Appendix H

Public Health and Hazards: EDR Data Map Environmental Atlas

SCS ENGINEERS

Area-Wide Assessment Summary Report

Sacramento River Southport Early Implementation Project West Sacramento, California 92101

Presented to:

West Sacramento Area Flood Control Agency
Mr. Paul Dirksen
1110 West Capitol Avenue
West Sacramento, California 95691
(916) 617-4555

Presented by:

SCS ENGINEERS
852 Northport Drive, Suite 5
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(916) 361-1297

August 7, 2012

Project Number: 01212113.00

August 7, 2012
Project Number: 0101205528.01

Mr. Paul Dirksen
West Sacramento Area Flood Control Agency
1110 West Capitol Avenue
West Sacrament, California 95691

Subject: **Area-Wide Assessment Summary Report**

Site: **Sacrament River Southport Early Implementation Project**
West Sacramento, California

Dear Mr. Dirksen:

SCS Engineers (SCS) is pleased to present this summary report (Report) of the Area-Wide Assessment (Assessment) conducted for the levee improvement project known as Sacramento River Southport Early Implementation Project (SRSEIP) at the above-described Site. This Report summarizes the results of the work that was conducted in order to evaluate the Site's current environmental conditions. The work described in this Report was performed by SCS in general accordance with Exhibit A to the Contract for Services (Contract) between the West Sacramento Area Flood Control Agency (Client) and SCS. Exhibit A and the Contract were fully executed on April 12, 2012

If we may assist you in any way, now or in the future, please call our office at (916) 361-1297.

Sincerely,

Nicki Field
Senior Project Professional
SCS ENGINEERS

Steve Clements, PG 6740
Senior Technical Manager
SCS ENGINEERS

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1 BACKGROUND

The Site is an approximately 6-mile corridor along the Sacramento River consisting of portions of 121 parcels, South River Road, and the existing levees. The proposed Sacramento River Southport Early Implementation Project (SRSEIP) is part of a program established in 2005 by the City of West Sacramento (City) to improve the City's flood protection system and meet new Federal standards for levees. The West Sacramento Area Flood Control Agency (Client) is undertaking the levee improvements for the SRSEIP in order to achieve a minimum 200-year flood protection.

The SRSEIP will require the acquisition and development (levee improvements) of the Site, and SCS Engineers (SCS) has been contracted by the Client to provide as-needed due diligence and cleanup planning services as part of this project.

In addition to the Area-Wide Assessment (Assessment), due diligence services are anticipated to include conducting Phase I Environmental Site Assessments (Phase I ESAs) on any properties or portions of properties to be acquired by the Client for the SRSEIP, and Phase II Environmental Site Investigations (Phase IIs) on any properties or portions of properties to be acquired that are identified in the ESAs as having potential recognized environmental conditions (RECs).[1,2] Based on the findings of the Phase IIs, cleanup planning services will be provided for those properties within the SRSEIP where constituents of concern (CoCs) are found at levels which may impact levee improvement activities.

2 OBJECTIVES

The objectives of the scope of services were to:

- Assess the likelihood[3] that RECs are present at the Site as a result of the current or historical Site land use or from a known and reported off-Site source.
- Provide preliminary information in support of future Phase I ESAs.
- Collect sufficient information to evaluate the need for Phase IIs.
- Incorporate the findings of the Assessment into a Geographic Information System (GIS).

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1 *RECs*, as defined by the American Society for Testing and Materials (ASTM), include the presence or likely presence of hazardous substances or petroleum products on a property that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water on the property. However, the term is not intended to include *de minimis* conditions. A condition considered *de minimis* is not a REC.

2 *De minimis conditions*, as defined by ASTM, are environmental conditions that do not generally present a material risk of harm to the public health or the environment and that generally would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies.

3 Statements of "likelihood" are made in this Report, based on the professional judgment of SCS. A description of likelihood statements, as made in this Report, is included on page 7.

3 SCOPE OF SERVICES

The scope of services included the following:

- Regulatory records review
- Historical research and land use review
- Limited Site reconnaissance
- GIS Integration

REGULATORY RECORDS REVIEW

Environmental FirstSearch™ Site Assessment Report

A Site Assessment Report[4] was prepared by the FirstSearch Technologies Corporation (FirstSearch) for the Site. Local, state, and federal regulatory databases were reviewed for the Site and for those facilities within up to 1 mile of the Site. The FirstSearch report was reported to have been prepared in general accordance with the ASTM standard for the regulatory database review for Phase I ESAs. The locations of the referenced facilities relative to the Site are shown on FirstSearch's "Map of Sites within One Mile," which is included in its report. A description of the various databases, as well as the date each database was most recently updated, is included in the FirstSearch report. The FirstSearch report is provided in Appendix A.

Based on a review of the FirstSearch Report, the following table summarizes the facilities within the selected search perimeters, and whether the Site or a facility that was interpreted to be adjacent to the Site was listed on each database.

Federal or State Government Database	Search Radius	Number of Reported Facilities	On Site	Adjacent to the Site
National Priorities List (NPL)	1.00 mile	0	No	No
NPL Delisted	0.50 mile	0	No	No
Comprehensive Environmental Response Compensation and Liability System (CERCLIS)	0.50 mile	0	No	No
No Further Remedial Action Planned (NFRAP)	0.50 mile	0	No	No
Resource Conservation and Recovery Act-Corrective Action (RCRA COR ACT)	1.00 mile	0	No	No
RCRA Treatment, Storage, and Disposal Facilities (RCRA TSD)	0.50 mile	0	No	No
RCRA Generators (RCRA GEN)	0.25 mile	0	No	No

4 *Environmental FirstSearch™ Report, South River Road, West Sacramento, CA 95691*, by FirstSearch Technologies Corporation, dated February 28, 2012.

Federal or State Government Database	Search Radius	Number of Reported Facilities	On Site	Adjacent to the Site
RCRA no longer listed facilities (RCRA NLR)	0.125 mile	0	No	No
Federal Brownfield	0.25	0	No	No
Federal Engineering and Institutional Controls (IC/EC)	0.25 mile	0	No	No
Emergency Response Notification System (ERNS)	0.125 mile	2	Yes	No
Tribal Lands	1.00 mile	0	No	No
State/Tribal Sites	1.00 mile	7	No	Yes
Spills-1990	0.125 mile	0	No	No
State/Tribal solid waste list (SWL)	0.50 mile	0	No	No
State/Tribal leaking underground storage tanks (LUST)	0.50 mile	2	No	No
State/Tribal underground/aboveground storage tanks (USTs/ASTs)	0.25 mile	0	No	No
State/Tribal deed-restriction site listing (EC/IC)	0.25 mile	0	No	No
State/Tribal voluntary cleanup program (VCP)	0.50 mile	0	No	No
State/Tribal Brownfields	0.50 mile	0	No	No
State Permits	0.25 mile	0	No	No
State Other	0.25 mile	2	No	Yes
HW Manifest	0.125 mile	0	No	No

Please note, while 13 listings on four different databases were included in the FirstSearch report, most of these Sites were reported or interpreted to be across the Sacramento River to the east of the Site or the deep water channel north of the Site. Only five of these listings were interpreted to possibly be at or adjacent to the Site, and therefore subject to further review. All of these facilities were non-geocoded due to incorrect or incomplete addresses. SCS personnel made an attempt to locate these non-geocoded facilities and placed them as accurately as possible on Figure 1. The five listings on the FirstSearch report interpreted to be within or adjacent to the Site are summarized in the following table

Facility	Address	Database (Source)	Interpreted Location
Stonegate Elementary School	Stonegate Drive and La Jolla Street	State (DTSC)	2500 La Jolla Street
Liberty Elementary School Site	North of Davis and of Antioch Road	Other (DTSC)	Same facility, adjacent to Site at portion of APN 046-100-09
Liberty Elementary School Site	North of Davis Road and East of Antioch Ave	State (DTSC)	
Unknown	Near Levy South River Road/.25 Miles South of Davis	ERNs (EPA)	Possibly same facility, within Site, potentially at APN 046-270-35
Yolo County Environmental Health Department	Sacramento River Near Davis and South River Road	ERNs (EPA)	

The files for the Liberty Elementary School Site were requested from the Department of Toxic Substances Control (DTSC), reviewed, and are discussed below. The files for the Stonegate Elementary School were not reviewed based on distance from the Site (while this facility is technically adjacent to one of the Site parcels, it is actually more than 2,000 feet from the SRSEIP project area). SCS attempted to request and review records for the ERNs releases; however, due to the incomplete addresses, the Yolo County Department of Environmental Health (DEH) could not locate files for these facilities. SCS has submitted a request to review files for all available Site addresses; however, this request is still being processed at the time of this Report. Information from the DEH files will be reviewed as it becomes available and incorporated into the Phase I ESA reports that will be prepared in subsequent phases of the SRSEIP. Please note, the interpreted locations of the non-geocoded facilities may not be correct, and should be verified during file reviews.

DTSC File Review

The DTSC files for the Liberty School Site were reviewed by SCS personnel on May 17, 2012. The facility was found to be located adjacent to the Site on a portion of APN 046-100-09. This file included several documents related to the evaluation of this parcel as a future school site. A Preliminary Environmental Assessment (PEA) report is referenced in the file, but was not received or reviewed by SCS. Based on a PEA report approval letter from the DTSC dated January 28, 2011, an unknown number of soil samples were collected from the Site and analyzed for arsenic and organochlorine pesticides. The soil samples were reported to have arsenic concentrations ranging from 8.1 to 11 milligrams per kilogram (mg/kg), and no detectable concentrations of organochlorine pesticides. The letter went on to state that "Based on review of the PEA report and consideration of public comments, neither a release of hazardous material nor the presence of a naturally occurring hazardous materials which would pose a threat to public health or the environment under unrestricted land use was indicated at the Site. Therefore, DTSC concurs with the conclusion of the PEA report that further environmental investigation of the site is not required and hereby approves the PEA report."

Based on the information reviewed in the DTSC files for this facility, there is a low likelihood that a release from this facility has resulted in a REC at the Site. Copies of the files for this facility have been included in Appendix B.

City of West Sacramento Records

On May 23, 2012, a records request was made to the City for records for all known Site addresses and parcels. Records from the City Building, Engineering, and Fire Departments were available for numerous Site parcels, and were provided to the SCS. SCS has reviewed this information and incorporated it into the land use database and GIS for the Site. Several records were found that indicated or were interpreted to indicate that land uses or features of potential concern were present with the potential to result in RECs at the Site. Copies of these records have been included in the Appendices C, D, and E.

HISTORICAL RECORDS REVIEW

In accordance with the American Society for Testing and Materials (ASTM) Standard and All Appropriate Inquiry (AAI) rule, numerous reasonably ascertainable standard historical information sources were reviewed, and an attempt was made to interpret the historical Site and Site vicinity land use back to the apparent first use of the Site. The following table summarizes the historical resources reviewed as part of this Assessment:

Resource	Location/Source	Years Available
Aerial Photographs	Environmental FirstSearch	1937, 1952, 1961, 1976, 1981, 1987
Aerial Photographs	NETR Online	1957, 1964, 2005
City Directories	Environmental FirstSearch	1982, 1987, 1992, 1997, 2002, 2006, 2012
Sanborn Fire Insurance Maps	Environmental FirstSearch	None available
Topographic Maps	Environmental FirstSearch	1913, 1949, 1967, 1975, 1980, 1992
Building Department Records	City of West Sacramento	2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007
Engineering Department Records	City of West Sacramento	2000, 2002, 2003, 2004, 2005, 2006, 2007, 2010, 2011, 2012
Fire Department Records	City of West Sacramento	1992, 1993, 1995, 1996, 1999, 2001, 2002, 2005, 2010, 2011

The information from review of these records has been incorporated into the land use database and GIS for the Site. Based on the historical research, the Site has historically been used for agriculture and residential land uses. Many parcels were identified through the historical research as having potential RECs. Figures 2-1 through 2-11 depict historical land uses for the Site parcels. Copies of the aerial photographs, city directories, and topographic maps have been included in the Appendices F, G, and H, respectively.

LIMITED SITE RECONNAISANCE

On June 19, 2012, Chad Peddy of SCS conducted a limited Site reconnaissance from public right-of-ways, mainly from South River Road, to observe and document current Site conditions. These observations were added to the land use database developed for the Site and incorporated into the GIS, along with numerous photographs taken during the Site reconnaissance. Figure 3 shows the locations where photographs were taken. To view photographs, please access the GIS files via the City's GIS.

GIS INTEGRATION AND DEVELOPMENT

The information gathered during the Assessment was entered into a historical land use and environmental database and integrated into a GIS. The base data for the GIS were obtained from publically available sources, such as the City of West Sacramento, Yolo County, and the State of California Cal Atlas Geospatial Clearinghouse. The limit of work boundary was provided to SCS

by HDR, Inc. Additional features and layers were created to depict the results of the Assessment. GIS files will be provided directly to the City for integration into the City's GIS.

4 FINDINGS

Based on the data obtained and reviewed as part of this Assessment, approximately 80 parcels were identified as having potential RECs and recommended for Phase II work. The vast majority of the potential RECs were associated with current or historical agriculture and related to the potential for metallic and/or organochlorine pesticides to be present. In addition, 14 parcels were identified as having or historically having had fuel tanks (aboveground or underground) and dispensers.

A truncated database table has been included in Appendix I. Land use information and potential RECs and contaminants by parcel have been summarized in the table. Figures 4-1 through 4-11 depict parcels recommended for Phase II work.

5 RECOMMENDATIONS

Based on the data obtained during this Assessment and our findings, SCS recommends the following:

- The results of the Assessment should be incorporated into a Phase II workplan(s).
- Site reconnaissance should be conducted of parcels recommended for Phase IIs to place sampling locations and verify actual Site conditions.
- The locations of any current or historical tank systems should be verified via Site reconnaissance, interviews, and geophysical surveys, as necessary.
- Shallow soil sampling should be conducted to assess the potential presence and concentration of metals and pesticides.
- Soil sampling should be conducted to assess the potential presence and concentration of petroleum hydrocarbons and associated constituents from releases of fuels from tank systems
- Lead and asbestos surveys should be conducted for any structures proposed for demolition within the Site.

6 REPORT USAGE AND FUTURE SITE CONDITIONS

This Report is intended for the sole usage of the Client and other parties designated by the Client. The methodology used during this Assessment was in general conformance with the requirements of the Client and the specifications and limitations presented in the Agreement between the Client and SCS. This Report contains information from a variety of public and other sources, and SCS makes no representation or warranty about the accuracy, reliability, suitability,

or completeness of the information. Any use of this Report, whether by the Client or by a third party, shall be subject to the provisions of the Agreement between the Client and SCS.

Assessments are qualitative, not comprehensive, in nature and may not identify all environmental problems or eliminate all risk. For every property, but especially for properties in older downtown or urban areas, it is possible for there to be unknown, unreported recognized environmental conditions, underground storage tanks, or other features of concern that might become apparent through demolition, construction, or excavation activities, etc. In addition, the scope of services for this project was limited to those items specifically named in the scope of services for this Report. Environmental issues not specifically addressed in the scope of services for this project are not included in this Report.

Land use, condition of the properties within the Site, and other factors may change over time. The information and conclusions of this Report are judged to be relevant at the time the work described in this Report was conducted. This Report should not be relied upon to represent future Site conditions unless a qualified consultant familiar with the practice of Phase I ESAs in the County of Yolo is consulted to assess the necessity of updating this Report.

The property owners at the Site are solely responsible for notifying all governmental agencies and the public of the existence, release, or disposal of any hazardous materials/wastes or petroleum products at the Site, whether before, during, or after the performance of SCS services. SCS assumes no responsibility or liability for any claim, loss of property value, damage, or injury that results from hazardous materials/wastes or petroleum products being present or encountered within the Site.

Although this Assessment has attempted to assess the likelihood that the Site has been impacted by a hazardous material/waste release, potential sources of impact may have escaped detection for reasons that include, but are not limited to: 1) inadequate or inaccurate information rightfully provided to SCS by third parties, such as public agencies and other outside sources; 2) the limited scope of this Assessment; and 3) the presence of undetected, unknown, or unreported environmental releases.

7 LIKELIHOOD STATEMENTS

Statements of “likelihood” have been made in this report. Likelihood statements are based on professional judgments of SCS. The term “likelihood,” as used herein, pertains to the probability of a match between the prediction for an event and its actual occurrence. The likelihood statement assigns a measure for a “degree of belief” for the match between the prediction for the event and the actual occurrence of the event.

The likelihood statements in this Report are made qualitatively (expressed in words). The qualitative terms can be approximately related to quantitative percentages. The term “low likelihood” is used by SCS to approximate a percentage range of 10 to 20 percent; the term “moderate likelihood” refers to an approximate percentage range of 40 to 60 percent; and the term “high likelihood” refers to an approximate percentage range of 80 to 90 percent.