Clearance Sampling for Bio-Hazard & Sewage Remediation

EDUCATION & CERTIFICATIONS:

State of California Certified Asbestos Consultant, DOSH #01-2960
Certified Microbial Investigator (American Indoor Air Quality Assoc.)
Forensic Analytical Workshop, Microbial Contamination
Asbestos Contractor Supervisor Refresher

REPRESENTATIVE EXPERIENCE:

Jim brings over twenty years of environmental management of hazardous materials experience to B&A. A State of California Certified Asbestos Consultant (CAC) and Site Surveillance Technician (SST), Jim performs all our asbestos inspections and testing in compliance with local, state and federal asbestos regulations. An American Indoor Air Quality Council, Certified Microbial Investigator (CMI), he conducts all mold and bio-hazard inspections and testing in accordance with the highest industry standards. Jim has conducted hundreds of asbestos inspections in Yuba County with a list of clients that include: Yuba County Public Works, Yuba County Airport, Yuba County Risk Management, Yuba County Planning Department, Yuba County Water Agency, and numerous public agencies in Sutter County. B&A specializes in the evaluation of water/fire-damaged structures, pre-demolition asbestos surveys, asbestos operations and maintenance plans, and indoor air quality investigations. We provide detailed written reports that guide and assist the abatement/remediation contractors throughout the abatement process. Jim also conducts post remediation/clearance testing upon project completion.

Bole & Associates
An Environmental Consulting Company

Labor Rates, Bole & Associates

Rates Effective October 1, 2012

Project Manager	\$95 per Hour
Environmental Technician (Asbestos)	\$65 per Hour
Environmental Scientist (Phase I)	\$95 per Hour
Archaeologist	\$95 per Hour
Wildlife Biologist	\$85 per Hour
Botanist	\$85 per Hour
Hydrologist	\$95 per Hour
Clerical	\$30 per Hour

BOLE & ASSOCIATES are covered by Worker's Compensation and Liability Insurance, Commercial General Liability, and Profession Liability policies issued through Frenkel of California, 350 Hudson Street, 4th Floor, New York, New York 10014. Phone 212-488-1869, Fax 212-488-0246, Contact Renee Molina at: email: rmolina@frenkel.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Edgewood Partners Insurance Center 600 East 96th Street Indianapolis IN 46240	CONTACT NAME: MW House Account PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: Mainstreetcoi-Midsouth@epicbrokers.com
INSURED David Harrison Bole dba Bole and Associates 6898 Penny Way Browns Valley CA 95918	INSURER(S) AFFORDING COVERAGE INSURER A: WESTCHESTER SURPLUS LINES INSU INSURER B: HARTFORD CASUALTY INSURANCE CO INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 10172 29424

COVERAGES **NK** **CERTIFICATE NUMBER:** Cert ID 43334 **(10)** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contractor's Poll GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			624299223007	07/09/2024	07/09/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT \$ (Ea accident) BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☒ N/A			12WECAK5NR5	04/19/2025	04/19/2026	☒ PER ☐ OTH- STATUTE ER \$ 1,000,000 E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liability			624299223007	07/09/2024	07/09/2026	Each Claim \$ 1,000,000 Deductible \$ 2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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APPENDIX F: SUPPORTING DOCUMENTATION

NRCS WEB SOIL SURVEY SOIL MAP

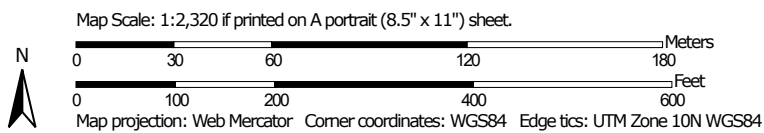
NWI MAP

FILES FROM SCEMD

Soil Map—Sacramento County, California
(8770 Elder Creek Road Soils Map)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/10/2025
Page 1 of 3

Soil Map—Sacramento County, California
(8770 Elder Creek Road Soils Map)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sacramento County, California

Survey Area Data: Version 25, Sep 8, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2024—Jul 1, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
137	Durixeralfs, 0 to 1 percent slopes	9.5	100.0%
Totals for Area of Interest		9.5	100.0%



U.S. Fish and Wildlife Service

National Wetlands Inventory

8770 Elder Creek Road Sacramento NWI M



July 10, 2025

Wetlands



Estuarine and Marine Deepwater



Estuarine and Marine Wetland



Freshwater Emergent Wetland



Freshwater Forested/Shrub Wetland



Freshwater Pond



Lake



Other



Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

WELL APPLICATION
AND PERMIT FORM

*Expedite

FOR OFFICE USE ONLY

☐ DISAPPROVED

☒ APPROVED

Date Received: 4-21-06

Permit Number: 28698

☐ APPROVED WITH CONDITIONS (See attachment)

Date Issued: _____

SR Number: _____

By: [Signature]

Date: 4/21/06

Total Fee: \$406-

Receipt Number: 153543

Grout Inspection By: _____

Date: _____

GPS #: _____

Site Number: _____

Actual Well Depth: _____ Actual Grout Depth: _____

Final Inspection By: _____

Date: _____

Depth to first Water: _____

Well Destruction Inspection By: [Signature]

Date: 4-27-06

Comments: Full depth perforation + grout.

Inspecting Division: ☐ ENVIRONMENTAL HEALTH

☐ HAZARDOUS MATERIALS

SITE ADDRESS: 8770 Elder Creek Rd

City: Sacto

Zip: 95828

Nearest Major Cross Street: S WATT AVE (HARVILL LATES TRUST)

Parcel Number: 004-0020-049-0000

Property Owner: Capital Valley Comm. INC.

Phone Number: 386-4211

Well Contractor: Hedman Drilling

License Number: 80080202 Type: C57

Contractor Address: P O Box 293655

Expiration Date: 11-08

City: Sacto

Zip: 95829

Phone: 3833636

Well/Boring Identification Number: _____

WORK TO BE PERFORMED: (License Required)

☐ Construct Well (C-57)

☐ Repair/Modify Well or Pump (C-57, C-61, Class A)

☐ Test Hole Soil Boring With Destruction (C-57)

☐ Install New Pump (C-57)

☒ Destroy Well (C-57)

☐ Inactivation Permit, (Owner Only)

Comments: Pump in well

☐ Other (state): _____

DISTANCE TO NEAREST:

Leach Field: _____

Leach Pit: _____

Septic Tank: _____

Sewer Line: _____

Stream, Ditch, Drainage Canal: _____

100 Year Flood Plain: _____

INTENDED USE:

☒ Domestic/Private

☐ Public Water System

☐ Irrigation

☐ Cathodic Protection

☐ Monitoring

☐ Extraction/Recovery

☐ Heat Exchanger

☐ Other (state): _____

DRILLING METHOD:

☐ Auger

☐ Cable Tool

☐ Driven

☐ Rotary

☐ Other (state): _____

CONSTRUCTION SPECIFICATIONS:

BOREHOLE: Diameter: _____ Depth: _____

CASING: Diameter: _____ Depth: _____

If Steel, Gauge: _____

If Plastic, Type: _____ (MUST MEET ASTM F-480)

If Conductor, Diameter: _____

Depth: _____

GROUT: Diameter: _____ Depth: _____

Sealing Material: _____

TRANSITION SEAL: Material: _____

Interval: _____

PUMP INSTALLATION/REPAIR:

Contractor: _____

License Number: _____

Type of Pump: _____

Horse Power: _____

License Type: _____

Expiration Date: _____

WELL/TEST HOLE/ SOIL BORING DESTRUCTION:

Diameter: 6"

Total depth: 160'

Depth to Water: 98'

I will comply with all Codes, Rules and Regulations of the State and County pertaining to or regulating well construction/destruction, call for a grout/destruction inspection at least 24 hours prior to placement of sealing material, notify the Department within 5 days of the completion of my work so a final inspection can be made, and obtain final approval before placing the well in service.

Signature: [Signature]

☐ Property Owner

☒ Well Contractor

Print Name: RONALD HEOMAN

☐ Agent for Property Owner*

☐ Agent for Well Contractor* [Signature]

Company: HEDMAN Drilling

Phone: 3833636

Field Phone # if Available: 4027667

Mailing Address: P O Box 293655

City, State, Zip: Sacto Calif 95829

WATER WELLS/WELL APPLICATION 005

A SITE PLAN MUST BE SUBMITTED WITH EACH APPLICATION
PERMIT EXPIRES ONE (1) YEAR FROM DATE ISSUED (UNLESS EXTENDED)

ENVIRONMENTAL MANAGEMENT DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
8475 JACKSON ROAD, SUITE 240
SACRAMENTO CA 95826-3904
(916) 875-8440

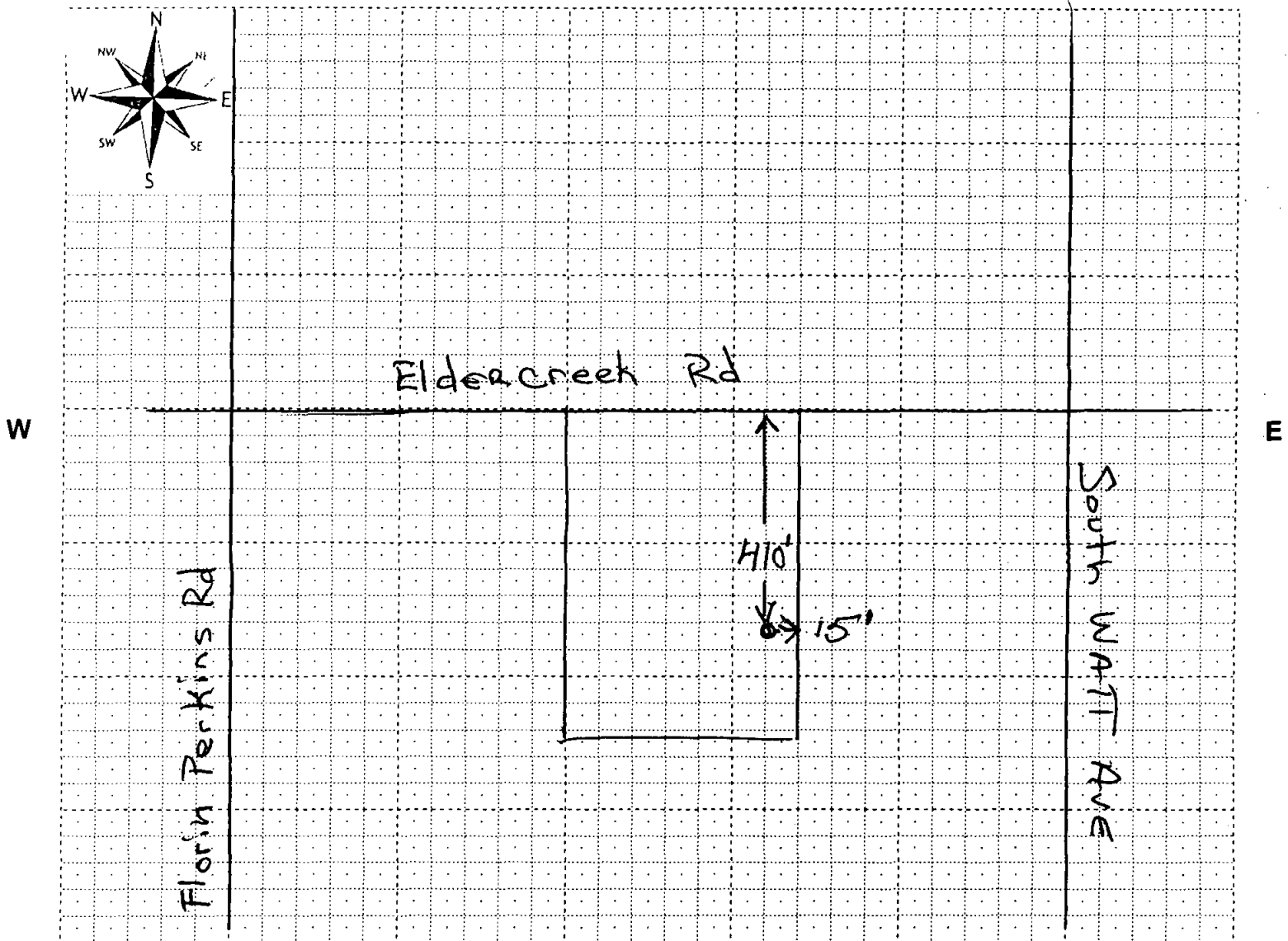
ENVIRONMENTAL HEALTH PLOT PLAN SHEET
FOR WATER WELL AND SEWAGE DISPOSAL SYSTEM PERMITS

STREET ADDRESS: 8770 Elder Creek Rd DATE: 4-20-06
OR PARCEL NUMBER: _____ AND STREET NAME: _____
CENSUS TRACT: _____ CONTRACTOR: Hedman Drilling PERMIT #: 28698

SHOW PARCEL DIMENSIONS, STREETS, STRUCTURES, CONTOURS, LOCATION OF WELLS AND SEPTIC SYSTEMS (SHOW LAYOUT OF SEPTIC SYSTEM). SHOW DISTANCE (IN FEET) FROM SEPTIC AND/OR WELL TO: WATER COURSES, SEPTIC TANKS, LEACHING AREAS, PROPERTY LINE, SEWER LINE AND WATER WELLS (ALSO WELLS ON ADJACENT PROPERTY). PLOT PLAN MUST BE ACCURATE, TO ALLOW SYSTEM TO BE LOCATED AT A FUTURE DATE.

WILL SYSTEM OR WELL BE INSTALLED IN 100 YEAR PLAIN? YES ☐ NO ☐

N



S

**License Detail****CALIFORNIA CONTRACTORS STATE LICEN****Contractor License # 800802****DISCLAIMER**

A license status check provides information taken from the CSLB license data base. Before on this information, you should be aware of the following limitations:

- CSLB complaint disclosure is restricted by law (B&P 7124.6). If this entity is subject to complaint disclosure, a link for complaint disclosure will appear below. Click on the link button to obtain complaint and/or legal action information.
- Per B&P 7071.17, only construction related civil judgments reported to the CSLB are disclosed.
- Arbitrations are not listed unless the contractor fails to comply with the terms of the arbitration.
- Due to workload, there may be relevant information that has not yet been entered on the Board's license data base.

Extract Date: **04/21/2006******* Business Information *****

HEDMAN DRILLING
6549 FLORIN PERKINS RD
SACRAMENTO, CA 95828
Business Phone Number: (916) 383-3636

Entity: **Sole Ownership**
Issue Date: **11/01/2001** Expire Date: **11/30/2007**

***** License Status *****

This license is current and active. **All information below should be reviewed.**

***** Classifications *****

Class	Description
C57	WELL DRILLING (WATER)

***** Bonding Information *****

CONTRACTOR'S BOND: This license filed Contractor's Bond number **6046054** in the amount of **\$10,000** with the bonding company **SURETY COMPANY OF THE PACIFIC**.
Effective Date: **01/01/2004**

Contractor's Bonding History

*** * Workers Compensation Information * * ***

This license has workers compensation insurance with the

STATE COMPENSATION INSURANCE FUND

Policy Number: **059-0000379** Effective Date: **03/01/2005** Expire Date: **03/01/2007**

Workers Compensation History

Personnel listed on this license (current or disassociated) are listed on other licenses

Personnel List **Other Licenses**

License Number Request

Contractor Name Request

Personnel Name Request

Salesperson Request

Salesperson Name Request

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[California Home](#)

Friday, A

**Personnel List****CALIFORNIA CONTRACTORS STATE LICEN****Contractor License # 800802**

Click on the person's name to see a more detailed page of information on that person.

Name	Title	Association Date	Disassociation Date	Class N
RONALD GENE HEDMAN	SOLE OWNER	11/01/2001		C57

[License Number Request](#)[Contractor Name Request](#)[Personnel Name Request](#)[Salesperson Request](#)[Salesperson Name Request](#)

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**WELL APPLICATION
AND PERMIT FORM**

FOR OFFICE USE ONLY

☐ DISAPPROVED ☒ APPROVED
☐ APPROVED WITH CONDITIONS (See attachment)
By: Shw Date: 4/21/06 Date Received: 4-21-06 Permit Number: 28699
Grout Inspection By: _____ Date: _____ Total Fee: \$176- SR Number: _____
Actual Well Depth: _____ Actual Grout Depth: _____ GPS #: _____ Receipt Number: 153543
Depth to first Water: _____ Well Destruction Inspection By: Jaid King Date: 4-27-06
Comments: Full depth grout. Remove entire casing.
38-50903
121,37773

Inspecting Division: ☒ ENVIRONMENTAL HEALTH ☐ HAZARDOUS MATERIALS
SITE ADDRESS: 8770 Eldercreek Rd City: SACTO Zip: 95828
Nearest Major Cross Street: S.WATT AVE (MARVIN L. OATES TRUST) Parcel Number: 06A-0020-049-0000
Property Owner: CAPITOL VALLEY COMM. INC Phone Number: 386-4211
Well Contractor: HEDMAN DRILLING License Number: 80080206 Type: C-57
Contractor Address: PO BOX 293655 Expiration Date: 11-07
City: SACTO Zip: 95829 Phone: 383-3636 Well/Boring Identification Number: _____

WORK TO BE PERFORMED: (License Required)

- ☒ Construct Well (C-57) ☐ Repair/Modify Well or Pump (C-57, C-61, Class A) ☐ Test Hole Soil Boring With Destruction (C-57)
☐ Install New Pump (C-57) ☒ Destroy Well (C-57) ☐ Inactivation Permit, (Owner Only)
Comments: _____ ☐ Other (state): _____

DISTANCE TO NEAREST: Leach Field: _____ Leach Pit: _____ Septic Tank: _____ Sewer Line: _____
Stream, Ditch, Drainage Canal: _____ 100 Year Flood Plain: _____

INTENDED USE:

DRILLING METHOD:

CONSTRUCTION SPECIFICATIONS:

- ☒ Domestic/Private ☐ Auger **BOREHOLE:** Diameter: _____ Depth: _____ Gravel Pack: Yes ☐ No ☐
☐ Public Water System ☐ Cable Tool **CASING:** Diameter: _____ Depth: _____
☐ Irrigation ☐ Driven If Steel, Gauge: _____ Or Thickness: _____
☐ Cathodic Protection ☐ Rotary If Plastic, Type: _____ (MUST MEET ASTM F-480)
☐ Monitoring ☐ Other (state) If Conductor, Diameter: _____ Depth: _____
☐ Extraction/Recovery **GROUT:** Diameter: _____ Depth: _____ Sealing Material: _____
☐ Heat Exchanger **TRANSITION SEAL:** Material: _____ Interval: _____
☐ Other (state) Comments: 6' Casing

PUMP INSTALLATION/REPAIR:

Contractor: _____ License Number: _____
Type of Pump: _____ Horse Power: _____ License Type: _____ Expiration Date: _____

WELL/TEST HOLE/ SOIL BORING DESTRUCTION: Diameter: 8" Total depth: 76' Depth to Water: NO WATER

I will comply with all Codes, Rules and Regulations of the State and County pertaining to or regulating well construction/destruction, call for a grout/destruction inspection at least 24 hours prior to placement of sealing material, notify the Department within 5 days of the completion of my work so a final inspection can be made, and obtain final approval before placing the well in service.

Signature: Ronald HEDMAN ☐ Property Owner ☒ Well Contractor
Print Name: RONALD HEDMAN ☐ Agent for Property Owner* ☐ Agent for Well Contractor* Shw
Company: HEDMAN DRILLING Phone: 383 3636 Field Phone # if Available: 402 7667
Mailing Address: PO BOX 293655 City, State, Zip: SACTO CA 95829

WATER WELLS/WELL APPLICATION 005

**A SITE PLAN MUST BE SUBMITTED WITH EACH APPLICATION
PERMIT EXPIRES ONE (1) YEAR FROM DATE ISSUED (UNLESS EXTENDED)**

ENVIRONMENTAL MANAGEMENT DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
8475 JACKSON ROAD, SUITE 240
SACRAMENTO CA 95826-3904
(916) 875-8440

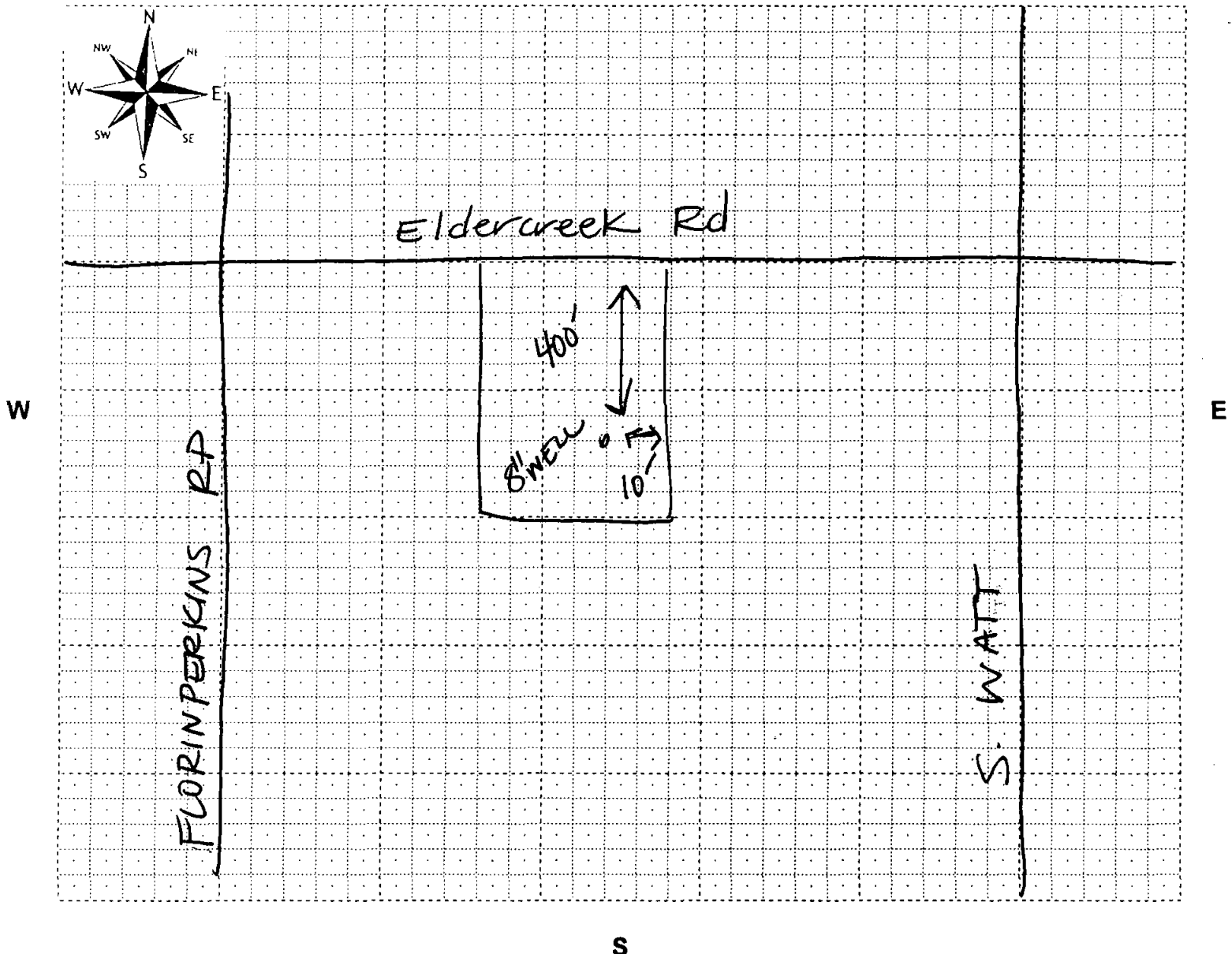
ENVIRONMENTAL HEALTH PLOT PLAN SHEET
FOR WATER WELL AND SEWAGE DISPOSAL SYSTEM PERMITS

STREET ADDRESS: 8770 Elder Creek Rd DATE: 4-20-06
OR PARCEL NUMBER: _____ AND STREET NAME: _____
CENSUS TRACT: _____ CONTRACTOR: HEDMAN DRILLING PERMIT #: 28699

SHOW PARCEL DIMENSIONS, STREETS, STRUCTURES, CONTOURS, LOCATION OF WELLS AND SEPTIC SYSTEMS (SHOW LAYOUT OF SEPTIC SYSTEM). SHOW DISTANCE (IN FEET) FROM SEPTIC AND/OR WELL TO: WATER COURSES, SEPTIC TANKS, LEACHING AREAS, PROPERTY LINE, SEWER LINE AND WATER WELLS (ALSO WELLS ON ADJACENT PROPERTY). PLOT PLAN MUST BE ACCURATE, TO ALLOW SYSTEM TO BE LOCATED AT A FUTURE DATE.

WILL SYSTEM OR WELL BE INSTALLED IN 100 YEAR PLAIN? YES ☐ NO ☐

N



County of Sacramento



Early Entry
Parcels

Cities
(cont)

CITRUS
HEIGHTS
ELK GROVE
FOLSOM
(cont)

GALT
ISLETON
RANCHO
CORDOVA
(cont)

SACRAMENTO
Ortho -
Parcels

2004 Color
Photograph-
y

Rivers

**License Detail****CALIFORNIA CONTRACTORS STATE LICEN****Contractor License # 800802****DISCLAIMER**

A license status check provides information taken from the CSLB license data base. Before on this information, you should be aware of the following limitations:

- CSLB complaint disclosure is restricted by law (B&P 7124.6). If this entity is subject to complaint disclosure, a link for complaint disclosure will appear below. Click on the link button to obtain complaint and/or legal action information.
- Per B&P 7071.17, only construction related civil judgments reported to the CSLB are disclosed.
- Arbitrations are not listed unless the contractor fails to comply with the terms of the arbitration.
- Due to workload, there may be relevant information that has not yet been entered on the Board's license data base.

Extract Date: 04/21/2006

***** Business Information *****

HEDMAN DRILLING
6549 FLORIN PERKINS RD
SACRAMENTO, CA 95828
Business Phone Number: (916) 383-3636

Entity: **Sole Ownership**
Issue Date: 11/01/2001 Expire Date: 11/30/2007

***** License Status *****

This license is current and active. **All information below should be reviewed.**

***** Classifications *****

Class	Description
C57	WELL DRILLING (WATER)

***** Bonding Information *****

CONTRACTOR'S BOND: This license filed Contractor's Bond number **6046054** in the amount of **\$10,000** with the bonding company **SURETY COMPANY OF THE PACIFIC**.
Effective Date: 01/01/2004

Contractor's Bonding History

**** Workers Compensation Information ****

This license has workers compensation insurance with the

STATE COMPENSATION INSURANCE FUNDPolicy Number: **059-0000379** Effective Date: **03/01/2005** Expire Date: **03/01/2007****Workers Compensation History****Personnel listed on this license (current or disassociated) are listed on other licenses****Personnel List Other Licenses****License Number Request****Contractor Name Request****Personnel Name Request****Salesperson Request****Salesperson Name Request**© 2006 State of California. [Conditions of Use](#) [Privacy Policy](#)

**Personnel List****CALIFORNIA CONTRACTORS STATE LICEN****Contractor License # 800802**

Click on the person's name to see a more detailed page of information on that person.

Name	Title	Association Date	Disassociation Date	Class N
RONALD GENE HEDMAN	SOLE OWNER	11/01/2001		C57

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COUNTY OF SACRAMENTO NOTICE OF VIOLATION

ENVIRONMENTAL MANAGEMENT DEPT
8475 Jackson Road, Suite 240
Sacramento, CA 95826-3904
Phone (916) 875-8440

CO29965

PROPERTY ADDRESS <u>8770 Elder Creek Rd.</u>	NAME <u>Marvin Oades Trust.</u>	PHONE
DBA <u>APN 064-0020-049</u>	ADDRESS <u>5370 S. Watt Av # 106</u>	DATE <u>4/10/06</u>
Sacramento County Code ☐ 6.32 Sanitary Sewage Systems: Minimum requirements for design, construction and installation of individual sewage disposal systems ☐ 6.32.030: Sewage disposal means required ☐ 6.32.050: Permit required for sewage disposal systems ☐ 6.28.030: Permit required for water wells and pumps. Work must be performed by person with valid C-57 license. ☐ 6.20.100: Refuse not stored in approved receptacles ☐ 6.20.120: Mandatory service ☐ 6.20.130: Rubbish accumulation – time limit ☐ 6.80.020: Fly breeding or rodent infestation ☐ 6.84: Smoking prohibited in public places ☒ Other <u>6.28.040 Destruction of abandoned well.</u>	State Penal Code ☐ 374.3: Littering State Labor Code ☐ 6404.5: Smoking prohibited in bars and restaurants ☐ Other _____ California Health and Safety Code ☐ 5411: No person shall discharge sewage or other waste, or effluent...which will result in contamination, pollution or a nuisance. ☐ 24400 Chapter 4: Abandoned excavations ☐ Other _____	

OFFICIAL NOTICE

There are 2 wells located on the property that need to be properly destroyed. See attached policy for instructions to destroy the wells. Also see pictures to identify the two. Well #1 is an opening case approximately 20 ft. deep. Well #2 appears ~~to~~ be an old domestic well that has not been used for over a year. There is no power to the well and an area around the well has collapsed.
4/21/06 Permit has been issued for the wells
4/27/06 Wells abandoned

You are hereby ordered to correct the violations within 30 days from date. Failure to comply with this notice may result in fines, civil penalties, and/or jail sentence. A permit may be required by the Building, Plumbing, Electrical or Environmental Management Departments. Please contact the appropriate office for assistance.

Issued by

Cheryl A. Hawkins 875-8429

Date

4/11/06