
Appendix H: Environmental Site and Risk Assessments

H-1: Environmental Site Assessment

SCREENING LEVEL
ENVIRONMENTAL SITE ASSESSMENT

California State Lands Commission, PG & E Line 406 & 407
40-mile Corridor from Esparta to Roseville
Yolo and Placer Counties



Project Number: MBA101-1P1

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1.0 Summary

Hanover Environmental Services, Inc. (Hanover) has performed a “screening level” Environmental Site Assessment in conformance with the scope and limitations of EPA’s Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) and ASTM Standard Practice for Environmental Site Assessments E 1527-05 for the subject property described as a 500 ft. buffer along a 40-mile corridor from Esparta to Roseville in Yolo and Placer Counties, California (proposed project). Any exceptions to, or deletions from this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

While no environmental site assessment can fully eliminate the uncertainty regarding the potential for recognized environmental conditions, the ASTM standard does cite the balance between appropriate levels of inquiry and the cost of such exhaustive investigations. The information contained in this report would lead one to the opinion that the probability of recognized environmental conditions in association with the subject property *is not* significant enough to warrant further investigation.

2.0 Introduction

2.1 Purpose

Hanover has created this “screening level” Environmental Site Assessment under the direction of a State of California Registered Environmental Assessor. This document serves to identify recognized environmental conditions that may create a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment in association with the construction of the proposed project within project corridor. The term recognized environmental conditions means the presence or the likely presence of any hazardous substances or petroleum products on a subject property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous material or petroleum product into structures on the subject property or into the ground, groundwater, or surface water of the subject property. The term includes hazardous substances or petroleum products even under conditions in compliance with existing laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. This report has been prepared in an objective and unbiased manner and in accordance with EPA AAI 40 CFR Part 312 and ASTM Practice E 1527-05 with the exception and limitations described in Section 2.4.

The proposed project is the installation of a Pacific Gas & Electric (PG&E) pipeline along a 40-mile corridor extending from Esparta in Yolo County to the City of Roseville in Placer County. For the purposes of this analysis, a 500-foot buffer was established along the pipeline route (hereafter referred to as the proposed project, project corridor, subject corridor or subject property). This document has been prepared to assist in the preparation of an Environmental Impact Report being prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines and significance thresholds. This document is for the use of Michael Brandman Associates (MBA) and their assignees.

2.2 Detailed Scope-of-Services

This assessment has been conducted outside of the Environmental Protection Agency and the recommendations of American Society for Testing and Materials (ASTM) to assist in providing “all appropriate inquiry” into the previous uses of a property consistent with good commercial or customary practice scope. This assessment included a review and analysis of existing data and information concerning the project corridor, as well as an update, review and analysis of any current information and data concerning the corridor as contained in the FirstSearch database records addressing the project corridor. Additionally, a site reconnaissance of the subject corridor was performed to determine the existence or non-existence of recognized environmental conditions, now and in the past, and any contamination arising therefrom. This “screening level” assessment follows the outlines and limitations of EPA’s Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) and ASTM Standard Practice for Environmental Site Assessments E 1527-05, with exceptions and limitations described in section 2.4.

2.3 *Significant Assumptions*

Hanover 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.

2.4 *Limitations, Exceptions, and Data Gaps*

The scope of services performed to complete this “screening level” Environmental Site Assessment is limited in nature. Site conditions can change in time, and our assessment is not intended to predict future site conditions. Because of the limited scope and nature of this assessment, site history was developed based on information provided by the site reconnaissance along the project corridor and adjacent sites. This report is not a complete risk assessment and the scope of services does not include a complete determination of the extent of, nor the environmental or public health impact of, known or suspected hazardous materials or wastes.

This property assessment did not include air, soil or water sampling, or laboratory analysis. Therefore, the results of this investigation do not preclude the possibility of hazardous substances being present on the subject properties, currently or in the future. This report does not purport to address all safety problems, if any, associated with the subject property.

In addition, this assessment did not include a local government records research (including Title Reports and Historic Use Information obtained from, although not limited to, the following: Assessor’s Office, Building Department, Environmental Health Department, Agricultural Department, Water Districts or Associations, Fire Department).

Interviews with property owners, occupants, local government officials, and others were not conducted.

The following are several non-scope considerations that persons may want to assess in connection with commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list is not intended to be all-inclusive:

- Asbestos
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Health and safety
- Ecological resources
- Endangered species
- Air quality
- Water quality

The government database search included sites that are within the ASTM search range of the subject property. However, sites exist that are 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 subject property does not appear to be included in the orphan summary.

The Hanover representative relied on information provided by the Client and/or property manager.

While the Hanover representative collected reasonably ascertainable historical information, gaps in evidence of property use exist. Based on information obtained during the interview process and general knowledge of the history of this vicinity of Yolo and Placer Counties, it is the opinion of the Hanover representative that the historical subject property uses have been adequately defined.

Despite these limitations it is the opinion of Will Bono, Registered Environmental Assessor #04233, that this property assessment provides an appropriate degree of inquiry to determine if recognized environmental conditions exist on the subject property.

2.5 Environmental Personnel

This assessment was conducted under the supervision of Will Bono, Registered Environmental Assessor #04233. The following Hanover Environmental Services, Inc. personnel contributed to the assessment:

- Will Bono, REA#04233, provided supervision, review, and opinions/conclusions.
- Kamie Loeser, Senior Planner, provided review, and opinions/conclusions.
- Mike Andres, GIS Analyst, performed site reconnaissance and prepared site maps.
- Luke Smith, Environmental Scientist, coordinated and reviewed database searches, performed site reconnaissance and prepared the report.

3.0 Site Description

The Hanover representative performed site inspections on April 24th, 25th and May 1st 2008.

3.1 Location and Legal Description

Physical Address: 500 ft. buffer along a 40-mile corridor from Esparta to Roseville (no physical address recorded)
Assessors Parcel Numbers: refer to the site maps in Appendix A

3.2 Site and Vicinity Characteristics

The project corridor is located in the Sacramento Valley. The Sacramento Valley encompasses the northern one-third of the Central Valley of California, which extends approximately 400 miles from the Tehachapi Mountains in the south to the Klamath-Siskiyou Mountains in the north. The Sacramento Valley trough is strongly asymmetric with the deepest part of the trough west of the apparent surface axis of the valley. The valley is bordered to the east by the Sierra Nevada, to the north by the Cascade Range, and to the west by the Coast Ranges. The Sacramento River is the north-south drainage that extends from the northern portion of the Central Valley south to the Sacramento-San Joaquin Delta.

The project corridor varies in elevation. Topography of the corridor is relatively flat, sloping in a various directions. Regional topography in the vicinity slopes toward the Sacramento River, which the project corridor crosses over.

This analysis evaluates a 500 ft. buffer along a 40-mile corridor from Esparta in Yolo County to Roseville in Placer County. Land uses within the project corridor consist of agricultural uses and associated residences. At the time of the April 24th, 25th and May 1st 2008 site inspections, the subject corridor was primarily vacant and undeveloped land or in agricultural use. Portions of the project corridor are paved with asphalt with other portions being used as a utility right-of-way.

Environmental FirstSearch Network supplied information regarding the physical setting of the subject property. They reported that the dominant soil composition in the general area of the subject property as a clay loam with moderate infiltration rates.

3.3 Current Use of the Property

At the time of the April 24th, 25th and May 1st 2008 site inspections the project corridor was structurally undeveloped. The current uses within the corridor at the time of the inspection were agricultural, residential and commercial. The project corridor followed a linear pattern similar to other public utilities.

3.4 Descriptions of Structures, Roads, Other Improvements on the Site

The subject corridor follows a utility right of way that crosses agricultural fields, streets, highways and waterways. Portions of the corridor parallel roads and overhead power lines with pole-mounted transformers (refer to Site Map Sheets 1-7 and Appendix B for locations and photographs). Transformers were inspected for any visual signs of leaks by the Hanover representative during the site reconnaissance.

Transformers were located, mapped with a GPS and plotted on the Site Map in Appendix A. There were no structural developments located within the subject corridor at the time of inspection.

3.5 *Current Uses of the Adjoining Properties*

Adjoining properties are used for agricultural, residential and commercial purposes. The majority of the subject corridor was adjacent to vacant land used for agriculture and livestock grazing.

4.0 User Provided Information

4.1 *Title Records*

Preliminary Title Reports for the subject corridor were not provided nor reviewed as part of this screening level analysis.

4.2 *Environmental Liens or Activity and Use Limitations*

There were no reported environmental liens or activity and use limitations due to hazardous material issues on the subject property.

4.3 *Specialized Knowledge*

There was no specialized knowledge of any recognized environmental conditions recorded, reported or discussed on the subject or surrounding properties.

4.4 *Commonly Known or Reasonably Ascertainable Information*

There was no recorded, reported or discussed commonly known or reasonably ascertainable information on the subject property.

4.5 *Valuation Reduction for Environmental Issues*

The client/user indicated that there is no known valuation reduction for the subject property due to environmental issues.

4.6 *Owner, Property Manager, and Occupant Information*

Property Owners: Not applicable

Property Occupant: Not applicable

Key Site Manager: Ms. Chelsea Ayala, Michael Brandman Associates (MBA), was identified as the CEQA Project Manager

4.7 *Reason for Performing Screening Level Environmental Analysis*

The purpose of this “screening level” Environmental Site Assessment is to assist in identifying any potential hazardous materials related risks that the proposed project may encounter during implementation and construction (per CEQA significance criteria). PG&E plans to install an underground pipeline from Esparta in Yolo County to Roseville in Placer County via lines identified as 406/407.

4.8 *Other*

Ms. Chelsea Ayala, MBA affiliate, supplied Hanover with supplemental information regarding the subject corridor. Background data was utilized to distinguish project boundaries and landscape details. No known recognized environmental conditions were reported or recorded by MBA or their affiliates.

5.0 Records Review

5.1 Standard Environmental Record Sources

Environmental FirstSearch Network provided information on standard environmental records. The standard environmental record sources and approximate minimum search distances were included per ASTM Practice E 1527-05 Section 8.2.1.

Standard Environmental Record Sources	Approximate Minimum Search Distance (mi)
Federal NPL Site List	1.0
Federal Delisted NPL Site List	0.5
Federal CERCLIS List	0.5
Federal CERCLIS NFRAP Site List	0.5
Standard Environmental Record Sources	Approximate Minimum Search Distance (mi)
Federal RCRA CORRACTS Facilities List	1.0
Federal RCRA Non-CORRACTS TSD Facilities List	0.5
Federal RCRA Generators List	Property/Adjoining Properties
Federal Institutional Control/Engineering Control Registries	Property Only
Federal ERNS List	Property Only
State- and Tribal-Equivalent NPL	1.0
State- and Tribal-Equivalent CERCLIS	0.5
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0.5
State and Tribal Leaking Storage Tank Lists	0.5
State and Tribal Registered Storage Tank Lists	Property/Adjoining Properties
State and Tribal Institutional Control/Engineering Control Registries	Property Only
State and Tribal Voluntary Cleanup Sites	0.5
State and Tribal Brownfield Sites	0.5

Descriptions of the environmental records searched, original source of information, approximate search distance, date information was last updated by FirstSearch, and date information was last updated by original source are listed in Appendix C. Section 5.3 discusses the results of this review.

5.2 Additional Environmental Record Sources

Information on additional environmental records was provided by FirstSearch. Descriptions of the additional environmental records searched, original source of information, approximate search distance, date information was last updated by FirstSearch, and date information was last updated by original source are listed in Appendix C. Section 5.3 discusses the results of this review.

5.3 Standard and Additional Environmental Record Review Results

The database search summary, provided by FirstSearch, reported that the subject corridor was listed in four databases. These databases include RCRAInfo, State/Tribal Sites, State/Tribal UST AST and FINDS. The 500-foot corridor database search identified several potential sites or “hits” along the project corridor. These sites were the subject of site investigations. However, upon site visits, some of these sites were located outside the corridor. Provided below is a summary of the databases and the identified hits located within the databases searched for the project corridor.

RCRAInfo - RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM:

RCRAInfo is the Environmental Protection Agency’s (EPA) 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. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites, which generate, transport, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100kg and 1000 kg of hazardous waste per month.

Large quantity generators generate over 1000 kg of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

FINDS - FACILITY INDEX SYSTEM:

FINDS is an index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. A Facility Registry System site has an FRS in the status field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING:

The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of Aboveground Storage Tanks (AST's) with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills and, in certain instances, implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

- CONSOLIDATED DEALER SYSTEMS located at 2546 RIEGO RD, PLEASANT GROVE CA (Site Map Sheet 6 of 7, ID# CAD982445512). This site was identified in the RCRAInfo and FINDS databases and plotted within the property corridor. During the site inspection the Hanover representative did not identify any potential hazardous material related risks associated within the subject corridor.
- MEYER FOOD STORE, / REGIO MARKET & DELI, located at 8000 PLEASANT GROVE RD, ELVERTA CA 95626 (Site Map Sheet 6 of 7, ID# TISID-STATE34999 / ID# PLACERCO_PR000713, respectively). This site has active USTs. This site was located within the search 500' linear corridor. The proposed pipeline location will not be located within the UST location. This site is not a recognized environmental condition in association with the subject property. This site is listed in multiple databases.
- ACTIVE UST - MCI TELECOMMUNICATIONS, 3387 RIEGO RD, PLEASANT GROVE CA 95668 (Site Map Sheet 6 of 7, ID# CAD982332868). The proposed pipeline will not be located within the UST location. This site is not a recognized environmental condition in association with the subject property.
- STATE - CORNELIUS AIRSTRIP, RIEGO RD and PACIFIC AVE, PLEASANT GROVE CA 95668 (Site Map Sheet 6 of 7, ID# CAL51070016). This site is not a recognized environmental condition in association with the subject corridor.

5.3.1 Federal Environmental Records

Multiple sites were identified within the search radius of the subject property in the Federal Regulatory records databases. A complete listing and description of databases that were searched are included in Appendix C.

All sites identified in the FirstSearch Databases listed as 0.0 miles from the subject corridor were visually inspected by the Hanover representatives. During the inspections the representatives reported that these sites were not actually located within the subject corridor; "hits" were identified based on the corresponding street address, which was within the corridor, however the potential sites were actually located outside of the project's 500-foot buffer.

Hanover representatives reported that there was no visual evidence of any recognized environmental conditions in association with the subject corridor.

5.3.2 State Environmental Records

Multiple sites were identified within the search radius of the subject property in the State Regulatory records databases. A complete listing and description of databases that were searched are included in Appendix C.

All sites identified in the FirstSearch Databases listed as 0.0 miles from the subject corridor were visually inspected by the Hanover representatives. During the inspections the representatives reported that these sites were not actually located within the subject corridor; “hits” were identified based on the corresponding street address, which was within the corridor, however the potential sites were actually located outside of the project’s 500-foot buffer.

5.3.2.1 Non GeoCoded Sites:

The State government database search included sites that are within the ASTM search range of the subject corridor. However, potential sites exist that are in the general vicinity of the project corridor but there is not enough information provided to databases to map these “orphan” sites or determine if they are within the ASTM search range. The database summary indicates that there are one hundred and thirteen (113) orphan sites within the project corridor’s search radius. Unmapped (Non GeoCoded) sites are not considered in the foregoing analysis.

5.3.2.2 State Water Resources Control Board GeoTracker Database

The Hanover representative reviewed the online State Water Resources Control Board GeoTracker Database. The subject corridor and surrounding properties were not identified.

5.4 Historical Use Information on the Property and Adjoining Properties Sources and Results

Hanover representative reviewed information from several historical use sources (Appendix D). A summary of the information concludes that the project corridor has been structurally undeveloped dating back to 1952. The following resources provide further historical information:

5.4.1 Aerial Photographs

Aerial Photographs were reviewed to determine past land use patterns of the project corridor and surrounding properties. The subject corridor was vacant in all aerial photographs supplied by FirstSearch. Aerial photographs from 1952, 1962, 1987 and 1998 were reviewed and are available upon request. The subject corridor follows roads in the majority of the aerial photographs reviewed. There were no structures observed within the subject corridor. Surrounding properties were vacant and agricultural in nature.

5.4.2 Fire Insurance Maps

Fire Insurance Maps were reviewed to determine past land use patterns of the subject and surrounding properties. Maps from 1894, 1897, 1907, 1921 and 1930 were reviewed by the Hanover representative. These maps were of Knights Landing and Zamora. The subject corridor is located south of these maps. There was no map coverage available for the subject corridor. Existing maps are attached in Appendix D.

5.4.3 Summary of Historical Use of the Subject Property

1952 – Present: The project corridor is primarily undeveloped. Historical uses of the subject corridor include public utilities with surrounding properties used for agriculture.

6.0 Site Reconnaissance

6.1 Methodology and Limiting Conditions

The Hanover representative performed site reconnaissances on April 24th, 25th and May 1st 2008 to obtain information indicating the likelihood of identifying recognized environmental conditions in association with the subject property.

The periphery of the corridor was visually and/or physically observed. Parcels within the corridor were viewed from all adjacent public thoroughfares. For general information about the subject property, Hanover relied on information provided by the MBA.

Local government records research (including Title Reports and Historic Use Information obtained from, although not limited to, the following: Assessor's Office, Building Department, Environmental Health Department, Agricultural Department, Water Districts or Associations, Fire Department) was not conducted by the Hanover representative; it was not included in the scope of work.

Interviews with property owners, occupants, local government officials, and others were not conducted; interviews were not part of the scope of work.

While the Hanover representative collected reasonably ascertainable historical information, gaps in evidence of individual property uses exist. Based on information obtained during the interview process and general knowledge of the history of this vicinity of the corridor, it is the opinion of the Hanover representative that the historical subject property uses have been adequately defined.

6.2 General Site Setting

Weather conditions during the April 24th, 25th and May 1st 2008 site inspections were dry and cloudy with temperatures in the 70°F range. The subject corridor is undeveloped. Adjoining properties were agricultural residential in nature.

6.3 Exterior Observations

The following information and observations were discovered during the site inspections, refer to Site Map Sheets 1-7:

- Approximately 55 pole mounted transformers
- An empty, rusted 55-gallon drum
- A refrigerator
- An underground gas valve
- A pile of concrete debris
- A 500-gallon AST containing diesel fuel
- A 250-gallon mobile AST containing diesel fuel
- 2 empty 5-gallon buckets of hydraulic fluid and motor oil
- A natural gas well
- Minor staining observed around AST(s)
- No odors associated with a spill, leak or release of hazardous materials

6.4 Interior Observations

- No interiors were observed at the time of the inspection.

7.0 Interviews

7.1 Interview with Property Owner Representative

Interviews were not conducted as a part of this "screening level" assessment.

7.2 Interviews with Local Government Officials

Interviews were not conducted as a part of this "screening level" assessment.

8.0 Findings, Opinions, and Conclusions

Hanover has performed a "screening level" Environmental Site Assessment in conformance with the scope and limitation of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) and ASTM Standard Practice for Environmental Site Assessments E 1527-05 for the subject property described as a 500 ft. buffer along a 40-mile corridor from Esparta to Roseville in Yolo and Placer Counties, California. Any exceptions to, or deletions from this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

While no environmental site assessment can fully eliminate the uncertainty regarding the potential for recognized environmental conditions, the ASTM standard does cite the balance between appropriate levels of inquiry and the cost of such exhaustive investigations. The information contained in this report would lead one to the opinion that the probability of recognized environmental conditions in association with the project corridor *is not* significant enough to warrant further investigation.

9.0 Qualification and Signature

Hanover Environmental Services, Inc. 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 inspection.

The conclusions and recommendations stated in this report are based upon personal observations made by employees of Hanover Environmental Services, Inc. and upon information provided by others. I have no reason to suspect or believe that the information provided is inaccurate.

Signature of Senior Environmental Assessor - *Will Bono, REA #04233*



Signature/Seal of Senior Environmental Assessor

10 June 2008

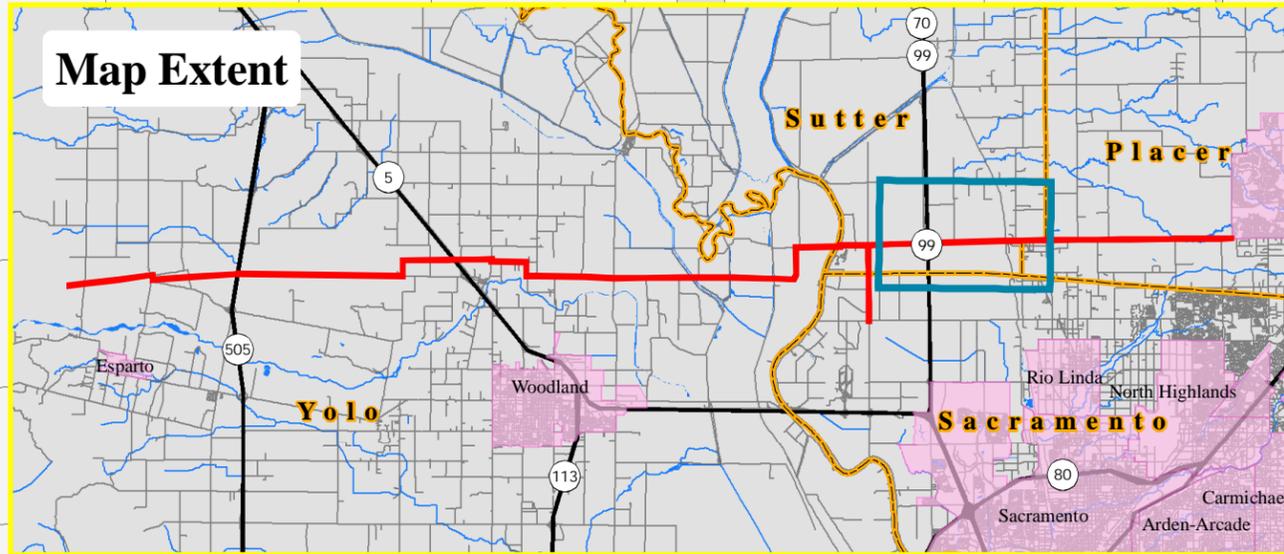
Date

Appendix A: Subject Property Maps

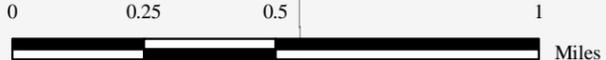
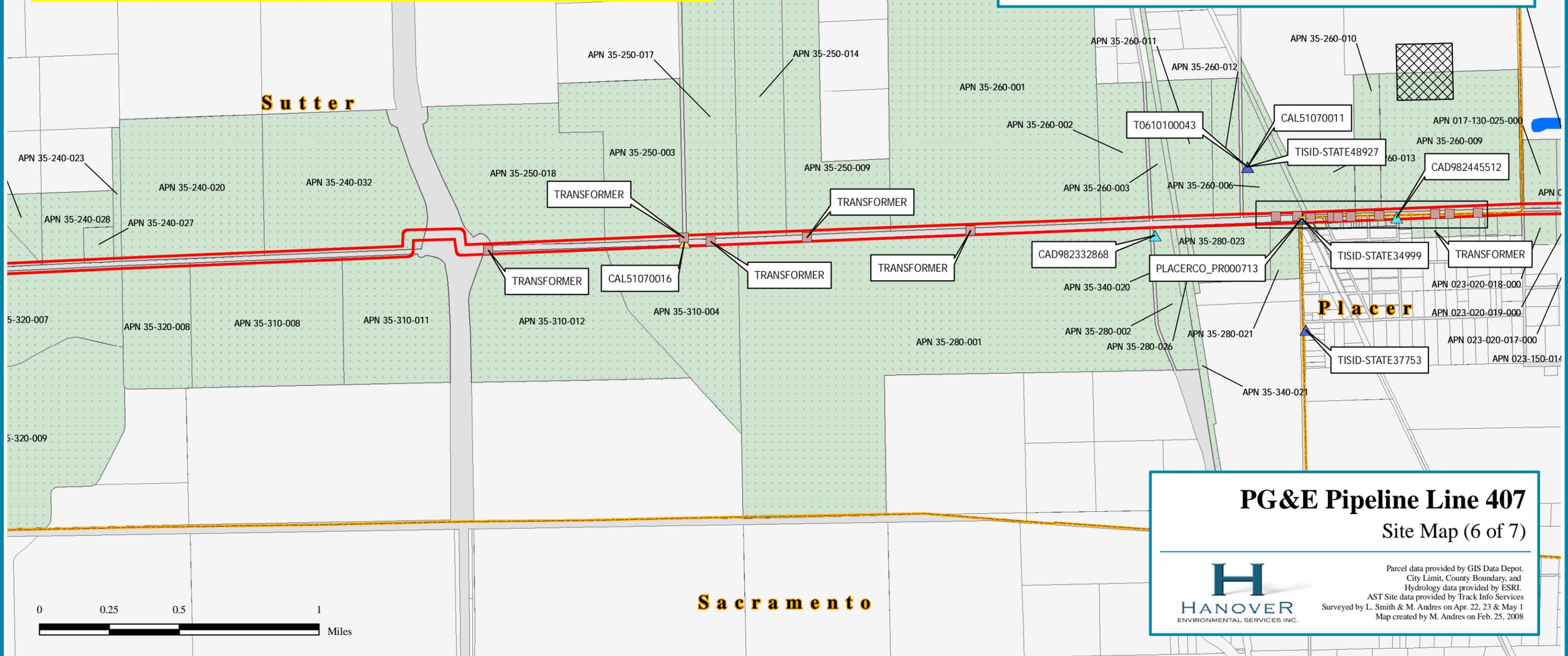
Site Location Map

Site Map

Map Extent



Project Boundary		Historical ASTM Sites		ASTM Sites	
	Project Boundary		FED IC / EC		AST
	Photo Point		LUST		CONCRETE DEBRIS
	Parcel Boundary		OTHER		DIESEL TANK
	City Limit Boundary		RCRAGN		DRUM
	County Boundary		RCRANLR		EMPTY 5 GAL. BUCKET
	Hydrology		STATE		GAS VALVE
			UST		MOBILE AST
			VCP		REFRIGERATOR
			SWL		TRANSFORMER



PG&E Pipeline Line 407

Site Map (6 of 7)

Parcel data provided by GIS Data Depot.
 City Limit, County Boundary, and Hydrology data provided by ESRI.
 AST Site data provided by Track Info Services
 Surveyed by L. Smith & M. Andres on Apr. 22, 23 & May 1
 Map created by M. Andres on Feb. 25, 2008