

Appendix H

Hazards



Project No. S1218-03-01
June 9, 2017

Harriet Lai Ross
Community Planning Program Manager
Environmental Science Associates
2600 Capitol Ave, Suite 200
Sacramento, California 95816

Subject: PHASE I ENVIRONMENTAL SITE ASSESSMENT OVERVIEW STUDY
SACRAMENTO DOWNTOWN SPECIFIC PLAN
TIER 1 OPPORTUNITY SITES
SACRAMENTO, CALIFORNIA

Dear Ms. Ross:

In accordance with your request and Task 3.2 of Attachment 1 to Exhibit A of the Sacramento Downtown Specific Plan, we have performed a Phase I Environmental Site Assessment (ESA) overview study for 85 Tier 1 Opportunity Sites (the Sites) in downtown Sacramento, California (Figure 1). We performed the Phase I ESA overview study for Environmental Science Associates (the Client) on behalf of the City of Sacramento (the City) to assess the potential for existing hazardous substances and/or petroleum product impacts at the Sites.

PURPOSE AND OBJECTIVE

The purpose of the Phase I ESA overview study was to identify evidence or indications of recognized environmental conditions (REC) as defined by the American Society for Testing and Materials (ASTM) Designation E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Section 1.1.1 of ASTM Designation E 1527-13 defines an REC as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. We understand that the Phase I ESA overview study is to be used as a reference by the City and its project team to identify potential environmental issues at the Sites and also as a base document for preparing stand-alone Phase I ESAs as needed for specific Sites.

The objective of the Phase I ESA overview study was to prepare a “project master spreadsheet” for the Sites by reviewing basic site information, regulatory agency records, and historical information. We also developed a ranking system for the Sites based on their known or potential RECs.

SCOPE OF SERVICES

The main components of the Phase I ESA overview study included the following:

- **Physical Setting:** We reviewed physical setting references to obtain information concerning the hydrogeologic characteristics of the Sites and vicinity. Such information may be indicative of the direction and/or extent that a contaminant could migrate in the event of a spill or release.

- **Regulatory Agency Records Review:** We reviewed publicly available Federal, State, and local regulatory agency records to obtain information that could potentially help identify RECs at or potentially affecting the Sites. Environmental Data Resources, Inc. (EDR) searched federal, state, and local environmental databases for the Site and properties within 1/8 mile of the Sites. A copy of the report titled *EDR DataMap™ Environmental Atlas™*, dated December 20, 2016, is attached.

We also reviewed the California State Water Resources Control Board (SWRCB) GeoTracker website (<http://geotracker.waterboards.ca.gov>) and the California Environmental Protection Agency, Department of Toxic Substances Control’s (DTSC) EnviroStor website databases (<http://www.envirostor.dtsc.ca.gov/public/>) for information regarding environmental assessment and cleanup at the Sites or at properties within 1/8 mile of the Sites.

- **Site History:** We reviewed Sanborn Fire Insurance Maps (Sanborn maps) to assess the history of previous uses of the Sites and surrounding area to identify those that could have led to RECs on or near the Sites.
- **Site Reconnaissance:** On December 23 and 30, 2016 and May 19, 2017 we performed a drive-by/walk-by site reconnaissance for each Site to observe site conditions and activities for indications of evidence of RECs. Offsite properties and features were viewed solely from the vantage of the Sites and public thoroughfares.
- **Project Master Spreadsheet and Site Ranking:** We summarized information on physical setting, regulatory agency records, site history, and site reconnaissance for each Site on a project master spreadsheet. We also included a site ranking and discussion of RECs and/or environmental conditions for each of the Sites.

FINDINGS AND SITE RANKING

Our findings from the Sites are summarized in the attached *Project Master Spreadsheet – Sacramento Downtown Specific Plan – Tier 1 Opportunity Sites*. We developed the following color-coded, three-tier ranking system for the Sites:

REC Potential	Definition
Low	Unlikely to encounter impacts in soil, soil vapor, or groundwater from a release*.
Moderate	Soil, soil vapor, and/or groundwater may be impacted from an onsite or nearby, offsite release.
High	Known impacts exist on the Site from an onsite or nearby offsite release.

* = "Release" refers to an unauthorized release of a petroleum product or hazardous substance to the environment - i.e. the ground surface, soil, soil vapor, groundwater, or surface water on a property.

The following table summarizes the rankings for each of the Sites:

REC Potential	Tier 1 Opportunity Site IDs
Low	4, 5, 7, 8, 10, 11, 21, 23, 24, 25, 29, 31, 32, 34, 37, 40, 50, 53, 71, 73, 74, and 80.
Moderate	2, 3, 9, 14, 20, 22, 27, 30, 33, 36, 38, 39, 43, 45, 46, 47, 49, 57, 58, 61, 62, 63, 64, 66, 68, 69, 75, 77, 78, 79, 81, 82, 91, 101, 102, and 116.
High	1, 6, 12, 13, 15, 16, 18, 19, 26, 35, 41, 42, 44, 48, 54, 55, 56, 59, 60, 65, 67, 70, 72, 76, 96, 97, and 115.

Figure 1 shows the opportunity Sites with their associated color coding. Figures 2-1 through 2-27 show the high-potential opportunity Sites and the source(s) of their associated RECs.

CONCLUSIONS

The Phase I ESA overview study found that 27 of the opportunity Sites have a high potential of an REC (impacts exist on the Site), 36 have a moderate potential (impacts may exist on the Site), and 22 have a low potential to have an REC (impacts are not likely to exist on the Site). Further assessment of the Sites ranked high and moderate is warranted to confirm: 1) if and in what form an REC exists and 2) if the RECs warrant possible further action – i.e., additional assessment/investigation and clean-up. Additional assessment/investigation may include site- specific Phase I and II ESAs to assess the presence and extent of potential (or existing) soil, soil vapor, and/or groundwater impacts.

In addition, because of the long history of development of the Sites, ubiquitous environmental issues may exist on several of the opportunity Sites which would warrant assessment prior to redeveloping the Sites for residential use or to assess soil and materials that may be removed from a Site to determine reuse and disposal options. These ubiquitous environmental issues include: (1) lead in soil from deteriorated lead-containing paint (LCP) on existing or former structures; (2) pesticides (chlordane) in soil from application of termiticides around structures; and (3) asbestos-containing materials (ACM) in and LCP on existing structures.

LIMITATIONS

We prepared this Phase I ESA overview study exclusively for the Client and the City of Sacramento. The information obtained is only relevant for the dates of the records reviewed or as of the date of the latest site visit. Therefore, the information contained herein is only valid as of the date of the report and will require an update to reflect recent records/site visits.

The Client should recognize that this Phase I ESA overview study is not a comprehensive site characterization and should not be construed as such. The findings and conclusions presented in this report are predicated on the limited site reconnaissance of each Site, a review of the specified regulatory records, and a review of the historical usage of the Site, as presented in this report. The Client should also understand that wetlands, ACM, LCP, lead in drinking water, radon, mercury related to mining activities, methane, and mold surveys were not included in the scope of services for this Phase I ESA overview study. Assessment for potential naturally occurring hazards such as asbestos and arsenic also was not included.

Therefore, the report should only be deemed conclusive with respect to the information obtained. No guarantee or warranty of the results of the Phase I ESA overview study is implied within the intent of this report or any subsequent reports, correspondence or consultation, either express or implied. We strived to conduct the services summarized herein in accordance with the local standard of care in the geographic region at the time the services were rendered.

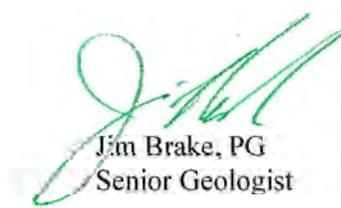
We appreciate the opportunity to have performed this Phase I ESA overview study for Environmental Science Associates and the City of Sacramento. Please contact us if you have any questions concerning this report or if we may be of further service.

Sincerely,

GEOCON CONSULTANTS, INC.



Matthew Tidwell
Senior Staff Geologist



Jim Brake, PG
Senior Geologist

Attachments: Project Master Spreadsheet – Sacramento Downtown Specific Plan – Tier 1
Opportunity Sites

Figures: Figure 1 – Project Location Map
Figure 2-1 – Site 1
Figure 2-2 – Site 6
Figure 2-3 – Site 12
Figure 2-4 – Site 13
Figure 2-5 – Site 15
Figure 2-6 – Site 16
Figure 2-7 – Site 18
Figure 2-8 – Site 19
Figure 2-9 – Sites 26
Figure 2-10 – Site 35
Figure 2-11 – Site 41
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Figure 2-14 – Site 48
Figure 2-15 – Site 54
Figure 2-16 – Site 55
Figure 2-17 – Site 56
Figure 2-18 – Site 59
Figure 2-19 – Site 60
Figure 2-20 – Site 65
Figure 2-21 – Site 67
Figure 2-22 – Site 70
Figure 2-23 – Site 72
Figure 2-24 – Site 76
Figure 2-25 – Site 96
Figure 2-26 – Site 97
Figure 2-27 – Site 115

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Offsite Properties	GeoTracker	EnviroStor			
1	DIOCSE SACTO EDUC/WLFF CORP	2110 Broadway	01002240270000	295,772	Southeast at depths ranging from 9 to 20 feet at ARCO #2068 at 2100 Broadway adjacent to the Site.	The Site is listed on the following non-contaminant release databases*: HAZNET, FTTS INSP, HIST FTTS INSP and FINDS under the Diocese of Sacramento Catholic and the Department of Motor Vehicles (DORA HAZNET listing only). These listings appear to be related to asbestos removal and pest management and are not a REC for the Site.	46 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. Six properties within 1/8 mile of the Site are listed on a LUST database with three down- or cross-gradient and one of which is closed. The three open upgradient cases of concern are summarized in the GeoTracker column.	Site - The Site is not listed on GeoTracker. Nearby Properties - Three facilities with open LUST cases upgradient within 1/8 mile of the Site are listed on GeoTracker. The nearest is the ARCO #2068 gas station located adjacent to the north. Two monitoring wells for this facility are on the Site, and petroleum hydrocarbons were detected in groundwater samples from these wells. Petroleum in groundwater on the Site is an REC. The other two upgradient open LUST cases are eligible for closure and are located over 300 feet north-northwest of the Site therefore are unlikely to have caused a REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1960 - Christian Bros. School is depicted on the Site. 1970 - Bishop Manogue High School is depicted on the Site. A gas station is depicted adjacent to the north of the Site (at the corner of Broadway and 21st Street).	Roman Catholic Diocese of Sacramento - The Pastoral Center with three buildings and associated parking lots	High - Groundwater at the Site has been impacted with petroleum hydrocarbons from the ARCO gas station adjacent to the north/northwest of the Site.
2	CUMMINGS TRUST/BUZZ OATES LLC/ETAL	2201 Broadway	01002220180000	51,401	Southeast at depths ranging from 9 to 20 feet. ARCO #2068 at 2100 Broadway approximately 300 feet west of the Site.	The Site is listed on the Hist Auto database as the following: -Harold Ellsworth Co. in 1952 -Subaru & Chevrolet in 1975 -Chevrolet in 1980. The Site is on the Sac. Co ML database as inactive under John Drew Chevrolet. The listing indicates "No Tanks". The Site is listed on the HAZNET database as Dre-Fisal Section for removal of aged/surplus organics in 1996, 1998 and 2001. The Hist Auto database and Sac Co ML suggest former use of the Site as auto dealerships with possible auto service (including USTs and in-ground tanks) and is considered an REC.	33 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. Eight properties within 1/8 mile of the Site are listed on the LUST database. Six of these are down- or cross-gradient and greater than 300 feet from the Site and therefore they are unlikely to have caused an REC at the Site. Two are upgradient and have open LUST cases. Bee Keeper Supply at 2417 Street approximately 430 feet west-northwest of the Site and Wonder Market at 2025 Broadway approximately 500 feet west-northwest of the Site. Additional information about releases at these upgradient properties is summarized in the GeoTracker column.	Site - The Site is not listed on GeoTracker. Nearby Properties - Based on the most recent groundwater monitoring and/or site investigation reports for Bee Keeper Supply and Wonder Market , groundwater impacts at these facilities appears to not extend off their respective properties. The releases at these properties are unlikely to have caused a REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1915 - No land uses depicted on the Site. 1950 - An automotive dealership with auto service, a store, and a dwelling are depicted on the Site. 1960 - Similar to the 1950 map. 1970 - Similar to the 1960 map.	Two-story multi-tenant commercial office building	Moderate - Historical use of the Site as an auto dealership with auto service is an environmental concern for the Site. Petroleum releases from former automotive operations may have impacted soil and/or groundwater beneath the Site. Undocumented USTs could be present on the Site.
3	DONALD C/CAROL A EDWARDS FAMILY REVOCABLE TRU/ETAL	2121 Broadway	01002230210000	24,000	East-southeast at depths ranging from 10 to 20 feet at Wonder Market at 2025 Broadway approximately 250 feet east of the Site.	The Site is not listed on any of the databases searched by EDR.	23 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. Three properties within 1/8 mile of the Site are listed on the LUST database with open cases. Bee Keeper Supply at 2417 Street is adjacent (upgradient) to the Site. Wonder Market at 2025 Broadway is approximately 260 feet west-northwest (upgradient) of the Site, and ARCO #2068 at 2100 Broadway is approximately 100 feet southwest (crossgradient) of the Site. Additional information about these LUST cases is summarized in the GeoTracker column.	Site - The Site is not listed on GeoTracker. Nearby Properties - Investigations and monitoring wells for the Wonder Market LUST case overlap those of the adjacent Bee Keeper Supply case. Analysis of grab-groundwater samples collected from four borings adjacent to the west and north side of the Site, indicate that petroleum hydrocarbons in groundwater have not migrated onto the Site. COCs in groundwater at the ARCO #2068 are migrating to the southeast, away from the Site. The releases identified on GeoTracker are unlikely to have caused a REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1915 - Two dwellings are depicted on the Site. 1950 - An auto painting shop, two stores and two dwellings are depicted on the Site. 1960 - Used car sales lot, an auto service shop, and a dwelling depicted on the Site. 1970 - A commercial building and associated parking lot are depicted on the Site.	United States Postal Service building	Moderate - Historic use of the Site as an auto service shop and car sales lot is an environmental concern for the Site. USTs and/or contamination from former automotive operations may have caused an REC in soil and/or groundwater beneath the Site. Undocumented USTs could be present on the Site.
4	NATIONAL COVENANT PROPERTIES	1901 Broadway	01002130080000	54,450	South at depths ranging from 8 to 14.5 feet at Chevron #9-1295 at 1814/1828 Broadway approximately 160 feet southwest of the Site.	The Site is not listed on any of the databases searched by EDR.	37 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. Five properties within 1/8 mile of the Site are listed on the LUST database and are down or cross-gradient of the Site. Three of these have open LUST cases; however the closest case is Wonder Market at 2025 Broadway approximately 530 feet east-southeast of the Site. The closest LUST case is Chevron #9-1295 at 1814/1828 Broadway approximately 160 feet southwest of the Site (downgradient). Based on their down or cross-gradient position relative to the Site, a release at these properties is unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - The five properties with LUST cases summarized in the Offsite Properties Column are also listed on GeoTracker. No other cases involving a release within 1/8 mile of the Site are identified on GeoTracker.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - No land uses depicted on the Site. 1950 - Tractor and agriculture implements sales and service, a parts warehouse, and a storage yard are depicted on the Site. Railroad tracks are in the eastern portion of the Site. 1960 and 1970 - Similar to the 1950 map.	Vacant multi-tenant commercial building	Low - Unlikely to encounter impacted soil or groundwater at the Site.
5	CALINA FUNG FAMILY REVOCABLE LIVING TRUST/ETAL	1818 X Street	01002110200000	19,465	South at depth ranging from 8 to 14.5 feet at Chevron #9-1295 at 1814/1828 Broadway approximately 250 feet south of the Site.	The Site is not listed on any of the databases searched by EDR.	Six properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. Two properties within 1/8 mile of the Site are listed on the LUST database with closed cases. The nearest property associated with these cases is Chevron #9-1295 , located 250 feet south of the Site. Both properties are either cross-gradient or downgradient of the Site, and are unlikely to have caused an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - The two properties with LUST cases summarized in the Offsite Properties Column are also listed on GeoTracker. No other cases involving a release within 1/8 mile of the Site are identified on GeoTracker.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - A dwelling and a shed are depicted on the Site. 1950 - Three dwellings are depicted on the Site. 1960 and 1970 - A parking lot is depicted on the Site.	Vacant parking lot with a storage shed	Low - Unlikely to encounter impacted soil or groundwater at the Site.

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	OffSite Properties	GeoTracker	EnviroStar			
6	UOP INVESTORS LLC	1601 Broadway	09092640240000	20,574	Varies from north to southwest at depths ranging from 7.42 to 16.21 feet at Su's Redwood SS #310 at 2401 16th Street approximately 35 feet north of the Site.	The Site is listed on various databases including the LUST database as Former Chevron . A release affected groundwater with gasoline, but was closed by SCEMD in September 1997. The Site is also listed on the EDR Hist Auto database as Lawson Archie and Standard Stations, Inc. , listed in 1942 and 1966, respectively. Additional information about the release is summarized in the GeoTracker column.	Two properties within 100 feet of the Site have open release cases. Su's Redwood SS #310 at 2401 16th Street, approximately 35 feet north (upgradient) of the Site is an open LUST case as of 1990. Groundwater is reportedly impacted with petroleum hydrocarbons and PCE. A property with an open, but inactive SLIC case, Corfees Laundry and Dry Cleaners is located at 2414 16th Street ("Unknown PCE Source 16th Street"), approximately 100 feet northwest (upgradient) of the Site. PCE and TCE in groundwater are the potential concerns. Additional information about these releases is summarized in the GeoTracker column.	Site - According to the closure summary for Former Chevron , soil and groundwater beneath the Site is impacted with petroleum hydrocarbons. However, SCEMD closed the LUST case in September 1997. It appears that SCEMD allowed impacted soil and groundwater to remain onsite and naturally attenuate. Nearby Properties - According to the most recent groundwater monitoring report for Su's Redwood SS #310, free product is still present in at least two of the monitoring wells approximately 100 feet north of the Site. The former LUSTs were located approximately 60 feet north of the Site. MTBE was detected in groundwater monitoring well MW-14, adjacent to the northwestern portion of the Site at 84 µg/L. Based on its upgradient position relative to the Site and the most recent analytical data from the closed monitoring to the Site, the release may have impacted groundwater beneath the Site. Corfees Laundry and Dry Cleaners is listed as an open but inactive case for PCE and TCE groundwater contamination. Additional information is not provided. Based on its upgradient position relative to the Site, the release may have impacted groundwater beneath the Site.	Site - The Site is not listed on EnviroStar. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStar.	1915 - Three dwellings are depicted on the Site. 1950 - A gas station, a used car lot, and a store are depicted on the Site. A gas station is depicted approximately 100 feet east of the Site and another is depicted approximately 80 feet west of the Site. 1960 - Similar to the 1950 map. 1970 - Onsite conditions are similar to those depicted on the 1960 map with the exception of an automotive upholstery shop in the northern portion of the Site. A gas station is depicted approximately 30 feet north of the Site.	Parking lot	High - Soil and groundwater at the Site has been impacted with petroleum hydrocarbons from the onsite Former Chevron and possibly from Su's Redwood SS #310 north of the Site. In addition, groundwater beneath the Site may be impacted with PCE and TCE from Corfees Laundry and Dry Cleaners .
7	CHIEN FAMILY LIMITED PARTNERSHIP CHIEN FAMILY L P CALIFORNIA BANK/TRUST	1309 Broadway 1313 Broadway 1331 Broadway	00902530130000 00902530120000 00902530160000	6,400 6,400 24,000	Varies from southeast to southwest at depths ranging from 10.81 to 15.04 feet at Tosco (76) Station #5828 at 2400 15th Street approximately 250 feet east of the Site.	The Site is not listed on any of the databases searched by EDR.	Eight facilities within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site. The following two properties are cross-gradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases: - First Interstate Bank , 1326 Broadway, approximately 70 feet south of the Site. - Tosco (76) Station #5828 , 2400 15th Street, approximately 250 feet east of the Site. Based on their cross-gradient location relative to the Site, a release at these properties is unlikely to have caused an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - With the exception of First Interstate Bank and Tosco (76) Station #5828, no cases involving a release within 1/8 mile of the Site are identified on GeoTracker.	Site - The Site is not listed on EnviroStar. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStar.	1915 - One dwelling and several outbuildings are depicted on the Site. 1950 and 1960 - Two dwellings, a store, and storage warehouses (one labeled plumbing) are depicted on the Site. A parking lot is depicted on the 1960 map. 1970 - A bank, three stores, a dwelling, and a parking lot are depicted on the Site.	Former California Bank building and a vacant commercial building	Low - Unlikely to encounter impacted soil or groundwater at the Site.
8	CHIEN FAMILY L P CALIFORNIA BANK/TRUST CALIFORNIA BANK/TRUST OKIMOTO ARLEEN S TAYLOR STEPHANIE S/WILLIAM H	1306 X Street 1314 X Street 1318 X Street 2401 13th Street 2411 13th Street	00902530030000 00902530040000 00902530050000 00902530020000 00902530010000	6,534 6,400 12,800 6,534 6,400	Varies from the southeast to southwest at depths ranging from 10.81 to 15.04 feet at Tosco (76) Station #5828 at 2400 15th Street approximately 350 feet east of the Site.	The Site is not listed on any of the databases searched by EDR.	15 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site. The following three properties are cross-gradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases: - First Interstate Bank , 1326 Broadway, approximately 300 feet south of the Site. - Tosco (76) Station #5828 , 2400 15th Street, approximately 350 feet east of the Site. - ARCO #4986 , 1101 Broadway, approximately 600 feet southwest of the Site. Based on their cross-gradient location relative to the Site, a release at these properties is unlikely to have caused an REC for the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - With the exception of First Interstate Bank and Tosco (76) Station #5828, no cases involving a release within 1/8 mile of the Site are identified on GeoTracker.	Site - The Site is not listed on EnviroStar. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStar.	1915 - Three dwellings and a hay barn are depicted on the Site. 1950 - Five dwellings and a plumbing storage warehouse are depicted on the Site. 1960 and 1970 - Similar to the 1950 map.	Parking lots	Low - Unlikely to encounter impacted soil or groundwater at the Site.
9	ROBERT/ANN KENYON TRUST	1801 27th Street	01000510010000	25,600	Southeast at depths ranging from 16.15 to 21.68 feet at Holdener Construction at 2608 R Street approximately 275 feet west of the Site. The Site is also listed on the HAZNET database as ABC Supply for removal of unspecified oil-containing waste in 2007 and 2010.	The Site is listed on the EDR Hist Auto database as Merthert WJ and Fridley EA Auto Repairs . These auto repair shops operated onsite from as early as 1923 to sometime after 1956. The Site is also listed on the HAZNET database as ABC Supply for removal of unspecified oil-containing waste in 2007 and 2010.	22 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused RECs for the Site. The following five properties are down or cross-gradient of the Site (and within 1/8 mile of the Site) and listed on the LUST, SLIC, and/or the EnviroStar database: - Holdener Construction , 2608 R Street, approximately 275 feet west of the Site with a closed LUST case. - Sacramento Plating , 2809 S Street, approximately 330 feet east-southeast of the Site with an open cleanup case. - Powell Materials , 1802 26th Street, approximately 450 feet west-northwest of the Site with a closed LUST case. - A-1 Painters, Decorators & Wallpaper Hangers , 2816 Street, approximately 500 feet southeast of the Site with a closed cleanup case. - American Plating Works , 2822 S Street, approximately 530 feet southeast of the Site with an inactive cleanup case. Based on their down- or cross-gradient locations relative to the Site, a release at these properties is unlikely to have caused an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - With the exception of Holdener Construction, Sacramento Plating, Powell Materials, and A-1 Painters, Decorators & Wallpaper Hangers, no cases involving a release within 1/8 mile of the Site are identified on GeoTracker.	Site - The Site is not listed on EnviroStar. Nearby Properties - With the exception of Sacramento Plating Inc., A-1 Painters, Decorators & Wallpaper Hangers and American Plating Works, no cases involving a release within 1/8 mile of the Site are identified on EnviroStar.	1915 - An garage known as "Hulse & Duncan" is depicted in the northern portion of the Site. The resolution of the map is poor, however it appears that a LUST is depicted west of the garage on 27th Street. A wood and coal storage yard is south of the garage. A dwelling and two sheds are depicted on the Site. 1950 and 1960 - Tracy Lumber Supply Co. is depicted on the Site with a lumber shed and storage yard. 1970 - A roofing materials warehouse is depicted on the Site.	ABC Supply (metals and fasteners distributor)	Moderate - The past use of the Site as an auto repair shop and as a lumber supply company is an environmental concern for the Site. USTs and/or contamination from former automotive and lumber operations may be present in soil and/or groundwater beneath the Site.

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Offsite Properties	GeoTracker	EnviroStor			
10	RICKETTS JANIE Y	1924 T Street	01000930340000	26,660	Varies from northeast to southwest at depths ranging from 19 to 34 feet at Sacramento Bee at 1801 21st Street approximately 875 feet northeast of the Site.	The Site is listed as Pacific Bell at 1925 U Street on the following databases: RCRA NonGen/NLR (no violations listed) FNDIS Sac Co. ML (inactive no tanks) ECHO (no violations listed)	18 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on GeoTracker.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1915 - No land uses are depicted on the Site. 1950 - An office and structural steel storage yard are depicted on the Site. 1964 - An office and two storage buildings with plumbing supplies are depicted on the Site. 1968 - A store, an appliance warehouse, and a library are depicted on the Site.	Vacant multi-tenant commercial building and a parking lot	Low - Unlikely to encounter impacted soil or groundwater at the Site.
	RICKETTS JANIE Y	1925 U Street	01000930140000	3,200								
11	PACIFIC TELEPHONE/TELEGRAPH CO	0 24th Street	01000410010000	51,400	Southeast at depths ranging from 13 to 21 feet at SBC at 1821 24th Street located adjacent to the south of the Site.	The Site is not listed on any of the databases searched by EDR.	15 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site. The following three properties are listed on various release databases and are less than 150 feet from the Site: Pacific Bell (SBC), 1821 24th Street, adjacent to the south (downgradient) of the Site is listed on the LUST database. A release affected groundwater with gasoline but was closed by SCMD in December 2015. Additional information about the release is summarized in the GeoTracker column. Chrome Craft Facility (Former), 1819 23rd Street, approximately 160 feet southwest (cross-gradient) of the Site is listed on the SLIC database. A release affected groundwater with hexavalent chromium and is listed as open as of October 2015. Additional information about the release is summarized in the GeoTracker column. Consolidated Electric, 1800 24th Street, approximately 85 feet west (cross-gradient) of the Site and listed on the LUST database. A release affected only soil with gasoline but was closed by SCMD in May 1997. Based on its cross-gradient position relative to the Site and that only soil was affected, the release is unlikely to have caused an REC at the Site. Three additional closed LUST cases are more than 500 feet upgradient of the Site, and two additional closed cases are more than 200 feet downgradient of the Site. A release from these properties is unlikely to cause an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - According to the most recent groundwater monitoring report for Pacific Bell (SBC), a gasoline and MTBE plume is greater than 60 feet south of the Site and extends southeast towards S and 25th Streets. From 2004 to 2014, petroleum hydrocarbons were not detected in groundwater samples collected from two former groundwater monitoring wells on the Site, MW-13 and MW-14. Based on the extent of the plume, the release is unlikely to have caused an REC at the Site. According to the most recent groundwater monitoring report for Chrome Craft Facility (Former) a total chromium and hexavalent chromium plume extends away from the Site to the southeast towards 24th and S Streets. Based on the extent of the plume, the release is unlikely to have caused an REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - No land uses depicted on the Site. 1950, 1960, and 1970 - Similar to the 1915 map.	AT&T parking lot	Low - Unlikely to encounter impacted soil or groundwater at the Site.
12	RICHARD W/PATRICIA J KINNEY TRUST	2415 5th Street	09002300100000	25,600	Variable, northwest to south to southeast at depths ranging from 3 to 13 feet at Lee's ARCO at 2400 5th Street located 90 feet west of the Site.	The associated Site address 500 X Street is listed as Larry Z Auto Works on the EDR Hist Auto database from 1999 to 2012. The Site is also listed on the HAZNET and Sac. Co. ML databases.	10 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site. The following three properties are listed on release-related databases: Lee's ARCO, 2400 5th Street, approximately 90 feet west (cross-gradient) of the Site is listed on the LUST database. A release affected groundwater with gasoline but was closed by SCMD in July 2008. Additional information about the release is summarized in the GeoTracker column. Kayo Oil Co. (Jet), 2420 5th Street, approximately 100 feet west-southwest (downgradient) of the Site is listed on the LUST database. A release affected groundwater with gasoline, but was closed by SCMD in November 2001. Additional information about the release is summarized in the GeoTracker column. Roy S Hall Trust Property, 401 Broadway, approximately 280 feet west-southwest (downgradient) of the Site is listed on the SLIC database. A release affected groundwater with petroleum hydrocarbons but was closed by SCMD in May 2012. Based on its downgradient position relative to the Site, the release is unlikely to have caused an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - According to the closure summary for Lee's ARCO, COC concentrations in soil and groundwater samples collected throughout the property were less than regulatory screening levels and the case was closed. Given the closed status and cross-gradient location from the Site, the release is unlikely to have caused an REC at the Site. According to the last groundwater monitoring report for Kayo Oil Co. (Jet), a soil vapor extraction system and groundwater remediation system operated at the property from August 1989 to January 1996. Groundwater flow was calculated to the south/southwest. Given the closed status and downgradient location from the Site, the release is unlikely to have caused an REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - One dwelling and one stable depicted on the Site. 1950 - Aling Iron Workshop is depicted in the western portion of the Site. A carpentry and crating building is depicted in the southeastern portion of the Site. A gas station is depicted approximately 100 feet southwest of the Site. 1960 - The iron workshop building is depicted as expanded to the east, a welding building is depicted in center of the Site, and an equipment storage structure is depicted in the eastern portion of the Site. The gas station southwest of the Site is still depicted. 1970 - A gas station is depicted on the Site.	Larry's Auto Works - Automotive Service and Repair	High - The former use of the Site as a gas station and current and former use as an auto repair shop suggest soil and groundwater at the Site may be impacted with petroleum hydrocarbons from the former operations. USTs from former gasoline and automotive operations and in-ground hydraulic fluids may also be present at the Site.

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	OffSite Properties	GeoTracker	EnviroStor			
21	ADAMO JOHN BENJAMIN/DIANE G	1529 21st Street	00702520190000	6,400	Relatively flat with inferred direction from northeast to southwest at depths ranging from 21 to 33 feet at Sacramento Bore at 1801 21st Street approximately 900 feet south-southwest of the Site.	The Site is not listed on any of the databases searched by EOR.	More than 50 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on GeoTracker.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - Five dwellings, a machine shop and two outbuildings are depicted on the Site. The machine shop is depicted in the northwestern portion of the Site. 1950 - Six dwellings and three garages are depicted on the Site. 1960 - Three dwellings and two garages are depicted on the Site. 1970 - A dwelling/store, apartments, and parking lots are depicted on the Site.	Parking lot	Low - Unlikely to encounter impacted soil or groundwater at the Site.
	ADAMO JOHN BENJAMIN/DIANE G	2115 P Street	00702520180000	6,400								
	YEE DONALD/JANE	2119 P Street	00702520170000	6,970								
	MOHANNA NIKKY	2123 P Street	00702520160000	6,534								
22	EVERGREEN CAP CENTER 78	1608 Q Street	00602940170000	25,600	Southwest to southeast at depths ranging from 14 to 16 feet at Orchard Supply Co. at 1731 17th Street. approximately 630 feet southwest of the Site.	The Site is listed on the following databases: Blood Source, 1608 Q Street; HAZNET, Sacramento Co. M.U.; Fuller O'Brien Paints, 1709 16th Street; LUST, HIST CORTESE, Sac Co.; CS/MIL, SWEEPS LUST, CA FID LUST, RCRA-SQG, FINOS, ECHO; The Glidden Co BIA 10 Paints HAZNET, FINOS; Evergreen CAP Center HAZNET. A release associated with Fuller O'Brien Paints affected soil only with the following VOCs: Standard solvent/mineral spirits/dilutates and was closed by SCEMD in May 1996.	Over 20 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site. A-1 Plating Co. (Inactive #3), 1721 16th Street, adjacent to the south of the Site is listed on the SUIIC and EnviroStor databases. The open cleanup case identifies potential COCs as PCE, TCE, and metals from a release at this facility. Additional information about this release is summarized in the EnviroStor column. Three properties are 250 to 660 feet southeast (downgradient) of the Site and have open release cases. Based on their downgradient positions relative to the Site, a release at these properties is unlikely to have caused an REC at the Site. Two properties are cross-gradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases: - Sacramento Blueprint at 1720 15th Street approximately 75 feet west of the Site. - Bradford Chevron at 1430 Q Street approximately 525 feet east of the Site. Based on their cross-gradient position relative to the Site, a release at these properties is unlikely to have caused an REC at the Site.	Site - No additional information about the release is available on GeoTracker. Nearby Properties - Capital City Plating Works, 1730 17th Street, approximately 150 feet south-southeast of the Site is listed as an open cleanup case. A release affected unspecified media with VOCs and metals. According to a Phase II ESA report for Capital City Plating Works and A-1 Plating Co., soil beneath the property is impacted with lead and soil vapor is impacted with VOCs. Based on their proximity to the Site and the results of the Phase II ESA for Capital City Plating Works and A-1 Plating Co., the releases may have impacted soil vapor and/or groundwater beneath the Site with VOCs.	Site - The Site is not listed on EnviroStor. Nearby Properties - The DTSC prepared a PA/SI Site Screening for the former A-1 Plating Co. in 2007. A silver, brass, copper and chrome plating facility operated until 1965 or 1966. The former facility is suspected to have had wood plank floors over soil, and a release is suspected. Given its proximity to the Site, a release could have impacted the Site. Six additional properties with releases are identified on EnviroStor. These properties are greater than 300 feet from the Site and downgradient. Therefore, a release at these properties is unlikely to have caused an REC for the Site.	1915 - Two dwellings, three outbuildings, and a garage are depicted on the Site 1950 - A restaurant is depicted in the western portion of the Site. Two dwellings and four garages are depicted in the eastern portion of the Site. 1960 - Similar to the 1950 map with the exception of a plating and auto repair shop depicted approximately 80 feet south of the Site. 1970 - A paint warehouse is depicted on the Site. The plating and auto repair shop are still depicted south of the Site. An additional auto repair shop is depicted approximately 80 feet southeast of the Site.	Blood Source and parking lot	Moderate - Impacted soil and/or groundwater may be present beneath the Site from the former LUST associated with Fuller O'Brien Paints. Additionally, the former Capital City Plating Works and A-1 Plating Co. operations may have impacted soil vapor and/or groundwater beneath the Site with VOCs.
23	REALTY ADVISORS INC	1500 22nd Street	00702520080000	3,200	Relatively flat with inferred direction northeast to southwest at depths ranging from 21 to 33 feet at Sacramento Bore at 1801 21st Street approximately 150 feet south-southwest of the Site.	The Site is not listed on any of the databases searched by EOR.	More than 50 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on GeoTracker.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - Six dwellings and a stable are depicted on the Site. 1950 - Similar to the 1950 map with the exception of two garages and an unspecified building. 1960 - Four dwellings and a garage are depicted on the Site. 1970 - Three dwellings are depicted on the Site.	Parking lot	Low - Unlikely to encounter impacted soil or groundwater at the Site.
	REALTY ADVISORS INC	1510 22nd Street	00702520090000	3,200								
	REALTY ADVISORS INC	1514 22nd Street	00702520100000	3,200								
	REALTY ADVISORS INC	2110 O Street	00702520260000	320								
	REALTY ADVISORS INC	2116 O Street	00702520270000	6,080								
	REALTY ADVISORS INC	2120 O Street	00702520250000	6,080								
	REALTY ADVISORS INC	2128 O Street	00702520070000	3,200								
24	DOLORES N MURCHISON LIVING TRUST/ETAL	1719 13th Street	00602850200000	1,500	Northwest to east at depths ranging from 10 to 17 feet at Borden Dairy (Farmer) at 1325 S Street approximately 275 feet south of the Site.	The site address 1721 13th Street is listed on the HAZNET database as Department of Water Resources/Fac Management for disposal of laboratory waste chemicals and other inorganic solid waste.	40 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site. Borden Dairy, 1325 S Street, approximately 275 feet south (upgradient) of the Site is listed on the LUST database. A release affected groundwater with petroleum hydrocarbons but was closed by SCEMD in February 2011. A groundwater monitoring well for this case and the CA Economic Development Dept case at 1808 14th Street (closed LUST), adjacent to the Site, we summarize these cases further in the GeoTracker column. Department of Fish and Game, 1807 13th Street, approximately 180 feet south (upgradient) of the Site is listed on the LUST database as closed. Additional information about this release is summarized in the GeoTracker column. Three closed release cases are approximately 300 to 400 feet upgradient of the Site. Two closed LUST cases are located 550 to 650 feet downgradient of the Site. Given their respective distances from the Site and their closed status, a release at these properties is unlikely to have caused an REC for the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - According to the closure reports for Borden Dairy (Former) and CA Economic Development Dept, petroleum hydrocarbons were not detected in groundwater samples collected from MW-11, located adjacent to the northwest corner of the Site. Contour maps of impacted groundwater at Borden Dairy/CA Economic Development Dept show the plume ends 110 feet south of the Site. Therefore, the release is unlikely to have created an REC at the Site. According to the closure report for the Department of Fish and Game, VOC impacted groundwater from a release of a former Stoddard LUST in the southern portion of this property, has not migrated north onto the Site. Therefore, the release is unlikely to have created an REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - Six dwellings and a storage/stable buildings are depicted on the property. 1950 - Two dwellings, a dwelling/office, and two garages are depicted in the western portion of the Site. An electrical supply warehouse is depicted in the eastern portion of the Site. 1960 - Two dwellings are depicted in the western portion of the Site. An appliance & electrical supply warehouse is depicted in the eastern portion of the Site. 1970 - Similar to the 1960 map with the exception of only one dwelling depicted in the western portion of the Site.	Department of Water Resources warehouse	Low - Unlikely to encounter impacted soil or groundwater at the Site.
	DOLORES N MURCHISON LIVING TRUST/ETAL	1725 13th Street	00602850180000	1,700								
	DOLORES N MURCHISON LIVING TRUST/ETAL	1729 13th Street	00602850210000	6,400								
	DOLORES N MURCHISON LIVING TRUST/ETAL	1730 14th Street	00602850160000	19,200								

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Offsite Properties	GeoTracker	EnviroStor			
25	SACRAMENTO REGIONAL TRANSIT DISTRICT	1225 R Street	00602830100000	18,000	Northwest to east at depths ranging from 10 to 17 feet at Borden Dairy (Former) at 1325 S Street approximately 500 feet southeast of the Site.	<p>The Site is on the ENWS and CIMRS databases for a derailment of one train passenger car. No releases were identified on these databases. The Site is also on the Sac Co. ML database as the State Board of Equalization and is inactive.</p>	<p>Over 40 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.</p> <p>Five closed LUST cases are approximately 340 to 640 feet upgradient of the Site. Given their distance and closed status of these releases, a release at these properties is unlikely to create a REC at the Site.</p> <p>11 & R Devo, 1028 R Street, approximately 635 feet west (upgradient) of the Site is listed on the SLIC database. A release affected groundwater and soil vapor with VOCs. Additional information about the release is summarized in the GeoTracker column.</p> <p>Joe's Automotive, 1724 13th Street, approximately 550 feet northeast (downgradient) of the Site is listed on the SLIC database. A release affected only soil with petroleum hydrocarbons and VOCs but was closed by RWQCB in June 1996. Given its distance from the Site and that only soil was affected, the release is unlikely to have caused a REC at the Site.</p>	<p>Site - The Site is not listed on GeoTracker.</p> <p>Nearby Properties - According to the most recent report for 11 & R Devo, VOCs in soil vapor is the primary concern at this facility. RWQCB stated in a public notice that VOCs in groundwater at the property "do not pose a significant threat to groundwater quality." Given its distance from the Site, the release is unlikely to have caused a REC at the Site.</p>	<p>Site - The Site is not listed on EnviroStor.</p> <p>Nearby Properties - According to the most recent reports for CADA Warehouse Redevelopment Project, 1108 R Street, approximately 475 feet west of the Site, a release affected only soil with petroleum hydrocarbons and PAHs beneath this property. The case was "certified" closed by DTSC in August 2004. Given its distance from the Site and that only soil was affected, the release is unlikely to have caused a REC at the Site.</p>	<p>1915 - A construction company's material yard is depicted on the Site with a tool house in the northern portion of the Site. The property is depicted as a construction company's material yard. A railroad spur is depicted adjacent to the north of the tool house.</p> <p>1950 - No land uses are depicted on the Site.</p> <p>1960 and 1970 - Similar to the 1950 map.</p>	Multi-tenant commercial building with Regional Transit Customer Service Center	Low - Unlikely to encounter impacted soil or groundwater at the Site.
26	C H HOUSING LLC	1801 10th Street	00900730030000	12,800	Southwest at depths ranging from 12.61 to 19.97 feet at State of CA at Bonderson Bldg at 901 P Street approximately 1,000 feet north-northwest of the Site.	<p>The Site is listed as Charley ARCO on the HST UST, CA FID UST, SWEETS UST, and Sac Co. ML databases. Two 6,000-gallon gasoline USTs were installed at the Site in 1965, and one 4,000-gallon gasoline UST was installed in 1977. Charley S Richfield Service gasoline station is listed on the EDR Hist Auto database in 1966, 1970 and 1975; Charley S ARCO Service is listed in 1980.</p>	<p>Over 30 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.</p> <p>The following two properties are listed on various release databases:</p> <p>11 & R Devo, 1028 R Street, adjacent to the east (up-to cross-gradient) of the Site is listed on the SLIC database. A release affected groundwater and soil vapor with VOCs and is listed as an open cleanup case as of December 2014. Additional information about the release is summarized in the GeoTracker column.</p> <p>Wes Lasher VW, 925 S Street, approximately 250 feet southwest (crossgradient) from the Site is listed on the LUST database. A release affected only soil with petroleum hydrocarbons, but was closed in May 1991. Based on its cross-gradient position relative to the Site and that only soil was affected, this release is unlikely to have caused a REC at the Site.</p>	<p>Site - The Site is not listed on GeoTracker.</p> <p>Nearby Properties - According to the most recent report for 11 & R Devo, VOCs in soil vapor is the primary concern at this facility. The RWQCB stated in a public notice that VOCs in groundwater at the property "do not pose a significant threat to groundwater quality." Given its proximity to the Site, the release at this facility may have caused a REC at the Site.</p>	<p>Site - The Site is not listed on EnviroStor.</p> <p>Nearby Properties - According to the most recent reports for CADA Warehouse Redevelopment Project, 1108 R Street, approximately 350 feet east-southeast (crossgradient) of the Site, a release affected soil only with petroleum hydrocarbons and PAHs beneath this property. The case was "certified" closed by DTSC in August 2004. Given its distance from the Site and that only soil was affected, the release is unlikely to have caused a REC at the Site.</p>	<p>1915 - Carlaw Bro's Stone Yard with a marble saw shed, a shop, and a stable are depicted on the Site.</p> <p>1950 - Similar to the 1915 map with the exception that the stables are not depicted.</p> <p>1960 - Similar to the 1950 map with the exception of a garage in the northern portion of the Site and an unspecified building depicted in the eastern portion of the Site.</p> <p>1970 - A gas station is depicted in the western portion of the Site. No other land uses depicted on the Site. A gas station is depicted approximately 100 feet south of the Site.</p>	Parking lot	High - The past use of the Site as a gas station is a REC. USTs and/or contamination may be present in soil and/or groundwater beneath the Site. Additionally, 11 & R Devo is an open SLIC case adjacent to the Site with known vapor intrusion issues. The release identified at 11 & R Devo may also have impacted soil vapor and/or groundwater at the Site.
27	PORTER SACRAMENTO REAL ESTATE HOLDINGS II LLC	1208 Q Street	00602820050000	6,750	Northwest to east at depths ranging from 10 to 17 feet at Borden Dairy (Former) at 1325 S Street approximately 750 feet southeast of the Site.	<p>Over 40 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.</p> <p>Two properties with closed LUST cases are approximately 450 feet south-southeast of the Site (upgradient). Given their distance and their closed status, a release at this properties is unlikely to have caused a REC at the Site.</p> <p>Joe's Automotive, 1724 13th Street, approximately 440 feet east (downgradient) of the Site is listed on the SLIC database. A release affected soil only with petroleum hydrocarbons and VOCs and was closed by RWQCB in June 1996. Given its distance from the Site and that only soil was affected, the release is unlikely to have caused a REC at the Site.</p>	<p>Site - The Site is not listed on GeoTracker.</p> <p>Nearby Properties - With the exception of the three closed release cases (two LUST and one SLIC), no cases involving a release within 1/8 mile of the Site were identified on GeoTracker.</p>	<p>Site - The Site is not listed on EnviroStor.</p> <p>Nearby Properties - According to the most recent reports for CADA Warehouse Redevelopment Project, 1108 R Street, approximately 510 feet southwest (crossgradient) of the Site, a release affected soil only with petroleum hydrocarbons and PAHs beneath this property. The case was "certified" closed by DTSC in August 2004. Given its distance from the Site and that only soil was affected, the release is unlikely to have caused a REC at the Site.</p>	<p>1915 - Seven dwellings with outbuildings are depicted on the Site.</p> <p>1950 - Similar to the 1915 map with the exception of a large garage with repairing depicted in the southwest portion of the Site.</p> <p>1960 - Similar to the 1950 map with the exception of a store depicted in the northern portion of the Site.</p> <p>1970 - An auto body repair shop and a parking lot are depicted in the western portion of the Site. Two dwellings, a store, and a machine & welding shop are depicted in the central portion of the Site. Two dwellings, an unspecified building, and a garage are depicted in the eastern portion of the Site.</p>	Vacant building, two parking lots, a vacant lot	Moderate - The past use of the Site as an auto body repair shop is an environmental concern for the Site. USTs and/or impacts from former automotive operations may be present in soil and/or groundwater beneath the Site.	
	PORTER SACRAMENTO REAL ESTATE HOLDINGS II LLC	1212 Q Street	00602820060000	2,250								
	PORTER SACRAMENTO REAL ESTATE HOLDINGS II LLC	1214 Q Street	00602820070000	4,500								
	PORTER SACRAMENTO REAL ESTATE HOLDINGS II LLC	1218 Q Street	00602820080000	4,792								
	PORTER SACRAMENTO REAL ESTATE HOLDINGS II LLC	1220 Q Street	00602820090000	4,792								
	PORTER SACRAMENTO REAL ESTATE HOLDINGS II LLC	1224 Q Street	00602820110000	4,500								

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Offsite Properties	GeoTracker	EnviroStor			
29	STATE EMPLOYEES BLDG CORP	1008 Q Street	00602740050000	6,400	Southwest at depths ranging from 12.61 to 19.97 feet at State of CA - Bonderson Bldg at 301 P Street approximately 700 feet north-northwest of the Site.	The Site is not listed on any of the databases searched by EDR.	Over 30 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. The following two properties are listed on various release databases: 11 & R Devoa, 1028 R Street, approximately 270 feet south (downgradient) of the Site is listed on the SUC database. A release affected groundwater and soil vapor with VOCs and is listed as an open cleanup case as of December 2014. Additional information about the release is summarized in the GeoTracker column.	Site - The Site is not listed on GeoTracker. Nearby Properties - According to the most recent report for 11 & R Devoa, VOCs in soil vapor is the primary concern at this facility. RAOCC stated in a public notice that VOCs in groundwater at the property "do not pose a significant threat to groundwater quality." Based on its downgradient position relative to the Site, the release is unlikely to have caused a REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - According to the most recent reports for CADA Warehouse Redevelopment Project, 1108 R Street, approximately 400 feet southeast (crossgradient) of the Site, a release affected only soil with petroleum hydrocarbons and PAHs beneath this property. The case was "ventilated" closed by DTSC in August 2004. Given its distance from the Site and that only soil was affected, the release is unlikely to have caused a REC at the Site.	1915 - Five dwellings are depicted on the Site. 1950 - Three dwellings and a garage are depicted in the western portion of the Site. A parking lot is depicted in the eastern portion of the Site. 1960 - A dwelling and a garage are depicted in the western portion of the Site with the remainder of the Site depicted as a parking lot. 1970 - Similar to the 1960 map.	Parking lot	Low - Unlikely to encounter impacted soil or groundwater at the Site.
	STATE EMP BLDG CORP	1010 Q Street	00602740060000	6,400			Wes Lash* VW, 925 S Street, approximately 575 feet southwest (crossgradient) from the Site is listed on the LUST database. A release affected only soil with petroleum hydrocarbons but was closed in May 1991. Based on its cross gradient position relative to the Site and that only soil was affected, the release is unlikely to have caused a REC at the Site.					
	STATE EMP BLDG CORP	1022 Q Street	00602740070000	12,632								
30	STATE OF CALIFORNIA PUBLIC EMPLOYEES RET SYSTEM	1800 7th Street	00900610310000	47,044	East to Southeast at depths ranging from 8 to 22 feet at State of California Central Plant Block 261 at 625 Q Street approximately 500 feet north of the Site.	The Site is listed as Lebeck's, an inactive facility on the Sac Co. ML database (no tanks). No other pertinent information is provided on this database.	29 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. One downgradient property is listed on the SUC database. Five properties are listed on the LUST database with three down- or cross-gradient. One property with an open LUST case and two properties upgradient with closed LUST cases are summarized in the GeoTracker column.	Site - The Site is not listed on GeoTracker. Nearby Properties - State of California Central Plant Block 261 is approximately 500 feet north of the Site (cross-gradient) with an open LUST case. A release at this facility affected groundwater with diesel. Based on its crossgradient position relative to the Site, the release is unlikely to have caused a REC at the Site. UNOCAL #552Q, 500 Q Street, approximately 475 feet northwest (upgradient) had a release that affected groundwater with gasoline. However, the case was closed by SCLMID in December 1995. Given its distance from the Site, the release at this former gas station is unlikely to have caused a REC at the Site. Vacant Bldg (Union Pac Realty), 500 Q Street, approximately 650 feet northwest (upgradient) of the Site (upgradient) had a release that affected groundwater with gasoline. However, the case was closed by SCLMID in May 1997. Given its distance from the Site, the release at this former gas station is unlikely to have caused a REC at the Site. Two groundwater monitoring wells, SPW-44 and -45, are adjacent to the east of the Site along 7th Street. They are associated with the RailYards (Former Downtown Sacramento Union Pacific RailYards) approximately 4,000 feet north of the Site. Groundwater beneath the RailYards has been impacted with various COCs including VOCs, petroleum hydrocarbons, and metals. VOC impacts extend mostly to the south of the RailYards for approximately a 1/2 mile. Some VOCs were detected in wells SPW-44 and -45. Therefore, VOCs associated with the RailYards may be present in groundwater beneath the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - Twelve dwellings with outbuildings are depicted on the Site with a stable in the western portion of the Site and a winery building in the southern portion of the Site. Sacramento Chemical Co with a chemical warehouse is depicted approximately 20 feet south of the Site. 1950 - A furniture warehouse, a telephone company warehouse, and a dwelling with storage shed are depicted in the western portion of the Site. Seven dwellings and four garages are depicted in the eastern portion of the Site. Sacramento Chemical Co is not depicted south of the Site. 1960 - Similar to the 1950 map with the exception that the previous telephone company warehouse is depicted as a furniture warehouse. 1970 - A large warehouse with a parking lot is depicted on the Site.	Vacant commercial warehouse building	Moderate - Groundwater beneath the Site may be impacted with VOCs from the RailYards.
31	BRAY MICHAEL/RICHARD V DICKIARA BYPASS TRUST/ETAL	1727 7th Street	00602640280000	6,226	East to Southeast at depths ranging from 8 to 22 feet at State of California Central Plant Block 261 at 625 Q Street approximately 300 feet north of the Site.	The Site is not listed on any of the databases searched by EDR.	23 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. Four properties within a 1/8 mile of the Site are listed on the LUST database and one property is listed on the SUC database. Three of the properties on the LUST database and the property on the SUC database are greater than 300 feet from the Site and their releases affected only soil. Therefore, the releases at these properties are unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - Based on the most recent reports for this State of California Central Plant Block 261, a release at this facility affected groundwater with diesel but the release has not migrated beneath the Site. Additionally, the LUST case is eligible for closure as of September 2013. Therefore, the release is unlikely to have caused a REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - Seven dwellings are depicted on the Site. 1950 - Similar to the 1915 map with the exception of two garages depicted in the northern portion of the Site. 1960 - Six dwellings are depicted in the southern and western portions of the Site. A portion of The Sacramento Union (a newspaper company) consisting of a press room and paper storage rooms are depicted in the eastern portion of the Site. 1970 - A newspaper company and a parking lot are depicted on the Site.	Parking lot	Low - Unlikely to encounter impacted soil or groundwater at the Site.
	BRAY MICHAEL/RICHARD V DICKIARA BYPASS TRUST/ETAL	0 7th Street	00602640230000	13,028			One of the properties on the LUST database is open and upgradient of the Site: State of California Central Plant Block 261. Information about this case is summarized in the GeoTracker column.					

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SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	OffSite Properties	GeoTracker	EnviroStor			
32	GATELY ENTRPRISES LLC	1906 Capitol Avenue	00701440210000	25,600	Southwest at depths ranging from 10 to 15 at Han's Car Wash at 1901 L Street approximately 700 feet north-northeast of the Site.	The Site is not listed on any of the databases searched by EOR.	28 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. One property within 1/8 mile of the Site is listed as closed on the LUST database: Swigard Property , 1831 L Street, approximately 525 feet north (cross-gradient) had a release that affected soil with gasoline. However the case was closed by RWQCA in September 1998. Given its distance from the Site, cross-gradient position relative to the Site and its closure status, the release at this property is unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - The Swigard Property is the only case listed on GeoTracker within a 1/8 mile from the Site. Its release is unlikely to have caused a REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1911 - Railroad tracks are depicted bisecting the central portion of the Site. 1912 - Dwellings are depicted in the northern and southern portions of the Site. 1950, 1960, and 1970 - Similar to the 1915 map.	Parking lot	Low - Unlikely to encounter impacted soil or groundwater at the Site.
33	STATE OF CALIFORNIA	1520 13th Street	00602220120000	3,049	Generally flat to south at depths ranging from 9 to 17 feet at GA Economic Development Dept at 1808 14th Street approximately 1,000 feet southeast of the Site.	The Site and adjacent property to the west is on the US Brownfields database as CADA Properties Site 222 located on block 222 bounded by O, R, P, Streets, 12th and 20th Streets. According to the listing, funding was provided to complete a Phase II ESA and cleanup of soil impacted with lead, PAHs, and petroleum products.	32 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. One property within a 1/8 mile of the Site is listed on US Brownfields database: Fremont Community Garden , 1401 Q Street, approximately 607 feet southeast of the Site is listed for cleanup of soil impacted with lead, pesticides, arsenic and PAHs. Given its distance from the Site and that only soil was affected, these impacts are unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - Groundwater monitoring well SPW-55 is adjacent to the southwest of the Site along P Street. This well is associated with the Railyards (Former Downtown Sacramento Union Pacific Railyards) approximately 4,000 feet northwest of the Site. Groundwater beneath the Railyards has been impacted with various VOCs including VOCs, petroleum hydrocarbons, and metals. VOC impacts extend mostly to the south of the Railyards for approximately a 1/2 mile. Some VOCs were detected in groundwater samples collected from well SPW-55, and therefore may be present in groundwater beneath the Site. Two closed cleanup cases are greater than 500 feet southeast of the Site and listed as releases that affected only soil. Based on their distance from the Site, and that only soil was affected, the releases are unlikely to have caused a REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - Eight dwellings and apartments are depicted on the Site. 1950 - Seven dwellings are depicted on the Site. A garage is depicted in the northwestern and in the northeastern portions of the Site. 1960 - Similar to the 1950 map. 1970 - Parking lots are depicted in the eastern portion of the Site.	Parking lot	Moderate - groundwater beneath the Site may be impacted with COCs from the Railyards .
	STATE OF CALIFORNIA	1522 13th Street	00602220130000	3,140								
	STATE OF CALIFORNIA	1217 P Street	00602220180000	6,534								
	STATE OF CALIFORNIA	1221 P Street	00602220170000	6,534								
	STATE OF CALIFORNIA	1227 P Street	00602220160000	6,534								
	STATE OF CALIFORNIA	1229 P Street	00602220150000	6,534								
34	JB COMPANY MANAGEMENT LIMITED PARTNERSHIP	1703 7th Street	00602640030000	3,200	East to Southeast at depths ranging from 8 to 22 feet at State of California Central Plant Block 261 at 625 Q Street approximately 125 feet northwest of the Site.	The Site is not listed on any of the databases searched by EOR.	35 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. Four properties within a 1/8 mile of the Site are listed on the LUST database and one property is listed on the SUC database. Three of the properties on the LUST database and the property on the SUC database are greater than 300 feet from the Site and their releases affected only soil. Therefore, the releases at these properties are unlikely to have caused a REC at the Site. One of the properties on the LUST database is open and upgrated of the Site: State of California Central Plant Block 261 . Information about this case is summarized in the GeoTracker column.	Site - The Site is not listed on GeoTracker. Nearby Properties - Based on the most recent reports for this State of California Central Plant Block 261 , a release at this facility affected groundwater with diesel but the release has not migrated beneath the Site. Additionally, the LUST case is eligible for closure as of September 2013. Therefore, the release is unlikely to have caused a REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - Ten dwellings are depicted on the Site. 1950 - Seven dwellings are depicted on the Site. An office and another unidentified structure are depicted in the southwestern portion of the Site. is depicted a garage is depicted in the northwestern and in the northeastern portions of the Site. 1960 - Five dwellings are depicted on the Site. A store is depicted in the eastern portion of the Site. An office and another unidentified structure are depicted in the southwestern portion of the Site. 1970 - A store is depicted in the central and eastern portions of the Site. An auto repair shop is depicted in the southwestern portion of the Site. Another auto repair shop is depicted adjacent to the eastern of the northern portion of the Site.	Parking lot	Low - Unlikely to encounter impacted soil or groundwater at the Site.
	JB COMPANY MANAGEMENT LIMITED PARTNERSHIP	1711 7th Street	00602640020000	3,600								
	JB COMPANY MANAGEMENT LIMITED PARTNERSHIP	1715 7th Street	00602640010000	2,800								
	JB COMPANY MANAGEMENT LIMITED PARTNERSHIP	0 8th Street	00602640020000	3,200								
	JB COMPANY MANAGEMENT LIMITED PARTNERSHIP	0 Q Street	00602640080000	4,000								
	JB COMPANY MANAGEMENT LIMITED PARTNERSHIP	702 Q Street	00602640040000	3,200								
	JB COMPANY MANAGEMENT LIMITED PARTNERSHIP	706 Q Street	00602640050000	6,827								
	JB COMPANY MANAGEMENT LIMITED PARTNERSHIP	712 Q Street	00602640060000	6,000								
	JB COMPANY MANAGEMENT LIMITED PARTNERSHIP	718 Q Street	00602640070000	2,400								
	JB COMPANY MANAGEMENT LIMITED PARTNERSHIP	720 Q Street	00602640090000	6,400								
JB COMPANY MANAGEMENT LIMITED PARTNERSHIP	726 Q Street	00602640100000	3,200									
35	STATE OF CALIFORNIA	1401 16th Street	00602330270000	9,600	Relatively flat to southwest at a depth ranging from 15 to 18 feet at Mercury Cleaners at 1419 16th Street approximately 20 feet south of the Site.	The Site address, 1401 16th Street is listed on the HST Auto Database as a gas station (with various business names) which operated from as early as 1933 to sometime after 1975. It is also listed as automotive repair in 1980. Capitol Area Development Authority (1401 16th Street) and Capitol Optical Company (1409 16th Street) are listed on the Sac Co MI database as inactive. Both listings indicate "No Tanks".	Over 40 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC for the Site. Mercury Cleaners is listed on the SUC database with an open cleanup case which is summarized in the GeoTracker column.	Site - The Site is not listed on GeoTracker. Nearby Properties - According to the most recent groundwater monitoring report for Mercury Cleaners , a release at this former dry cleaner affected groundwater with PCE, TCE, cis-1,2-DCE, Stoddard solvent, and total petroleum hydrocarbons as diesel. Groundwater impacts extend beneath the Site. Soil vapor beneath the former dry cleaner and Site are also impacted with PCE. Remediation and monitoring efforts are ongoing. The release has caused a REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No properties within a 1/8-mile of the Site are listed on EnviroStor.	1915 - Five dwellings are depicted on the Site. 1950 - A gas station, two stores, a plumbing shop, and two dwellings are depicted on the Site. 1964 - Different configuration of the gas station and no plumbing shop, otherwise the map is similar to the 1950 map. 1970 - Similar to the 1964 map.	Enterprise Rental Car, Simon's Bar & Cafe, and Hand in Hand Development Center (a day care center)	High - Groundwater beneath the Site is impacted with dry cleaning chemicals and petroleum hydrocarbons from Mercury Cleaners . In addition, the past use of the Site as a gas station suggests that there might be undocumented USTs beneath the Site. We did not find any information indicating that a release occurred at this former gas station; however an undocumented release could have potentially impacted soil and groundwater beneath the Site and therefore is an REC for the Site.
	STATE OF CALIFORNIA	1413 16th Street	00602330010000	3,049								
	STATE OF CALIFORNIA	1610 N Street	00602330040000	6,534								
	STATE OF CALIFORNIA	1614 N Street	00602330050000	6,534								

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Offsite Properties	GeoTracker	EnviroStor			
36	VOIT OCEANSIDE PARTNERS LLC	1900 Capitol Avenue	0070144020000	25,600	Southwest at depths ranging from 10 to 15 at Harv's Car Wash at 1901 L Street approximately 350 feet north-northeast of the Site.	The historical address 1309 19th Street is listed on the EDR Hist Auto database as the following: - Kaiser WR operated in 1952 - Harvey Auto Top and Glass Co. operated in 1956	45 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. Three properties with closed LUST cases are greater than 300 feet north and/or north-northeast and cross-gradient of the Site. Based on their cross-gradient positions relative to the Site, releases at these properties are unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker Nearby Properties - The three closed LUST cases within 1/8 mile of the Site are also listed on GeoTracker and are unlikely to have caused a REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1915 - Three vehicle garages, an automotive repair shop, and a dwelling are depicted on the Site. An approximate 200 to 250-gallon gasoline UST is depicted adjacent to the north with another depicted adjacent to the west. 1950 - An automotive repair shop, a photo finishing store, a paint store, a newspaper company (The Sacramento Union) with a composing room and press room, and a dwelling. The USTs depicted on the 1915 map, are depicted on the Site. 1960 - Similar to the 1950 map. 1970 - A parking lot, offices, and the Sacramento Union are depicted on the Site	Commission on Teacher Credentialing (two-story office building)	Moderate - The gasoline USTs depicted on the 1915 Sanborn map may not have been abandoned and therefore may still be present adjacent to the Site. The past use of the Site as an auto repair shop suggests that there might be undocumented USTs beneath the Site. An undocumented onsite release could have potentially impacted soil and groundwater beneath the Site and therefore represents a potential environmental concern.
37	LVP REVOCABLE TRUST	2020 J Street	00701450140000	17,600	Southwest at depths ranging from 10 to 15 at Harv's Car Wash at 1901 L Street approximately 600 feet northwest of the Site.	The Site is listed on the HAZNET database as Louie J Pappas & Coula DBA Pappas Investments, Inverness Management LLC and State of California Air Resources for removal of unspecified solvent mixture (in 1998), other inorganic solid waste (in 2011), and latex waste (in 2008, 2009, and 2011). The Site is also listed on the Sacramento Co. M.I. as Estates Co LLC . No other information is provided on this database.	35 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. Harv's Car Wash is listed on the LUST database with a release that affected groundwater with gasoline. The case was closed by SCEMD in October 1997. This car wash is cross-gradient of the Site, therefore the release is unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - Harv's Car Wash is the only case listed on GeoTracker within a 1/8 mile from the Site, and its release is unlikely to have caused a REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - Four dwellings and a garage are depicted on the Site. 1950 - A store/dwelling and apartments are depicted in the northeastern portion of the Site. A doctor's office is depicted in the southeastern portion of the Site. A boarding house is depicted in the western portion of the Site. 1970 - No land uses are depicted on the Site.	Parking lot	Low - Unlikely to encounter impacted soil or groundwater at the Site.
38	STATE OF CALIF PUBLIC EMPS RET SY	1801 3rd Street	00900510060000	108,900	East to Southeast at a depths ranging from 8 to 22 feet at State of California Central Plant Block 261 at 625 Q Street approximately 1,100 feet east-northeast of the Site.	The Site is not listed on any of the databases searched by EDR.	Over 30 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. Two properties with closed LUST cases are greater than 450 feet northeast of the Site and cross-gradient of the Site. One property listed on the SIC database with an open cleanup case is approximately 400 south (downgradient) of the Site. Based on their cross-to downgradient positions relative to the Site, releases at these properties are unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - The two closed LUST cases and the open cleanup case within 1/8 mile of the Site are unlikely to have caused a REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1916 - Thomson-Diggs Co's Heavy Hardware (wire products and iron and steel) warehouse, National Biscuit Co's warehouse, a planning mill with a storage shed/copper shop, and a dwelling are depicted in the northern portion of the Site. Melon & Son's (wagon and auto repair shop), seven dwellings, and a store are depicted in the southern portion of the Site. 1950 - Thomson-Diggs Co's is depicted on most of the Site. Two dwellings, a garage, and a store are depicted in the southwestern portion of the Site. 1960 - Similar to the 1950 map with the exception that one less dwelling is depicted in the southwestern portion of the Site. 1970 - Only Thomson-Diggs Co's is depicted on the Site.	Parking lot	Moderate - Thomson Digg's Co. Heavy Hardware is depicted on the Sanborn Maps as having operated onsite with commercial/light industrial and auto repairs. These past operations could have potentially impacted soil and groundwater with petroleum products and/or metals beneath the Site.
39	BVPG VENTURES LLC (CARROWS RESTAURANT ET AL)	2812 J Street	00701130260000	25,600	South at depths ranging from 14 to 21 feet at ARCO #2183 at 2828 J Street adjacent to the east of the Site.	The Site is not listed on any of the databases searched by EDR.	Twelve properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. ARCO #2183 is cross-gradient of the Site and listed on the LUST database with a release that affected groundwater with gasoline. Additional information about this release is summarized in the GeoTracker column.	Site - The Site is not listed on GeoTracker. Nearby Properties - The most recent groundwater monitoring report for ARCO #2183 shows that petroleum hydrocarbons were not detected in the groundwater samples from groundwater monitoring well MW-11 (collected from 2007 to 2013), in the eastern portion of the Site. However, petroleum hydrocarbons had been detected in groundwater samples from well MW-4 (collected from 1997 to 2013), approximately 20 feet east of the northern portion of the Site. The LUST case was closed by SCEMD in September 2014 allowing remaining petroleum hydrocarbons in groundwater to naturally attenuate. Although this gas station is cross-gradient of the Site, the release could have impacted groundwater beneath the northeastern portions of the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - Five stores and various outbuildings are depicted on the Site. 1950 - Butter Cream Bakery is depicted with several stores and storage spaces on the Site. 1960 and 1970 - Similar to the 1950 map with the exception that the onsite bakery is labeled as "Interstate Bakeries Corp.". A gas station is depicted approximately 50 feet to the southeast of the Site.	Parking lot. ARCO gas station adjacent to the east.	Moderate - Undocumented USTs may be present beneath the Site based on the past use of the Site as a commercial bakery which may have included a delivery fleet and fueling. If there are USTs present beneath the Site, an undocumented release from them could have impacted soil and groundwater beneath the Site. In addition, groundwater beneath the northeastern portion of the Site maybe impacted with petroleum hydrocarbon from the adjacent gas station.
40	WESTMINSTER PRESBYTERIAN CHURCH	1301 O Street	00602230160000	3,200	Relatively flat depth ranging from 15 to 18 feet at Mercury Cleaners at 1419 16th Street approximately 1,000 feet east-southeast of the Site.	The Site is not listed on any of the databases searched by EDR.	27 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on GeoTracker.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - Nine dwellings and apartments are depicted on the Site. 1950 - Similar to the 1915 map with the exception of one less dwelling depicted onsite. 1960 - Five dwellings, apartments, and a parking lot are depicted on the Site. 1970 - A parking lot is depicted on the Site.	Parking lot	Low - Unlikely to encounter impacted soil or groundwater at the Site.
	WESTMINSTER PRESBYTERIAN CHURCH	1305 O Street	00602230150000	3,200								
	WESTMINSTER PRESBYTERIAN CHURCH	1309 O Street	00602230190000	3,920								
	WESTMINSTER PRESBYTERIAN CHURCH	1315 O Street	00602230130000	6,534								
	WESTMINSTER PRESBYTERIAN CHURCH	O Street	00602230200000	2,614								
	WESTMINSTER PRESBYTERIAN CHURCH	1419 13th Street	00602230180000	3,049								
WESTMINSTER PRESBYTERIAN CHURCH	1421 13th Street	00602230170000	3,200									

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SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Off-Site Properties	GeoTracker	EnviroStor			
45	JOHN DAILEY TRUST	2201 J Street	00700930250000	20,800	Varies from south to southwest at depths ranging from 9 to 19 feet. at Lawrence Mayflower Moving & St at 908 20th Street approximately 900 feet northwest of the Site.	The Site is listed on the HAZNET, RCRA-SQG, FINOS, ECHO, and Sacramento Co. ML databases as Kits Camera #107 , Mike's Camera , and Ritz/Kits Camera #968 . The Site is listed on the HAZNET database for the removal of metal sludge in 1993 and 1994 and photochemical & photo processing waste in 1996 through 1998.	26 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site with the exception of Woodard-Ficetti Cleaners . This active dry cleaner, 2201 J Street, is approximately 70 feet north (upgradient) of the Site and listed on various databases including DRYCLEANERS, SWEEPS UST, ENVIROSTOR, and EDR Hist Cleaner. These databases indicate that this dry cleaner has been active from as early as 1942 and that it has a 300-gallon UST. Although this dry cleaner has no reported releases, it is active and upgradient of the Site. Therefore, an undocumented release at this dry cleaner could have potentially impacted groundwater beneath the Site. Mid-Town Office Center , 2020 J Street, approximately 600 feet west-northwest (cross-gradient) of the Site is listed on the LUST database. A release affected soil only with gasoline, but was closed by SCEMD in March 1996. Because only soil was affected, the release is unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - With the exception of Mid-Town Office Center , no cases involving a release within 1/8 mile of the Site are identified on GeoTracker.	Site - The Site is not listed on EnviroStor. Nearby Properties - No pertinent information about Woodard-Ficetti Cleaners is available on EnviroStor. No other cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1915 - Four dwellings and two outbuildings are depicted on the Site. 1950 - Two dwellings with outbuildings, a store, and apartments are depicted on the Site. 1960 - Two dwellings, three offices, and two parking lots are depicted on the Site. 1970 - Four offices, one dwelling, and two parking lots are depicted on the Site.	Multi-tenant retail commercial building with Mike's Camera, Midtown Framing, Kidermusik (a day care center), and a parking lot. Woodard-Ficetti Cleaners is north of the Site.	Moderate - Woodard-Ficetti Cleaners may have had an undocumented/unauthorized release that could have potentially impacted groundwater beneath the Site and therefore represents a potential environmental concern for the Site.
46	2157/K ST VENTURE LLC	2015 K Street	00700850150000	12,800	Varies from south to southwest at depths ranging from 9 to 19 feet. at Lawrence Mayflower Moving & St at 908 20th Street approximately 550 feet north of the Site.	The Site is listed on the EDR Hist Auto database as adarganti Louis Rear , 2015 K Street, which operated in 1996.	62 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. The following two properties are listed on various release databases: Mid-Town Office Center , 2020 J Street, approximately 30 feet north (upgradient) of the Site is listed on the LUST database. A release affected soil only with gasoline and was closed by SCEMD in March 1996. Because only soil was affected, the release is unlikely to have caused a REC at the Site. Lawrence Mayflower Moving & St is upgradient of the Site and listed on the LUST database. A release affected groundwater with gasoline, but was closed by SCEMD in May 2011. Additional information about this release is summarized in the GeoTracker column.	Site - The Site is not listed on GeoTracker. Nearby Properties - According to the last groundwater monitoring report for Lawrence Mayflower Moving & St , petroleum hydrocarbons were not detected in the groundwater samples collected from the closest groundwater monitoring well (MW-4) to the Site (from 2004 to 2010), approximately 400 feet north of the Site. The release is unlikely to have caused a REC at the Site.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1915 - Six dwellings and a shed are depicted on the Site. 1950 - Five dwellings and a residence hall are depicted on the Site. 1960 - A parking lot is depicted on the Site. 1970 - A restaurant and a parking lot are depicted on the Site.	Parking lot	Moderate - The past use of the Site as an auto repair shop suggests that there might be undocumented USTs beneath the Site. We did not find any information indicating that a release occurred at this former auto repair shop; however an undocumented onsite release could have potentially impacted soil and groundwater beneath the Site and therefore represents a potential environmental concern.
	MIDTOWN BUILDING INVESTMENT CO	2025 K Street	00700850080000	6,400								
47	FIRST METHODIST CH OF SACTO	2124 J Street	00700910020000	12,800	Varies from south to southwest at depths ranging from 9 to 19 feet. at Lawrence Mayflower Moving & St at 908 20th Street approximately 750 feet northwest of the Site.	The Site is listed on the HAZNET, RCRA-SQG, FINOS, ECHO, and Sacramento Co. ML databases as Kits Camera #107 , Mike's Camera , and Ritz/Kits Camera #968 . The Site is listed on the HAZNET database for the removal of metal sludge in 1993 and 1994 and photochemical & photoprocessing waste in 1996 through 1998.	48 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site, and therefore are unlikely to have caused a REC at the Site with the exception of Woodard-Ficetti Cleaners . This active dry cleaner, 2201 J Street, is approximately 100 feet northeast (upgradient) of the Site and listed on various databases including DRYCLEANERS, SWEEPS UST, ENVIROSTOR, and EDR Hist Cleaner. These databases indicate that this dry cleaner has been active from as early as 1942 and that it has a 300-gallon UST. Although this dry cleaner has no reported releases, it is active and upgradient of the Site. Therefore, an undocumented release at this dry cleaner could have potentially impacted groundwater beneath the Site. Mid-Town Office Center , 2020 J Street, approximately 400 feet west-northwest (cross-gradient) of the Site is listed on the LUST database. A release affected only soil with gasoline but was closed by SCEMD in March 1996. Because only soil was affected, the release is unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - With the exception of Mid-Town Office Center , no cases involving a release within 1/8 mile of the Site were identified on GeoTracker.	Site - The Site is not listed on EnviroStor. Nearby Properties - No pertinent information about Woodard-Ficetti Cleaners is available on EnviroStor. No other cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - Seven dwellings and six outbuildings are depicted on the Site. 1950 - Four dwellings, two stores, four garages, and apartments are depicted on the Site. 1960 - Similar to the 1950 map. 1970 - A store and a garage are depicted on the Site.	Loffings Lighting (retail shop), a parking lot, a three-car garage, and a playground. Woodard-Ficetti Cleaners is northeast of the Site.	Moderate - Woodard-Ficetti Cleaners may have had an undocumented release that could have potentially impacted groundwater beneath the Site and therefore represents a potential environmental concern for the Site.
	FIRST METHODIST CH OF SACTO	2130 J Street	00700910110000	12,632								

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Offsite Properties	GeoTracker	EnviroStor			
54	PINE COVE PROPS LLC	2827 F Street	0030540250000	12,982	Southwest to southeast at depths ranging from 12 to 22 feet at Chevron #9-5632 at 2821 E Street, approximately 250 feet north-northeast of the Site.	<p>The Site is not listed on any of the databases searched by EDR.</p> <p>Four properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.</p> <p>Four properties within 1/8 mile of the Site are listed on the LUST database. Two of these properties are down- or cross-gradient of and greater than 500 feet from the Site; therefore releases associated with these properties are unlikely to have caused a REC at the Site.</p> <p>Chevron #9-5632, 2821 E Street (aka 430 29th Street) is upgradient. A release affected groundwater with gasoline, but was closed by SCEMD in October 2009. Additional information about the release is summarized in the GeoTracker column.</p> <p>Bosko-Ijubisavlucic, 400 29th Street, is approximately 450 feet north-northeast (upgradient) of the Site. A release affected only soil with gasoline, but the case was closed by SCEMD in June 1988. Because only soil was affected, the release is unlikely to have caused a REC at the Site.</p>	<p>Site - The Site is not listed on GeoTracker.</p> <p>Nearby Properties - Based on the last groundwater monitoring report for Chevron #9-5632, TPH₃, benzene, and MTBE were not detected in the samples collected from groundwater monitoring well MW-8 from 2005 to 2008, approximately 20 feet north of the Site. Based on the most recent analytical data from the closest well to the Site, the release is unlikely to have caused a REC at the Site.</p>	<p>Site - The Site is not listed on EnviroStor.</p> <p>Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.</p>	<p>1915 - Two dwellings are depicted on the Site.</p> <p>1950 - Four dwellings are depicted on the Site.</p> <p>1960 - Similar to the 1950 map.</p> <p>1970 - A gas station is depicted on the Site.</p>	Former gas station with fuel island and service shop. A suspected former UST location is in the southern portion of the Site.	High - The Site had a gas station from as early as 1970. We did not find any information indicating that a release occurred at this former gas station; however an undocumented onsite release could have potentially impacted soil and groundwater beneath the Site and therefore represents an REC. In addition, undocumented USTs may be present beneath the Site.	
55	EARLE JEFFREY D/JANE L EGGERT/ROBERT M LHE/ETAL	925 16th Street	00600640120000	12,800	West to west-southwest at depths ranging from 13 to 21 feet at former onsite Chevron #9-4176 .	<p>The Site is listed on various databases including the LUST database as Chevron #9-4176. A release affected groundwater with gasoline, but the LUST case was closed by SCEMD in March 2011. No other pertinent information is provided on this database. Additional information about the release at this former gas station is summarized in the GeoTracker column.</p> <p>Chevron #9-4176 is also listed on the SWEEPS UST database for having two 30,000-gallon and one 5,000-gallon gasoline USTs.</p> <p>The Site is also listed on the EDR Hist Cleaner database as Ficetti Dry Cleaning Co, which operated in 1933. No other pertinent information is provided on this database.</p>	<p>30 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.</p> <p>The following four properties are listed on release-related databases:</p> <p>Warehouse (Vacant), 1630 I Street, approximately 160 feet northeast (upgradient) of the Site is listed on the LUST database. A release affected groundwater, but the LUST case was closed by SCEMD in April 1999. Additional information about this property is summarized in the GeoTracker column.</p> <p>Unocal #5382, 1600 H Street, approximately 470 feet north (cross-gradient) of the Site is listed on the LUST database. A release affected groundwater with gasoline, but the LUST case was closed by SCEMD in October 2004. No other pertinent information is provided on this database. Based on its cross-gradient position relative to the Site, this release is unlikely to have caused a REC at the Site.</p> <p>Niello Chevrolet, 1701 K Street, approximately 500 feet south-southeast (cross-gradient) of the Site, is listed on the LUST database. A release affected groundwater with gasoline, but the LUST case was closed by SCEMD in September 1997. Based on its cross-gradient position relative to the Site, the release is unlikely to have caused a REC at the Site.</p> <p>Sacramento Redevelopment Agency, 1622 K Street, approximately 550 feet south (cross-gradient) of the Site, is listed on the LUST and SLIC databases. A release at this facility affected groundwater with petroleum hydrocarbons and VOCs. The LUST and cleanup cases were closed by SCEMD in June 2006. Based on its cross-gradient position relative to the Site, the release at this facility is unlikely to have caused a REC at the Site.</p>	<p>Site - According to the closure letter from SCEMD for Chevron #9-4176, petroleum hydrocarbons are still present in soil and groundwater beneath the Site.</p> <p>Nearby Properties - According to the closure letter from SCEMD for Warehouse (Vacant), petroleum hydrocarbons are present in groundwater beneath this former facility. Based on its upgradient position relative to the Site, the release at this facility may have potentially impacted groundwater beneath the Site.</p>	<p>Site - The Site is not listed on EnviroStor.</p> <p>Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.</p>	<p>1915 - Four dwellings and four stores are depicted on the Site.</p> <p>1950 - Eight stores, an office, and a used car lot are depicted on the Site. A gas station/auto repair shop is depicted north of the Site and another is depicted adjacent to the east of the Site.</p> <p>1960 - Similar to the 1950 map.</p> <p>1970 - Similar to the 1960 map with the exception that the gas station depicted north of the Site is configured differently.</p>	Parking lot	High - Groundwater beneath the Site is impacted with petroleum hydrocarbons from the former onsite gas station. The past use of the Site as a dry cleaner (Ficetti Dry Cleaning Co) suggests that dry cleaning chemicals may have been used on the Site. An undocumented release of these chemicals could have potentially impacted soil and/or groundwater beneath the Site and therefore is an REC for the Site.

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Off-Site Properties	GeoTracker	EnviroStor			
62	MONTEREY/GREAT PACIFIC CORP	414 L Street	00601430350000	11,200	Varies from south to southeast at depths ranging from 15 to 20 feet at Lot X City of Sacramento Development Site southwest of the intersection of Capitol Mall and 3rd Street approximately 200 feet west-southwest of the Site.	The Site is listed on the Sacramento Co. ML as Sacramento Savings Bank . No pertinent information is provided on this database. The Site is also listed on the HAZNET database as SIP Corporation for removal of asbestos containing waste and material containing PCBs in 2011.	60 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. Capitol Gateway , 301 Capitol Mall, approximately 180 feet west (cross-gradient) of the Site is listed on the SLC database. A release affected groundwater with gasoline, but was closed by SCMD in February 2005. Based on its cross-gradient position relative to the Site, the release is unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - Several groundwater monitoring wells associated with the Railyards (Former Downtown Sacramento Union Pacific Railyards) are located within 1/8 mile of the Site. The Railyards are at 501 Jibboom approximately 1,900 feet north-northwest of the Site. Groundwater beneath the Railyards is impacted with various COCs including VOCs, petroleum hydrocarbons, and metals. VOC impacts extend mostly to the south of the Railyards for approximately 1/2 mile. Groundwater beneath the Site may be impacted with VOCs.	Site - The Site is not listed on EnviroStor. Nearby Properties - Sacramento Downtown Arena at 500 David J Stern Walk, approximately 100 feet northeast (cross-gradient) of the Site, and Mixed Use Tower and City Parking at the southeastern corner of 5th and J Streets, approximately 600 feet north-northeast (cross-gradient) of the Site, are listed on EnviroStor. Both facilities are listed on EnviroStor for DTSC monitoring their respective dewatering activities. No releases from these facilities are reported on EnviroStor. No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	Quality of Suburban maps are very poor 1915 - Numerous dwellings and stores are depicted on the Site. 1959 - A movie theater was in the western portion of the Site. Two dwellings were depicted in the central portion of the Site. A bakery, a restaurant, and stores were depicted in the eastern portion of the Site. 1960 - The western portion of the Site is similar to the 1950 map. Several vacant structures are depicted in the eastern portion of the Site. 1970 - The western portion of the Site is similar to the 1960 map. An office and parking lot are depicted in the eastern portion of the Site.	Parking lot	Moderate - Groundwater may be impacted with VOCs associated with the Railyards .
	MONTEREY/GREAT PAC CORPORATION	424 L Street	00601430380000	27,360								
63	SAMARZICH WAYNE N/CHERYLA	1117 J Street	0060470100000	15,600	Southwest at depths ranging from 14 to 18 feet at Discount Tire at 1200 J Street approximately 200 feet northeast of the Site.	The Site is not listed on any of the databases searched by EDR. The following four properties are listed on various release databases: Elks Building , 921 11th Street, adjacent to the west (cross-downgradient) of the Site is listed on the LUST database. A release affected groundwater with diesel, but was closed by SCMD in December 1993. Based on its cross-downgradient position relative to the Site, the release is unlikely to have caused a REC at the Site. Discount Tire is upgradient of the Site and listed on the LUST database. A release affected groundwater with gasoline, but the case was closed by SCMD in April 2008. Additional information about the release is summarized in the GeoTracker column. Two of the four properties are cross-gradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases: - 1225 J Street Commercial Property approximately 260 feet north-northeast of the Site - Chevron #9-9015 (Former) , 901 10th Street, approximately 500 feet west-northwest of the Site. Based on their cross-gradient positions relative to the Site, releases at these properties are unlikely to have caused a REC at the Site.	247 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. The following four properties are listed on various release databases: Elks Building , 921 11th Street, adjacent to the west (cross-downgradient) of the Site is listed on the LUST database. A release affected groundwater with diesel, but was closed by SCMD in December 1993. Based on its cross-downgradient position relative to the Site, the release is unlikely to have caused a REC at the Site. Discount Tire is upgradient of the Site and listed on the LUST database. A release affected groundwater with gasoline, but the case was closed by SCMD in April 2008. Additional information about the release is summarized in the GeoTracker column. Two of the four properties are cross-gradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases: - 1225 J Street Commercial Property approximately 260 feet north-northeast of the Site - Chevron #9-9015 (Former) , 901 10th Street, approximately 500 feet west-northwest of the Site. Based on their cross-gradient positions relative to the Site, releases at these properties are unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - According to the closure letter from SCMD for Discount Tire , soil and groundwater were impacted with petroleum hydrocarbons and VOCs at this former facility. SCMD stated that the "groundwater contamination for gasoline constituents is defined. The extent and source of VOCs in groundwater beneath the site is unknown, however, the source appears to be off-site and upgradient." Petroleum hydrocarbons and VOCs were detected in groundwater samples collected in January 2004 from borings (GP-3 through GP-4) along 12th Street approximately 180 feet northeast of the Site. Based on the Site's proximity to these borings, groundwater beneath the Site may be impacted with petroleum hydrocarbons and VOCs. Several groundwater monitoring wells associated with the Railyards (Former Downtown Sacramento Union Pacific Railyards) are located within 1/8 mile of the Site. The Railyards are at 501 Jibboom approximately 2,300 feet northwest of the Site. Groundwater beneath the Railyards is impacted with various COCs including VOCs, petroleum hydrocarbons, and metals. VOC impacts extend mostly to the south of the Railyards for approximately 1/2 mile. Groundwater beneath the Site may be impacted with VOCs.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1915 - Seven stores are depicted on the Site. 1950 - No land uses are depicted on the Site. 1960 and 1970 - Similar to the 1950 map.	Parking lot	Moderate - Groundwater beneath the Site may be impacted with petroleum hydrocarbons and VOCs from Discount Tire , and/or an unknown upgradient source. In addition, groundwater may be impacted with VOCs associated with the Railyards .
64	10TH/J LIMITED PARTNERSHIP	1023 J Street	00600440130000	16,000	Southwest at depths ranging from 14 to 31 feet at Discount Tire at 1200 J Street approximately 530 feet east of the Site.	The Site is listed on the RCRA-SQG, FINS, and ECHO databases as Sacramento City of Tree Services . No pertinent information about this facility is provided on these databases. The Site is also listed on the HAZNET database as The J Street Associates for removal of asbestos containing waste in 1999. An undocumented release at this former gas station could have potentially impacted groundwater beneath the Site. The Site is also listed on the EDR Hist Auto database as Gribbin W J as an automobile parking garage that operated in 1928. The following five properties are listed on various release databases: 1225 J Street Commercial Property is upgradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases. A release affected groundwater with diesel, but was closed by SCMD in November 2012. Additional information about the release is summarized in the GeoTracker column. Four of the five properties are cross-downgradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases: - Chevron #9-9015 (Former) , 901 10th Street, approximately 100 feet west-northwest of the Site. - Elks Building , 921 11th Street, approximately 150 feet east-southeast of the Site. - Sacramento City Hall , 915 J Street, approximately 360 feet northwest of the Site. - Discount Tire , 1200 J Street, approximately 530 feet east of the Site. Based on their cross-gradient positions relative to the Site, releases at these properties are unlikely to have caused a REC at the Site.	43 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site with the exception of Parino Natch , a former gas station listed on the EDR Hist Auto database. This former gas station was at 1030 J Street, approximately 100 feet north-northeast (upgradient) of the Site. An undocumented release at this former gas station could have potentially impacted groundwater beneath the Site. The following five properties are listed on various release databases: 1225 J Street Commercial Property is upgradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases. A release affected groundwater with diesel, but was closed by SCMD in November 2012. Additional information about the release is summarized in the GeoTracker column. Four of the five properties are cross-downgradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases: - Chevron #9-9015 (Former) , 901 10th Street, approximately 100 feet west-northwest of the Site. - Elks Building , 921 11th Street, approximately 150 feet east-southeast of the Site. - Sacramento City Hall , 915 J Street, approximately 360 feet northwest of the Site. - Discount Tire , 1200 J Street, approximately 530 feet east of the Site. Based on their cross-gradient positions relative to the Site, releases at these properties are unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - According to the closure letter from SCMD for 1225 J Street Commercial Property , the groundwater plume extends less than 75 feet southwest from the source area at this former facility. Based on its distance relative to the Site and the extent of the groundwater plume, the release is unlikely to have caused a REC at the Site. Several groundwater monitoring wells associated with the Railyards (Former Downtown Sacramento Union Pacific Railyards) are located within 1/8 mile of the Site. The Railyards are at 501 Jibboom approximately 2,000 feet northwest of the Site. Groundwater beneath the Railyards is impacted with various COCs including VOCs, petroleum hydrocarbons, and metals. VOC impacts extend mostly to the south of the Railyards for approximately 1/2 mile. Groundwater beneath the Site may be impacted with VOCs.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1915 - Central Valley Stable with various stables are depicted on the Site. 1950 - Two stores, an office, two garages, a structure labeled "washing", and a parking lot are depicted on the Site. A gas station is depicted approximately 150 feet northeast of the Site. A car wash/gas station is depicted approximately 100 feet north of the Site. Another gas station is depicted approximately 100 north-northwest of the Site. 1960 - Similar to the 1950 map with the exception of the structure labeled "washing" previously is depicted as a garage and the gas station north-northeast of the Site is not depicted. 1970 - An office with a basement parking lot is depicted on the Site. The gas station northwest of the Site and the car wash/gas station north of the Site are depicted similarly to the 1960 map.	Vacant two-story multi-tenant commercial building	Moderate - If an undocumented release occurred at the former Parino Natch gas station, it could have potentially impacted groundwater beneath the Site and therefore represents a potential environmental concern. In addition, groundwater may be impacted with VOCs associated with the Railyards .

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	OffSite Properties	GeoTracker	EnviroStor			
67	GATELY ENTERPRISES LLC/IB COMPANY MANAGEMENT LP	1201 I Street	00600510130000	8,000	Southwest at depths ranging from 14 to 39 feet at Discount Tire at 1201 I Street approximately 50 feet south of the Site.	The Site is listed on various databases including EDR Hist Auto database as the following: - Robbins Flying A Service which operated from as early as 1933 to sometime after 1966; - Allen G E (auto repair shop) which operated from as early as 1923 to sometime after 1928; and - Benedek H F (auto repair shop) which operated in 1923.	255 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. The following five properties are listed on various release databases: - Mueller Property , 1228 H Street, adjacent to the northeast (upgradient) of the Site is listed on the LUST database. A release affected soil only, but was closed by SCEMD in December 1994. Because only soil was affected at this facility, the release is unlikely to have caused a REC at the Site. - Discount Tire is cross- to downgradient of the Site and listed on the LUST database. A release affected groundwater with gasoline, but was closed by SCEMD in April 2006. Additional information about the release is summarized in the GeoTracker column. - Sacramento Convention , 1100 14th Street, approximately 500 south (cross- to downgradient) of the Site is listed on the Sacramento Co. CS database. A release affected only soil and was closed (at an unknown date). Because only soil was affected, the release is unlikely to have caused a REC at the Site. Two of the five properties are downgradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases: - 1125 I Street Commercial Property approximately 60 feet west of the Site. - Ellis Building , 921 11th Street, approximately 500 feet southwest of the Site. Based on their downgradient position relative to the Site, a release at these properties is unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - According to the closure letter from SCEMD for Discount Tire , soil and groundwater were impacted with petroleum hydrocarbons and VOCs at this former facility. SCEMD stated that the "groundwater contamination for gasoline constituents is defined. The extent and source of VOCs in groundwater beneath the site is unknown, however, the source appears to be offsite and upgradient." Petroleum hydrocarbons and VOCs were detected in groundwater samples collected in January 2004 from three borings (GP-2 through GP-4) along I Street adjacent to the south of the Site. The proximity of these borings to the Site and detections of VOCs in groundwater samples from them, suggest that groundwater beneath the Site may be impacted with VOCs. Several groundwater monitoring wells associated with the Railyards (Former Downtown Sacramento Union Pacific Railyards) are located with 1/8 mile of the Site. The Railyards are at 501 Jibboom approximately 2,300 feet northwest of the Site. Groundwater beneath the Railyards has been impacted with various COCs including VOCs, petroleum hydrocarbons, and metals. The VOC impacts extend mostly to the south of the Railyards for approximately 1/2 mile. Groundwater beneath the Site may be impacted with VOCs associated with the Railyards south plume.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - Sacramento Brewing Co is depicted in the central and southwestern portions of the Site. Three dwellings are depicted in the northwestern portion of the Site. Stables are depicted in the northern portion of the Site. A blacksmith and auto repair shop is depicted in the eastern portion of the Site. A 100-gallon gasoline tank is depicted at the Sacramento Brewing Co adjacent to I Street. 1950 - A gas station, an auto repair shop, an auto tops & upholstery shop, and a parking lot are depicted on the Site. 1960 - Similar to the 1950 map with the exception that some of the structures at the auto repair shop are not depicted. 1970 - Similar to the 1960 map with the exception that the auto tops & upholstery shop previously depicted is a motorcycle service shop.	Parking lot	High - Groundwater beneath the Site may be impacted with petroleum hydrocarbons and VOCs from either its past use as a gas station (auto repair shop and/or from an unknown source). In addition, groundwater beneath the Site may be impacted with VOCs associated with the Railyards south plume.
	GATELY ENTERPRISES LLC/IB COMPANY MANAGEMENT LP	1201 I Street	00600510170000	6,400								
	GATELY ENTERPRISES LLC/IB COMPANY MANAGEMENT LP	1201 I Street	00600510160000	6,400								
	GATELY ENTERPRISES LLC/IB COMPANY MANAGEMENT LP	1201 I Street	00600510140000	6,400								
	GATELY ENTERPRISES LLC/IB COMPANY MANAGEMENT LP	1201 I Street	00600510150000	12,800								
68	ATRIUM FINANCE LP	1025 3rd Street	00600870490000	42,045	South to Southwest at depths ranging from 10 to 30 feet at EOR.	The Site is not listed on any of the databases searched by EOR.	Nine properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. The following three properties are cross-gradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases: - Parking Lot D (510 Downtown Pk) , 428 I Street, approximately 150 feet east-southeast of the Site. - Sacramento Railyard , 401 I Street, approximately 570 feet northeast of the Site. - Safety Garage , at 801 5th Street, approximately 650 feet northeast of the Site. Based on their cross-gradient positions relative to the Site, releases at these properties are unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - Several groundwater monitoring wells associated with the Railyards (Former Downtown Sacramento Union Pacific Railyards) are located with 1/8 mile of the Site. The Railyards are at 501 Jibboom approximately 780 feet north of the Site. Groundwater beneath the Railyards is impacted with various COCs including VOCs, petroleum hydrocarbons, and metals. VOC impacts extend mostly to the south of the Railyards for approximately 1/2 mile. Groundwater beneath the Site may be impacted with VOCs.	Site - The Site is not listed on EnviroStor. Nearby Properties - Sacramento Downtown Arena at 500 David J Stern Walk, approximately 600 feet southeast of the Site (cross-gradient), and Mixed Use Tower and City Parked at the southeastern corner of 5th and J Streets, approximately 600 feet south-southeast of the Site (cross-gradient), are listed on EnviroStor. Both facilities are listed on EnviroStor for DTSC monitoring their respective dewatering activities. No releases from these facilities are reported on EnviroStor. No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	Quality of Sanborn maps are very poor! 1915 - Numerous stores are depicted on the Site. 1950 - Similar to the 1915 map with the exception that the Anchor Hotel depicted on the Site and a gas station is depicted approximately 100 feet northeast of the Site. 1960 - Similar to the 1950 map. 1970 - No land uses are depicted on the Site. A gas station is still depicted northeast of the Site.	Parking lot	Moderate - Groundwater beneath the Site may be impacted with VOCs associated with the Railyards . In addition, the former gas station approximately 100 feet northeast of the Site, and depicted on the Sanborn maps, may have had an undocumented release that could have potentially impacted groundwater beneath the Site and therefore represents a potential environmental concern.
69	GORDON L/CORRINE KING TRUST/ETAL	1210 G Street	00201620020000	6,640	Southwest at depths ranging from 13 to 39 feet at 1125 I Street Commercial Property approximately 600 feet southwest of the Site.	The Site is listed the EDR Hist Auto database as G-12 Shop an auto repair shop that operated from as early as 1952 to sometime after 1956. The Site is also listed on the HAZNET database as Stafford King Weibe Architects for removal of off-specification, aged or surplus organic waste in 1997.	51 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site. The following three properties are listed on various release databases: - PDR Park and Gas , 1200 F Street, approximately 300 feet north (cross-gradient) of the Site is listed on the LUST database. A release affected groundwater with other solvent or non-petroleum hydrocarbons, but was closed by SCEMD in October 2005. No other pertinent information is provided on this database or on GeoTracker. Based on its cross-gradient position relative to the Site, the release is unlikely to have caused a REC at the Site. - Mueller Property , 1228 H Street, approximately 280 feet south (cross-gradient) of the Site is listed on the LUST database. A release affected soil only with gasoline, but was closed by SCEMD in December 1994. Because only soil was affected at this facility, the release is unlikely to have caused a REC at the Site. - 1125 I Street Commercial Property is downgradient of the Site and is listed on the LUST database. A release affected groundwater with diesel, but the case was closed in November 2012. Based on its downgradient position relative to the Site, the release is unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - With the exception of PDR Park and Gas, Sacramento Union Pacific Railyards are located with 1/8 mile of the Site are identified on GeoTracker.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1915 - A bottle department and storage/loading warehouses which are part of Sacramento Brewing Co's Rubastler Brewery are depicted in the western portion of the Site. Two dwellings and a garage are depicted in the eastern portion of the Site. A 10,000-gallon crude oil tank is depicted approximately 40 feet south of the Site. 1950 - An auto repair shop is depicted in the western portion of the Site. A dwelling is depicted in the eastern portion of the Site. A gas station is depicted approximately 60 feet south of the Site. A gas station is depicted approximately 100 feet west of the Site. Another gas station is depicted approximately 150 feet northwest of the Site. 1960 - Similar to the 1950 map with the exception of the following: an auto repair shop and a furniture warehouse are depicted in the western portion of the Site. The gas station previously depicted west of the Site is not depicted. 1970 - Similar to the 1960 map with the exception of the following: A parking lot is depicted in the eastern portion of the Site. The gas station previously depicted south of the Site is not depicted.	Commercial building and a parking lot	Moderate - The past use of the Site as an auto repair shop suggests that there might be undocumented USTs beneath the Site. We did not find any information indicating that a release occurred at this former auto repair shop; however, an undocumented onsite release could have impacted soil and groundwater beneath the Site and therefore represents a potential environmental concern.
	GORDON L/CORRINE KING TRUST/ETAL	1220 G Street	00201620030000	18,960								
	GORDON L/CORRINE KING TRUST/ETAL	1224 G Street	00201620040000	6,400								

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	OffSite Properties	GeoTracker	EnviroStor			
70	ABOLGHASEM/FATEMEH HAKIMIAN TRUST	526 16th Street	00201320250000	19,200	Southwest at depths ranging from 15 to 29 feet at Blue Diamond Growers is at 1802 Street approximately 1,200 feet northeast of the Site.	<p>The Site is listed on the HIST LUST and SWEEPS LUST databases as National Car Rental for having three 10,000-gallon gasoline USTs and one 250-gallon waste oil UST.</p> <p>The Site is also listed on the EDR Hist Auto database as a-1 Douglas and Capital Texaco which operated from as early as 1970 to sometime after 1975.</p>	<p>36 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.</p> <p>The following three properties are listed on various release databases:</p> <p>Loomis Armored Inc., 1717 E Street, approximately 600 feet east-northeast (upgradient) of the Site is listed on the LUST database. A release affected soil only with diesel, but was closed by SCEMD in April 1992. Because only soil was affected at this facility, the release is unlikely to have caused a REC at the Site.</p> <p>Salvation Army, 1615 D Street, approximately 600 feet north-northeast (cross- to upgradient) of the Site is listed on the LUST database. A release affected soil only with gasoline, but was closed by SCEMD in November 1997. Because only soil was affected at this facility, the release is unlikely to have caused a REC at the Site.</p> <p>Former 16th & G Streets Service Station Site, 631 16th Street, approximately 330 feet south of the Site (cross-to downgradient) is listed on the LUST database. A release affected soil only with gasoline was closed by SCEMD in May 2011. Because only soil was affected at this facility, the release is unlikely to have caused a REC at the Site.</p>	<p>Site - The Site is not listed on GeoTracker.</p> <p>Nearby Properties - With the exception of Loomis Armored Inc., Salvation Army, and Former 16th & G Streets Service Station Site, no cases involving a release within 1/8 mile of the Site are identified on GeoTracker.</p>	<p>Site - The Site is not listed on EnviroStor.</p> <p>Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.</p>	<p>1915 - Five dwellings and a garage are depicted on the Site.</p> <p>1950 - Similar to the 1915 map.</p> <p>1960 - Similar to the 1950 map.</p> <p>1970 - A gas station is depicted on the Site.</p>	Auto Class Now and a parking lot	High - Based on its past use as a gas station, petroleum hydrocarbons may be present in soil and groundwater beneath the Site.
71	SALVATION ARMY	511 16th Street	00201360030000	3,200	Southwest at depths ranging from 15 to 29 feet at Blue Diamond Growers is at 1802 Street approximately 900 feet northeast of the Site.	<p>The Site is listed on the Hist Cleaners database as Ben S Laundry (at 511 16th Street) which operated from as early as 1956 to sometime after 1966. The name of this business suggests that it was a laundromat and not a dry cleaner.</p>	<p>41 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.</p> <p>The following three properties are listed on various release databases:</p> <p>Loomis Armored Inc., 1717 E Street, approximately 300 feet east (upgradient) of the Site is listed on the LUST database. A release affected only soil with diesel but was closed by SCEMD in April 1992. Because only soil was affected at this facility, the release is unlikely to have caused a REC at the Site.</p> <p>Salvation Army, 1615 D Street, approximately 400 feet north-northeast (cross-gradient) of the Site is listed on the LUST database. A release affected only soil with gasoline but was closed by SCEMD in November 1997. Because only soil was affected at this facility, the release is unlikely to have caused a REC at the Site.</p> <p>Former 16th & G Streets Service Station Site, 631 16th Street, approximately 300 feet south-southwest (cross-gradient) of the Site is listed on the LUST database. A release affected only soil with gasoline was closed by SCEMD in May 2011. Because only soil was affected at this facility, the release is unlikely to have caused a REC at the Site.</p>	<p>Site - The Site is not listed on GeoTracker.</p> <p>Nearby Properties - With the exception of Loomis Armored Inc., Salvation Army, and Former 16th & G Streets Service Station Site, no cases involving a release within 1/8 mile of the Site were identified on GeoTracker.</p>	<p>Site - The Site is not listed on EnviroStor.</p> <p>Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.</p>	<p>1915 - Seven dwellings and a stable are depicted on the Site.</p> <p>1950 - Four dwellings, a restaurant, apartments, and three garages are depicted on the Site. A gas station is depicted approximately 100 feet northwest of the Site.</p> <p>1960 - Two dwellings, apartments, two store/dwellings, and three garages are depicted on the Site.</p> <p>1970 - Similar to the 1960 map with the exception of the following: the gas station northwest of the Site is not depicted. A gas station is approximately 80 feet north of the Site. Another gas station is depicted approximately 100 feet southwest of the Site.</p>	Vacant lot	Low - Unlikely to encounter impacted soil or groundwater at the Site.
	SALVATION ARMY	515 16th Street	00201360020000	3,200								
	SALVATION ARMY	1600 E Street	00201360040000	3,200								
	SALVATION ARMY	1604 E Street	00201360050000	3,200								
	SALVATION ARMY	1608 E Street	00201360060000	3,200								
	SALVATION ARMY	1612 E Street	00201360070000	3,200								
	SALVATION ARMY	1612 E Street	00201360080000	6,400								
72	SIDIQUI AMNA //JAVED T	1200 F Street	00201610010000	17,600	South-southeast at depths ranging from 10 to 20 feet at Mohawk 55 (Former Texaco) at 424 12th Street approximately 500 feet north of the Site.	<p>The Site is listed on various databases including the LUST database as PDR Park and Gas. A release affected groundwater with other solvent or non-petroleum hydrocarbons, but was closed by SCEMD in October 2005. No other pertinent information is provided on this database or on GeoTracker. The SWEEPS LUST database lists two 12,000-gallon and one 10,000-gallon gasoline USTs. The EDR Hist Auto database lists the Site as a gas station from as early as 1966 to sometime after 1999.</p> <p>The Site is also listed on the HAZNET database as Delta Pacific Commercial, Inc. for removal of unspecified oil-containing waste in 1999.</p>	<p>24 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.</p> <p>The following two properties are listed on various release databases:</p> <p>Boys & Girls Club Park, at 1120 F Street, approximately 150 feet west (cross-gradient) of the Site is listed on the SLC database. A release affected soil only with PAHs, chloride, and lead, but was closed by SCEMD in June 2009. Because only soil was affected, the release is unlikely to have caused a REC at the Site.</p> <p>Mohawk 55 (Former Texaco) is approx. 500 feet upgradient from the Site. A release affected groundwater with gasoline, but was closed by SCEMD in May 2004. No other pertinent information is provided on this database or on GeoTracker. Based on its distance from the Site and the closure of the case, the release is unlikely to have caused a REC at the Site.</p>	<p>Site - No additional information pertaining to the closed LUST for PDR Park and Gas is available on GeoTracker. It appears that SCEMD closed the Site allowing petroleum hydrocarbons to remain in soil and groundwater beneath the Site and naturally attenuate.</p> <p>Nearby Properties - With the exception of Mohawk 55 (Former Texaco) and Boys & Girls Club Park, no cases involving a release within 1/8 mile of the Site are identified on GeoTracker.</p>	<p>Site - The Site is not listed on EnviroStor.</p> <p>Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.</p>	<p>1915 - Six dwellings are depicted on the Site.</p> <p>1950 - No land uses are depicted on the Site. A gas station is depicted approximately 80 feet southwest of the Site.</p> <p>1960 - A few sheds and a gas & oil storage yard are depicted on the Site.</p> <p>1970 - Similar to the 1960 map.</p>	Parking lot	High - Soil and groundwater beneath the Site may be impacted with petroleum hydrocarbons from its past use as a gas station.

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQ. FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Offsite Properties	GeoTracker	EnviroStor			
73	SALVATION ARMY	1913 D Street	00300730140000	6,800	Varies from west to southwest at depths ranging from 14 to 24 feet at Crest Distributors at 470 16th Street approximately 1300 feet west-southwest of the Site.	The Site is not listed on any of the databases searched by EDR.	35 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site. The following three properties are listed on various release databases: Blue Diamond Growers, 1802 C Street, approximately 350 feet west (downgradient) of the Site is listed on the LUST database. A release affected groundwater with gasoline and was closed by SCEMD in December 2004. Based on its downgradient position relative to the Site, the release is unlikely to have caused an REC at the Site. Victory Building, 1814 D Street, approximately 350 feet west (downgradient) of the Site is listed on the LUST database. A release affected only soil with gasoline was closed by SCEMD in July 1997. Because only soil was affected at this facility and that it's located downgradient of the Site, the release is unlikely to have caused an REC at the Site. Loomis Armored Inc., 1717 E Street, approximately 650 feet west-southwest (downgradient) of the Site is listed on the LUST database. A release affected only soil with diesel but was closed by SCEMD in April 1992. Because only soil was affected at this facility, the release is unlikely to have caused an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - With the exception of Blue Diamond Growers, Victory Building, and Loomis Armored Inc., no cases involving a release within 1/8 mile of the Site were identified on GeoTracker.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	Sanborn Fire Insurance Maps (Quality of Sanborn maps are very poor) 1915 - 12 Dwellings and a few outbuildings are depicted on the Site. 1926 - Nine dwellings, a store, and a few outbuildings are depicted on the Site. 1960 - Similar to the 1950 map. 1970 - A warehouse and a few outbuildings are depicted on the Site.	A communication transmission tower and Salvation Army Collection Center with a warehouse and trailer parking	Low - The communication transmission tower may have a backup generator with a fuel storage tank.
	SACRAMENTO NORTHERN RAILWAY	1912 C Street	00300730050000	6,534								
	SALVATION ARMY	301 19th Street	00300730040000	3,200								
	SALVATION ARMY	305 19th Street	00300730030000	3,200								
	SALVATION ARMY	313 19th Street	00300730200000	14,400								
	SALVATION ARMY	321 19th Street	00300730210000	20,400								
74	HARVEGO REAL ESTATE LLC	1121 Front Street	00600720250000	19,705	Varies from south to southeast at depths ranging from 15 to 20 feet at Lee X City of Sacramento Development Site southwest of the intersection of Capitol Mall and 3rd Street approximately 700 feet south of the Site.	The Site is not listed on any of the databases searched by EDR.	29 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on GeoTracker.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	1915 - A whole produce storage warehouse, three stores, and a stable are depicted on the Site. 1952 - A vacant warehouse and three storage buildings are depicted on the Site. 1960 - No land uses are depicted on the Site. 1970 - Similar to the 1960 map.	Parking lot	Low - Unlikely to encounter impacted soil or groundwater at the Site.
75	COUNTY OF SACRAMENTO	800 F Street	00201440010000	108,900	South to Southwest at depths ranging from 10 to 30 feet at Raiyards (Former Downtown Sacramento Union Pacific Raiyards) at 501 Jibboom approximately 700 feet west-northwest of the Site.	The Site is not listed on any of the databases searched by EDR.	39 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site. The following two properties are listed on various release databases: Sheriff Adm Bldg, 711 G Street, is approximately 200 feet west-northwest (cross-gradient) of the Site is listed on the LUST database. A release affected soil only with gasoline, but was closed by SCEMD in September 1986. Because only soil was affected, the release is unlikely to have caused an REC at the Site. Downtown Parking Garage, 725 7th Street, approximately 200 feet southwest (downgradient) of the Site is listed on the LUST database. A release affected groundwater with gasoline, but was closed by SCEMD in June 2011. Based on its downgradient position relative to the Site, the release is unlikely to have caused an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - Several groundwater monitoring wells associated with the Raiyards (Former Downtown Sacramento Union Pacific Raiyards) are located within 1/8 mile of the Site. The Raiyards are at 601 Jibboom approximately 700 feet west-northwest of the Site. Groundwater beneath the Raiyards is impacted with various COCs including VOCs, petroleum hydrocarbons, and metals. VOC impacts extend mostly to the south of the Raiyards for approximately 1/2 mile. Due to its proximity to the Raiyards, groundwater beneath the Site may be impacted with VOCs.	Site - The Site is not listed on EnviroStor. Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1915 - St. Joseph's Academy boarding school is depicted on the Site. 1950 - St. Joseph's Parochial School is depicted approximately 100 feet southwest of the Site. 1960 - Similar to the 1950 map. 1970 - Similar to the 1960 map with the exception of that the gas station southwest of the Site is not depicted.	Jury duty parking lot	Moderate - Groundwater beneath the Site may be impacted with VOCs associated with the Raiyards.

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	OffSite Properties	GeoTracker	EnviroStor			
76	KHARA GURPREET S/GURSEWAK S SIDHU/NACHHATAR SINGH	424 12th Street	00201150130000	19,200	South-southeast at depths ranging from 10 to 20 feet at former onsite Mohawk SS (Former Texaco) at 424 12th Street.	The Site is listed on various databases including the LUST database as Mohawk SS (Former Texaco). A release affected groundwater with gasoline, but was closed by SCEMD in May 2004.	47 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.	Site - No additional information on the closed LUST case for Mohawk SS (Former Texaco) is available on GeoTracker. It appears that SCEMD closed the Site allowing petroleum hydrocarbons to remain in soil and groundwater beneath the Site and naturally attenuate.	Site - The Site is not listed on EnviroStor.	1911 - Ten dwellings, four garages, a wagon shed, boy's club rooms, and a storage structure are depicted on the Site.	Vacant lot and vacant commercial building (former E Street Gallery & Studios)	High - Soil and groundwater beneath the Site may be impacted with petroleum hydrocarbons from its past use as a gas station.
	MALDONADO ROBERT/MONICA	1115 E Street	00201150150000	12,800	The Site is on the EDR Hist Auto database as Expert Auto Repair at 1115 E Street which operated in 1980.	The Site is on the HAZNET database as Roger and Lynn Swanson for removal of asbestos containing waste in 1995.	LA Valencia Development, 317 12th Street, approximately 150 feet northeast (cross- to upgradient) of the Site is listed on the SUC database. A release affected soil only (with an unspecified contaminant) and was closed by SCEMD in October 2010. Because only soil was affected, the release is unlikely to have caused a REC at the Site.	Nearby Properties - With the exception of LA Valencia Development, Hobbs Battery, POR Park and Gas, and Boys & Girls Club Park, no cases involving a release within 1/8 mile of the Site are identified on GeoTracker.	Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1959 - Seven dwellings and Curtain Laundry (in the southwestern dwelling) are depicted on the Site. A gas station is depicted approximately 80 feet south of the Site.		
	SWANSON ROGER STR/KAREN S DEDMAN/TR/ETAL	1117 E Street	00201150140000	6,400			Hobbs Battery, 410 10th Street, approximately 500 feet north-northeast (upgradient) of the Site is listed on the LUST database. A release affected groundwater with gasoline, but was closed by SCEMD in July 1997. Based on its distance from the Site, the release is unlikely to have caused a REC at the Site.	POR Park and Gas, 1200 F Street, and Boys & Girls Club Park, 1120 F Street, are both approximately 500 feet south (downgradient) of the Site and have closed cleanup or LUST cases associated with them. Based on their downgradient position relative to the Site, the releases are unlikely to have caused a REC at the Site.		1950 - The map depicts "gas & oil in yard", an auto wash, grease, a store in the eastern portion of the Site. A telephone equipment repair structure is depicted in the western portion of the Site. Gas station south of the Site is still depicted.		
77	8TH/F STREETS LAND DEVELOPERS LLC	516 8th Street	00201020110000	9,600	South to Southwest at depths ranging from 20 to 30 feet at Railyards (Former Downtown Sacramento Union Pacific Railyards) at 501 Jibboom approximately 180 feet west of the Site.	The Site is listed on the EDR Hist Cleaner database as Speed Wash Coin Operated Laundry which operated from as early as 1966 to sometime after 1975. This cleaner is listed as a "self serve" laundry facility and therefore not a dry cleaner.	Eight properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker.	Site - The Site is not listed on EnviroStor.	(Quality of Sanborns maps are very poor)	Vacant lot	Moderate - Groundwater beneath the Site may be impacted with VOCs associated with the Railyards.
	TSAKOPOULOS INVESTMENTS LLC	711 F Street	00201020150000	6,400			The following two properties are listed on various release databases:	Nearby Properties - Several groundwater monitoring wells associated with the Railyards (Former Downtown Sacramento Union Pacific Railyards) are located within 1/8 mile of the Site. The Railyards are at 501 Jibboom approximately 180 feet west-northwest of the Site.	Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1911 - It appears that four dwellings are depicted on the Site.		
	CAPITOL LANDING PARTNERS LLC	717 F Street	00201020140000	9,280			Sheriff Adm Bldg, 711 G Street, is approximately 250 feet south-southwest (downgradient) of the Site is listed on the LUST database. A release affected soil only with gasoline, but was closed by SCEMD in September 1986. Because only soil was affected, the release is unlikely to have caused a REC at the Site.	Groundwater beneath the Railyards is impacted with various COCs including VOCs, petroleum hydrocarbons, and metals. VOC impacts extend mostly to the south of the Railyards for approximately 1/2 mile. Due to its proximity to the Railyards, groundwater beneath the Site may be impacted with VOCs.		1950 - Apartments, two dwellings, and four garages are depicted on the Site.		
	CAPITOL LANDING PARTNERS LLC	719 F Street	00201020130000	3,485			Downtown Parking Garage, 725 7th Street, approximately 480 feet south-southwest (downgradient) of the Site is listed on the LUST database. A release affected groundwater with gasoline, but was closed by SCEMD in June 2011. Based on its downgradient position relative to the Site, the release is unlikely to have caused a REC at the Site.			1960 - Similar to the 1950 map with the exception of a store/dwelling and a parking lot depicted on the Site.		
8TH/F STREETS LAND DEVELOPERS LLC	721 F Street	00201020120000	9,600						1970 - Similar to the 1960 map.			
78	MARYVILLE CA CONGREGATION OF JEHOVAHS WITNESSES	308 14th Street	00200840030000	25,600	Southeast at depths ranging from 12 to 31 feet at former Purily Oil at 1324 A Street approximately 500 feet north of the Site.	The Site is listed on the HIST LUST database as Brake Meyer Delivery at 308 14th Street for having one 8,000-gallon diesel UST and one 2,000-gallon gasoline UST.	61 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.	Site - The Site is not listed on GeoTracker.	Site - The Site is not listed on EnviroStor.	1915 - 12 dwellings, three sheds and a barn are depicted on the Site.	Jim Vendley Air Conditioning, a vacant warehouse, and a parking lot	Moderate - Soil and groundwater beneath the Site could potentially be impacted with petroleum hydrocarbons due to the past use of diesel and gasoline USTs onsite.
	JAMES E VENDLEY FAMILY TRUST B	1300 C Street	00200840010000	12,800		The Site is also listed on the HAZNET database as Vendley Air Conditioning and Ref at 1310 C Street for removal of paint sludge, surplus organics, liquids with halogenated organic compounds, unspecified oil-containing waste in 1998.	The following four properties are listed on various release databases:	Nearby Properties - With the exception of Purily Oil, SHRA Property, Hobbs Battery, and LA Valencia Development, no cases involving a release within 1/8 mile of the Site are identified on GeoTracker.	Nearby Properties - With the exception of Purily Oil, no cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	1950 - A pump & pipe sales and service warehouse and three dwellings are depicted in the western portion of the Site. A motor freight station warehouse and a parking lot are depicted in the eastern portion of the Site.		
	JAMES E VENDLEY FAMILY TRUST C	1310 C Street	00200840020000	12,800			Purily Oil is cross-gradient of the Site and is listed on the LUST, QIC, and ENVIROSTOR databases. A release affected groundwater with chlorinated hydrocarbons, lead, diesel, and waste oil. Based on its cross-gradient position relative to the Site, the release is unlikely to have caused a REC at the Site.	SHRA Property (or Contaminated Property), 1200 A Street, approximately 500 feet north (cross-gradient) of the Site is listed on the LUST database. A release affected soil only with lead and petroleum hydrocarbons, but was closed by SCEMD in January 2003. Because only soil was affected, the release is unlikely to have caused a REC at the Site.		1960 - Similar to the 1950 map with the exception that two of the dwellings are not depicted.		

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SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Off-Site Properties	GeoTracker	EnviroStor			
79	GLOBE MILLS DEVELOPMENT LLC	201 14th Street	00200850600000	21,938	Southeast at depths ranging from 12 to 31 feet at former Purity Oil at 1324 A Street approximately 150 feet north of the Site. The Site is also listed on the HAZNET database as Globe Mills Development, LLC at 214 15th Street for removal of unknown waste in 2013 and Automatic Transmission Disassemblers at 212 15th Street for removal of unspecified containing waste and other organic solids in 1994 through 1998 and 2004 through 2006.	The Site is listed on multiple databases including the HIST UST database as Condor Freight Lines Inc. at 216 15th Street for having one 10,000 gallon diesel UST and one 2,000-gallon gasoline UST. The following two properties are listed on various release databases: Purity Oil is upgradient of the Site and is listed on the LUST, SUC, and ENVIROSTOR databases. A release affected groundwater with chlorinated hydrocarbons, lead, diesel, and waste oil. Additional information about the release is summarized in the GeoTracker column. SHRA Property (or Contaminated Property) , 1200 A Street, approximately 600 feet northwest (upgradient) of the Site is listed on the LUST database. A release affected soil only with lead and petroleum hydrocarbons, but was closed by SCEMD in January 2003. Because only soil was affected, the release is unlikely to have caused an REC at the Site.	66 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site. The following two properties are listed on various release databases: Purity Oil is upgradient of the Site and is listed on the LUST, SUC, and ENVIROSTOR databases. A release affected groundwater with chlorinated hydrocarbons, lead, diesel, and waste oil. Additional information about the release is summarized in the GeoTracker column. SHRA Property (or Contaminated Property) , 1200 A Street, approximately 600 feet northwest (upgradient) of the Site is listed on the LUST database. A release affected soil only with lead and petroleum hydrocarbons, but was closed by SCEMD in January 2003. Because only soil was affected, the release is unlikely to have caused an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - According to the most recent groundwater monitoring report for Purity Oil , VOCs were detected in samples collected from groundwater monitoring well MW-178 located adjacent to the west of the Site along 14th Street. Groundwater beneath the Site may be impacted with VOCs.	Site - The Site is not listed on EnviroStor. Nearby Properties - With the exception of Purity Oil, no cases involving a release within 1/8 mile of the Site are identified on EnviroStor.	(No Sanborn maps available for the Site)	Various vacant and occupied warehouses. No business names displayed on the exterior of the warehouses. In addition, groundwater beneath the Site may be impacted with VOCs from the former Purity Oil facility.	Moderate - Soil and groundwater beneath the Site could potentially be impacted with petroleum hydrocarbons due to the past use of diesel and gasoline USTs onsite. In addition, groundwater beneath the Site may be impacted with VOCs from the former Purity Oil facility.
	GLOBE MILLS DEVELOPMENT LLC	216 15th Street	00200850400000	55,757								
	GLOBE MILLS DEVELOPMENT LLC	216 15th Street	00200850300000	11,260								
	GLOBE MILLS DEVELOPMENT LLC	1401 C Street	00200850050000	17,600								
80	ALAN C/CAROLYN E MARKIS REVOCABLE LIVING TRUST	216 13th Street	00200810050000	1,960	Southeast at depths ranging from 12 to 31 feet at former Purity Oil at 1324 A Street approximately 300 feet north-northeast of the Site. The Site is listed on the HAZNET database as Brugge's Body Frame for removal of aqueous solution with total organic residues and unspecified oil-containing waste in 1996 and 2000, respectively.	57 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site. The following five properties are cross-gradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases: - Hobbs Battery , 410 10 Street, approximately 270 feet west of the Site. - Purity Oil , 1324 A Street, approximately 300 feet north-northeast of the Site. - SHRA Property (or Contaminated Property) , 1200 A Street, is approximately 300 feet north of the Site. - LA Valentia Development , 317 12th Street, is approximately 600 feet northeast of the Site. - Globe Mill Historic Adaptive Reuse Project , 1131 C Street, approximately 600 feet west-northwest of the Site. Based on their cross-gradient position relative to the Site, a release at these properties are unlikely to have caused an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - With the exception of Hobbs Battery, Purity Oil, SHRA Property, LA Valentia Development, and Globe Mill Historic Adaptive Reuse Project, no cases involving a release within 1/8 mile of the Site were identified on GeoTracker.	Site - The Site is not listed on EnviroStor. Nearby Properties - With the exception of Purity Oil, no cases involving a release within 1/8 mile of the Site were identified on EnviroStor.	(No Sanborn maps available for the Site)	A warehouse, a garden, and vacant land	Low - Unlikely to encounter impacted soil or groundwater at the Site.	
	ALAN C/CAROLYN E MARKIS REVOCABLE LIVING TRUST	218 13th Street	00200810060000	2,120								
	VERBRUGGE DAVID J	1219 C Street	00200810180000	12,800								
	MERIN WILLIAMS FAMILY TRUST	1221 C Street	00200810210000	5,910								
81	ALLEN WILLIAM R	213 13th Street	00200830010000	49,223	Southeast at depths ranging from 12 to 31 feet at former Purity Oil at 1324 A Street approximately 150 feet north of the Site. The Site is listed on the EDR Hist Auto database as Verby Bros Inc which operated an auto repair shop from as early as 1950 to sometime after 1956. The Site is also listed on the Sacramento Co. ML database as Black Rock Automotive . No other information provided on this database. The Site is also listed on the HAZNET database as Verby Sight for removal of unspecified oil-containing waste in 2008.	76 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused an REC at the Site with the exception of Amador Stage Lines , 1331 C Street. This facility is adjacent to the east (cross- to downgradient) of the Site and listed on the SWIEPS UST database for having one 10,000-gallon gasoline, one 10,000-gallon diesel, one 5,000-gallon diesel, and one 1,000-gallon waste oil UST. We did not find any information indicating that a release occurred at this facility. The following three properties are listed on various release databases: Purity Oil is upgradient of the Site and listed on the LUST, SUC, and ENVIROSTOR databases. A release affected groundwater with chlorinated hydrocarbons, lead, diesel, and waste oil. Additional information about the release is summarized in the GeoTracker column. SHRA Property (or Contaminated Property) , 1200 A Street, approximately 300 feet northwest (upgradient) of the Site is listed on the LUST database. A release affected soil only with lead and petroleum hydrocarbons and was closed by SCEMD in January 2003. Because only soil was affected, the release is unlikely to have caused an REC at the Site. Hobbs Battery , 410 10 Street, approximately 450 feet west (cross-gradient) of the Site is listed on the LUST database. A release affected groundwater with gasoline, but was closed by SCEMD in July 1997. Based on its cross-gradient position relative to the Site, the release is unlikely to have caused an REC at the Site. North 12th Street Social Services Site at 1221 and 1223 North A Street and 111 North 12th Street, approximately 600 feet north-northwest (upgradient) of the Site and listed on EnviroStor and SUC databases. Soil at this former facility is impacted with lead due to illegal dumping. The cleanup case is listed as inactive as of October 2010. Because only soil was affected, the release at this facility is unlikely to have caused an REC at the Site.	Site - The Site is not listed on GeoTracker. Nearby Properties - According to the most recent groundwater monitoring report for Purity Oil , VOCs were detected in samples collected from groundwater monitoring well MW-168 located adjacent to the south of the Site along C Street. Groundwater beneath the Site may be impacted with VOCs.	Site - The Site is not listed on EnviroStor. Nearby Properties - North 12th Street Social Services Site is listed on EnviroStor. A release affected soil only with lead and case is inactive as of October 2010. Because only soil was affected, the release is unlikely to have caused an REC at the Site.	(No Sanborn maps available for the Site)	Black Rock Automotive and Amador Stage Lines bus parking lot. An 10,000-gallon fuel AST is on the 1317 C Street parcel.	Moderate - Groundwater beneath the Site may be impacted with VOCs from Purity Oil and petroleum hydrocarbons if an undocumented release occurred from fuel USTs on the adjacent Amador Stage Lines property. In addition, the onsite fuel AST represents a material threat of a release.	
	MAGEE CLARK	1301 C Street	00200830060000	9,600								
	MAGEE CLARK	1313 C Street	00200830050000	12,800								
	ALLEN WILLIAM R	1317 C Street	00200830040000	10,400								

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Offsite Properties	GeoTracker	EnviroStar			
97	11/R DEVCO LLC	1026 R Street	00900730040000	25,600	Southwest at depths ranging from 12.61 to 19.97 feet at State of CA at Bonderson Bldg at 901 P Street approximately 1,000 feet north-northwest of the Site.	<p>The Site is listed as 11 & R Devco on the SUC database. A release affected groundwater and soil vapor with VOCs and is listed as an open cleanup case as of December 2014. Additional information about the release is summarized in the GeoTracker column.</p> <p>Over 30 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site with the exception of Charley's ARCO, 1361 10th Street, adjacent to the west of the Site. This former gas station is listed on the HST, UST, CA FID, UST, SWEEPS UST, and Sac Co. ML databases. Two 6,000-gallon gasoline USTs were installed at this former gas station in 1965, and one 4,000-gallon gasoline UST was installed in 1977. Charley's Richfield Service gasoline station is listed on the EDR. Hst Auto database in 1966, 1970 and 1975; Charley's ARCO Service is listed in 1980. No releases were listed for this former gas station. Based on its cross-gradient position relative to the Site, if an undocumented release occurred at this former gas station it is unlikely to have caused a REC at the Site.</p> <p>The following property is listed on various release databases:</p> <p>Wes Lusher VW, 925 S Street, approximately 250 feet west (cross-gradient) from the Site is listed on the LUST database. A release affected only soil with petroleum hydrocarbons, but was closed in May 1991. Based on its cross-gradient position relative to the Site and that only soil was affected, this release is unlikely to have caused a REC at the Site.</p> <p>Gates/Benning Trust Property, 1220 S Street, approximately 600 feet (cross-gradient) from the Site is listed on the LUST database. A release affected groundwater and soil with petroleum hydrocarbons and VOCs, but was closed by SCMD in November 2008. Based on its cross-gradient position relative to the Site, this release is unlikely to have caused a REC at the Site.</p>	<p>Site - According to the most recent report for 11 & R Devco, VOCs in soil vapor is the primary concern at the Site. The RWQCB stated in a public notice that VOCs in groundwater at the Site "do not pose a significant threat to groundwater quality." The release at the Site represents a REC at the Site.</p> <p>Nearby Properties - With exception of Wes Lusher VW and Gates/Benning Trust Property, no cases involving a release within 1/8 mile of the Site were identified on GeoTracker.</p>	<p>Site - The Site is not listed on EnviroStar.</p> <p>Nearby Properties - According to the most recent reports for CADA Warehouse Redevelopment Project, 1108 R Street, approximately 50 feet east-southeast (cross-gradient) of the Site, a release affected soil only with petroleum hydrocarbons and PAHs beneath this property. The case was "certified" closed by DTSC in August 2004. Given that only soil was affected, the release is unlikely to have caused a REC at the Site.</p>	<p>1915 - Carlaw Bro's Store Yard with a garage and a stable are depicted on the Site.</p> <p>1950 - State of California Grocery Warehouse and a garage are depicted on the Site.</p> <p>1960 - A blue printing shop and a sprocket manufacturing machine shop are depicted on the Site.</p> <p>1970 - Similar to the 1960 map with the exception of a steel storage building and a storage shed. Also a gas station is depicted approximately 100 feet west of the Site and another is depicted approximately 100 feet southwest of the Site.</p>	vacant theatre	High - The Site has an open SUC case (11 & R Devco) with known vapor intrusion issues. The release at the Site has also impacted groundwater with VOCs.	
101	15TH/L STREET LLC	1431 L Street	00601160140000	19,200	Southwest at depths ranging from 14 to 18 feet at Kraus Revocable Trust onsite.	<p>The Site is listed on various databases including the LUST database as Kraus Revocable Trust. A release affected groundwater with diesel. Additional information about the release is summarized in the GeoTracker column.</p> <p>The following five properties are listed on various release database:</p> <p>Sacramento Convention, 1100 14th Street, approximately 250 north (cross-gradient) of the Site is listed on the Sacramento Co. CS database. A release affected soil only and was closed (at an unknown date). Because only soil was affected, the release is unlikely to have caused a REC at the Site.</p> <p>Four of the five properties are downgradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases:</p> <ul style="list-style-type: none"> - 15th & L Investors, 1501 L Street, approximately 380 feet west-northwest of the Site. - Former Chevron #3-Q205, 1530 L Street, approximately 300 feet west-northwest of the Site. - Firestone Service Center, 1531 L Street, approximately 50 feet west of the Site. - Former Shell Service Station, 1601 L Street, approximately 520 feet east-southeast of the Site. <p>Based on their down-gradient position relative to the Site, releases at these properties are unlikely to have caused a REC at the Site.</p>	<p>Site - According to the closure letter from SCMD for Kraus Revocable Trust, diesel was detected in samples collected from three onsite groundwater monitoring wells from 2003 to 2004 at concentrations ranging from 50 to 180 micrograms per liter (µg/L). No other petroleum hydrocarbons were detected in the samples collected from these wells from 2003 to 2004. Diesel was not detected in the samples collected during the last two monitoring events in September and December 2004. The LUST case was closed by SCMD in September 2005.</p> <p>Nearby Properties - With the exception of 15th & L Investors, Former Chevron #3-Q205, Former Firestone Service Center, and Former Shell Service Station, no cases involving a release within 1/8 mile of the Site are identified on GeoTracker.</p>	<p>Site - The Site is not listed on EnviroStar.</p> <p>Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStar.</p>	<p>Quality of Suburban maps are very poor!</p> <p>1915 - Three dwellings, two stores, and a saloon are depicted on the Site.</p> <p>1950 - An auto repair and parts shop is depicted on the Site.</p> <p>1960 - Similar to the 1950 map with the exception of an auto repair shop approximately 100 feet west of the Site.</p> <p>1970 - Similar to the 1960 map.</p>	The Park - multiple restaurants	Moderate - Groundwater beneath the Site may be impacted with diesel; however reported concentrations from past groundwater monitoring events indicate that diesel concentrations did not exceed 180 µg/L in those samples.	

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Offsite Properties	GeoTracker	EnviroStor			
102	GM// STREET HOTEL SACTO LRP/MC COMMERCIAL TRUST	1223 J Street	00600520210000	65,340	Southwest at depths ranging from 14 to 19 feet at Discount Tire at 1200 I Street approximately 30 feet west-northwest of the Site.	<p>The Site is listed on Sacramento Co. ML and FINOS databases as Verizon Wireless 12th & J Street. No pertinent information is provided on this database.</p> <p>The Site is also listed in the EDR Hist Cleaner database as Keene R C which operated from as early as 1933 to sometime after 1937. This former cleaner is listed as "clothes pressers and cleaners" facility.</p>	<p>281 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.</p> <p>The following five properties are listed on various release database:</p> <p>Discount Tire is cross-gradient of the Site and listed on the LUST database. A release affected groundwater with gasoline and the case was closed by SCEMD in April 2006. Additional information about the release is summarized in the GeoTracker column.</p> <p>Sacramento Convention, 1100 14th Street, approximately 150 north (to cross-gradient) of the Site is listed on the Sacramento Co. CS database. A release affected soil only and was closed (at an unknown date). Because only soil was affected, the release is unlikely to have caused a REC at the Site.</p> <p>Three of the five properties are also cross-gradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases:</p> <ul style="list-style-type: none"> - 1125 I Street Commercial Property approximately 250 feet northwest of the Site. - Huebler Property, 1228 H Street, approximately 250 feet north of the Site. - Elks Building, 921 11th Street, approximately 500 feet west-northwest of the Site. <p>Based on their cross-gradient position relative to the Site, releases at these properties are unlikely to have caused a REC at the Site.</p>	<p>Site - The Site is not listed on GeoTracker.</p> <p>Nearby Properties - The closure letter from SCEMD for Discount Tire states that soil and groundwater were impacted with petroleum hydrocarbons and VOCs at this former facility. SCEMD stated that the "groundwater contamination for gasoline constituents is defined. The extent and source of VOCs in groundwater beneath the site is unknown, however, the source appears to be offsite and upgradient." Petroleum hydrocarbons and VOCs were detected in groundwater samples collected in January 2004 from the closed former groundwater monitoring well MW-3, approximately 60 feet west-northwest of the Site, and from boring GP-7 located along I Street, approximately 50 feet north of the Site. Based on its proximity to boring GP-7 and well MW-3, groundwater beneath the Site may be impacted with petroleum hydrocarbons and VOCs.</p> <p>Several groundwater monitoring wells associated with the Railyards (Former Downtown Sacramento Union Pacific Railyards) are located with 1/8 mile of the Site. The Railyards are at 501 Jibboom approximately 2,500 feet northwest of the Site. Groundwater beneath the Railyards is impacted with various COCs including VOCs, petroleum hydrocarbons, and metals. VOC impacts extend mostly to the south of the Railyards for approximately 1/2 mile. Groundwater beneath the Site may be impacted with VOCs.</p>	<p>Site - The Site is not listed on EnviroStor.</p> <p>Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.</p>	(No Sanborn maps available for the Site)	Parking structure with ground floor retail stores and restaurants	<p>Moderate - Groundwater beneath the Site may be impacted with petroleum hydrocarbons and VOCs from Discount Tire and/or an unknown upgradient source.</p> <p>In addition, groundwater beneath the Site may be impacted with VOCs associated with the Railyards.</p>
115	COUNTY OF SACRAMENTO	725 7th Street	00201430170000	108,900	South to Southwest at depths ranging from 10 to 20 feet at Railyards (Former Downtown Sacramento Union Pacific Railyards) at 501 Jibboom approximately 350 feet northwest of the Site.	<p>The Site is listed on various databases including the LUST database as Downtown Parking Garage. A release at this facility affected groundwater with gasoline, but was closed by SCEMD in June 2011. Additional information about the release is summarized in the GeoTracker column.</p> <p>The Site is also on the HAZNET database as Sacramento County Parking Garage for removal of tank bottom waste in 1993, other organic and inorganic solid waste in 2014, and unspecified oil-containing waste in 2014.</p>	<p>51 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site.</p> <p>The following six properties are listed on various release databases:</p> <p>Sheriff Adm Bldg, 711 G Street, approximately 60 feet north (upgradient) of the Site is listed on the LUST database. A release affected soil only with gasoline, but was closed by SCEMD in September 1986. Because only soil was affected, the release is unlikely to have caused a REC at the Site.</p> <p>Sacramento County Jail, 651 I Street, approximately 150 feet southwest (down to cross gradient) of the Site is listed on the LUST database. A release affected groundwater with diesel and is listed as open as of March 2007. No additional information is provided on this database or GeoTracker. Based on its downgradient position relative to the Site, the release is unlikely to have caused a REC at the Site.</p> <p>Four of the six properties are either down or cross gradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases:</p> <ul style="list-style-type: none"> - Former City of Sacramento Crime Lab Redevelopment Site, 631 H Street, approximately 60 feet west of the Site. - Federal Building - GSA, 801 I Street, approximately 300 feet south of the Site. - SHRA (aka SACTO Housing), 917 8th Street, approximately 500 feet south of the Site. - Sacramento City Hall, 815 I Street, approximately 650 feet southeast of the Site. <p>Based on their down to cross-gradient positions relative to the Site, releases at these properties are unlikely to have caused a REC at the Site.</p>	<p>Site - According to the closure letter for Downtown Parking Garage, two 15,000-gallon gasoline USTs were removed in January 2002 and one 1,300-gallon waste oil and one 1,300-gallon motor oil USTs in the western portion of the Site were removed and replaced in October 1999. Two 10,000-gallon gasoline USTs and associated product lines were closed in place in the western portion of the Site in January 2002. The release at this facility impacted soil and groundwater with petroleum hydrocarbons and MTBE. Approximately 879 tons of soil was removed from the Site from 1999 to 2002. Groundwater at the Site was monitored from 2004 to 2007 using four groundwater monitoring wells (MW-1 through MW-4).</p> <p>Groundwater beneath a garage basement at the Site is captured by a subfloor dewatering system and conveyed to a collection sump pump. Water from the collection sump is discharged, under permit, into the City of Sacramento combined sewer/stormwater system. Petroleum hydrocarbons and MTBE may still be present in groundwater beneath the Site. In addition, this facility has an active 20,000-gallon gasoline UST with associated product lines and dispensers in the western portion of the Site. The approximate locations of the active and former USTs and their associated product lines are depicted on Figure 2-27.</p> <p>Nearby Properties - Several groundwater monitoring wells associated with the Railyards (Former Downtown Sacramento Union Pacific Railyards) are located with 1/8 mile of the Site. The Railyards are at 501 Jibboom approximately 350 feet northwest of the Site. Groundwater beneath the Railyards is impacted with various COCs including VOCs, petroleum hydrocarbons, and metals. VOC impacts extend mostly to the south of the Railyards for approximately 1/2 mile. Due to its proximity to the Railyards, groundwater beneath the Site may be impacted with VOCs.</p>	<p>Site - The Site is not listed on EnviroStor.</p> <p>Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.</p>	<p>1915 - Six apartment buildings, 19 dwellings with outbuildings, two stores, and St. Andrews A.M.E. Church are depicted on the Site.</p> <p>1959 - Gas stations and parking lots are depicted in the northeast and southwest portions of the Site. The remainder of the Site consists of St. Andrews A.M.E. Church several dwellings, apartments, and stores. A gas station is depicted 100 feet southeast of the Site. An auto repair shop is depicted 120 feet south of the Site.</p> <p>1960 - Similar to the 1950 map with the exception of an auto repair shop depicted in the southwestern portion of the Site.</p> <p>1978 - The Site consists of a parking lot. A gas station is depicted in a county parking garage approximately 80 feet south of the Site.</p>	County of Sacramento public parking garage (two-story)	<p>High - The release at the Site has impacted groundwater petroleum hydrocarbons and MTBE. Two gasoline USTs and their associated product lines are still present at the Site, although were closed in place in October 1999, there may be residual impacted soil around these features.</p> <p>The active 20,000-gallon gasoline UST at the Site represents an REC.</p> <p>Groundwater beneath the Site may also be impacted with VOCs associated with the Railyards.</p>

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Offsite Properties	GeoTracker	EnviroStor			
116	STATE OF CALIFORNIA	720 9th Street	00201450260000	108,900	South to Southwest at depths ranging from 10 to 30 feet at Railyards (Former Downtown Sacramento Union Pacific Railyards) at 501 Hibboom approximately 750 feet northwest of the Site.	<p>The Site is on the WLNZET database as Sacramento County Courthouse for removal of asbestos containing waste, unspecified organic solid and liquid waste, PCBs and material containing PCBs, waste oil and mixed oil from 2004 to 2015.</p> <p>80 properties within 1/8 mile of the Site are listed on various non-release databases and therefore are unlikely to have caused a REC at the Site with the exception of the following facilities listed on the EDR Hist Auto and EDR Hist Cleaner databases:</p> <ul style="list-style-type: none"> - Carroll Bros, 901 G Street, approximately 80 feet northeast (upgradient) of the Site. Operated an auto repair shop from 1933 to 1942. - EDR Hist Cleaner. - Cleaver Cleaners, 901 G Street, approximately 80 feet northeast (upgradient) of the Site. Former dry cleaner operated from 1965 to 1966. - Zanders F F, 301 H Street, approximately 60 feet east (cross-gradient) of the Site. Former cleaner operated from 1942 to 1952. <p>Undocumented releases at these former auto repair shops and cleaners could have potentially impacted groundwater beneath the Site.</p> <p>The following seven properties are listed on various release databases:</p> <ul style="list-style-type: none"> - Downtown Parking Garage, 725 7th Street, approximately 60 feet west (cross-gradient) of the Site is listed on the LUST database. A release affected groundwater with gasoline, but was closed by SCEMD in June 2011. According to the last groundwater monitoring report for this facility, the LUST incident occurred along 7th Street beneath the western portion of the facility, approximately 350 feet west of the Site. Based on its cross-gradient position relative to the Site and the location of the LUST incident, the release is unlikely to have caused a REC at the Site. - Sacramento County Jail, 651 I Street, approximately 500 feet west (cross-gradient) of the Site is listed on the LUST database. A release affected groundwater with diesel and is listed as open as of March 2007. No additional information is provided on this database or GeoTracker. Based on its cross-gradient position relative to the Site, the release is unlikely to have caused a REC at the Site. <p>Five of the seven properties are either down or cross-gradient of the Site (and within 1/8 mile of the Site) and listed on the LUST database with closed cases:</p> <ul style="list-style-type: none"> - Sacramento City Hall, 915 I Street, approximately 150 feet southeast of the Site. - Sheriff Admin Bldg, 711 G Street, approximately 250 feet west-northwest of the Site - Federal Building - GSA, 801 I Street, approximately 250 feet south of the Site. - Former City of Sacramento Crime Lab Redevelopment Site, 631 H Street, approximately 450 feet west of the Site. - SHRA (aka SACTO Housing), 917 8th Street, approximately 500 feet south-southwest of the Site. <p>Based on their down to cross-gradient positions relative to the Site, releases at these properties are unlikely to have caused a REC at the Site.</p>	<p>The Site is not listed on GeoTracker.</p> <p>Nearby Properties - Several groundwater monitoring wells associated with the Railyards (Former Downtown Sacramento Union Pacific Railyards) are located with 1/8 mile of the Site. The Railyards are at 501 Hibboom approximately 750 feet northwest of the Site. Groundwater beneath the Railyards is impacted with various VOCs including VOCs, petroleum hydrocarbons, and metals. VOC impacts extend mostly to the south of the Railyards for approximately 1/2 mile. Due to its proximity to the Railyards, groundwater beneath the Site may be impacted with VOCs.</p>	<p>The Site is not listed on EnviroStor.</p> <p>Nearby Properties - No cases involving a release within 1/8 mile of the Site are identified on EnviroStor.</p>	<p>1911 - Four apartment buildings and 22 dwellings with outbuildings are depicted on the Site.</p> <p>1959 - Eight apartment buildings and 16 dwellings with outbuildings are depicted on the Site. Gas stations are depicted approximately 100 feet southeast of the Site, 80 feet south of the Site, and 80 feet west of the Site. An auto repair shop is depicted 150 feet southwest of the Site.</p> <p>1960 - Similar to the 1950 map with the exception of stores and parking lots depicted on the Site. Also, a dry cleaning facility is depicted approximately 80 feet east of the Site. The gas station southeast of the Site is not depicted.</p> <p>1970 - Sacramento County Courthouse is depicted on the Site. A gas station is depicted in a county parking garage approximately 340 feet southwest of the Site.</p>	<p>Gordon D. Schaber Sacramento County Courthouse</p>	<p>Moderate - If undocumented releases occurred at Carroll Bros (former auto repair shop), Cleaver Cleaners (former dry cleaner), and/or Zanders F F (former cleaner), they could have potentially impacted groundwater beneath the Site and therefore represent potential environmental concerns.</p> <p>Groundwater beneath the Site may be impacted with VOCs associated with the Railyards.</p>	

Notes

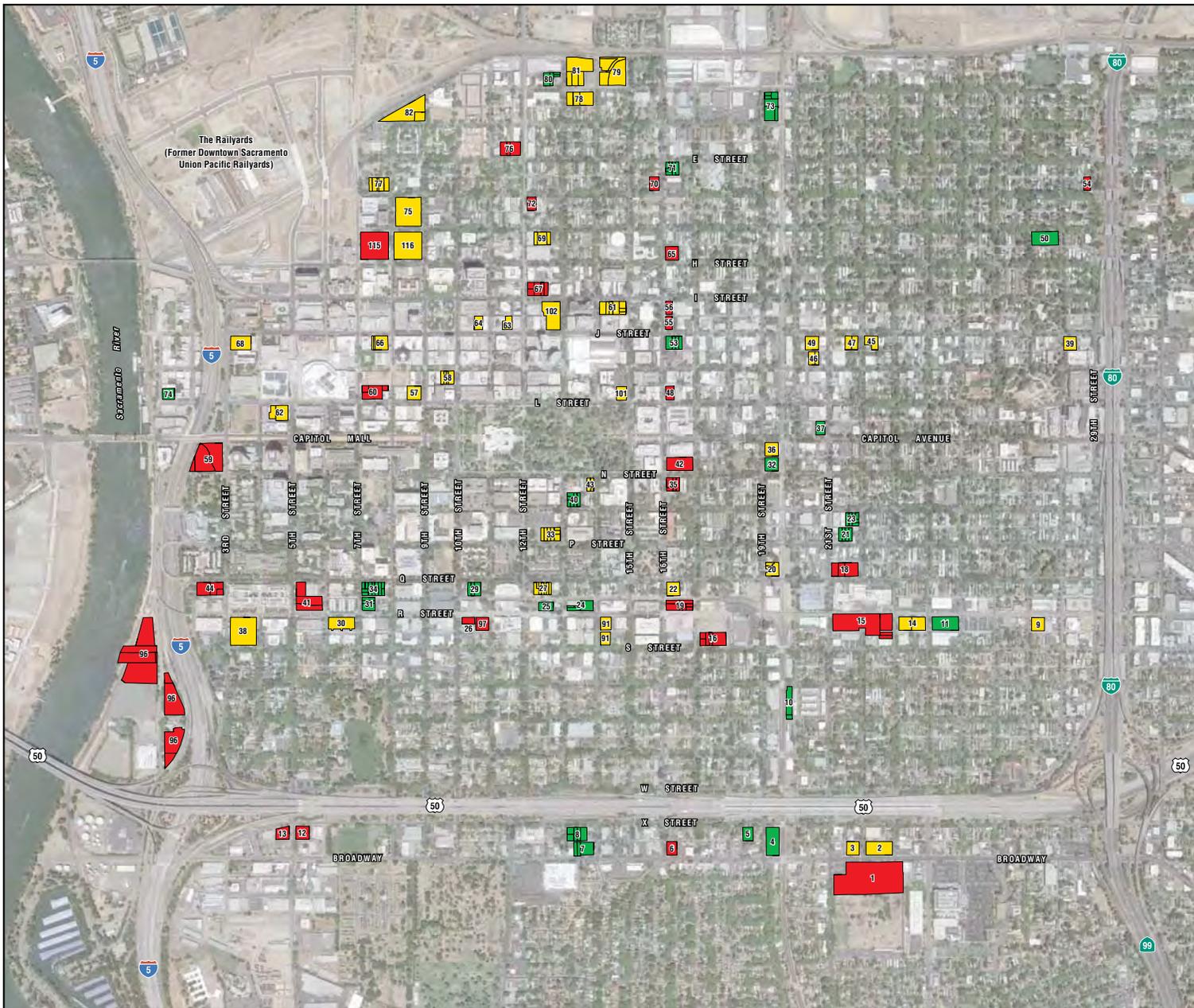
- Low potential to have an REC
- Moderate potential to have an REC
- High potential to have an REC

* = "Release" refers to an unauthorized release of a petroleum product or hazardous substance to the environment - i.e. the ground surface, soil, soil vapor, groundwater, or surface water on a property. "Release database" refers to those which provide information regarding an unauthorized release. "Non-release database" refers to those that may report site, storage, or disposal of hazardous substances and/or petroleum products or other environmental conditions, but do not report releases of such.

- Definitions:
- 1,1-DCE = 1,1-dichloroethane
 - 1,1-DCE = 1,1-dichloroethane
 - 1,1,1-TCA = 1,1,1-trichloroethane
 - 1,2-DCE = 1,2-dichloroethane
 - APN = Assessor's parcel number
 - AST = Aboveground storage tank
 - CERCLIS = Comprehensive Environmental Response, Compensation and Liability Information System; EPA database of potential Superfund sites currently or previously under investigation
 - CHMIRS = California Hazardous Material Incident Reporting System
 - COC = Constituents of concern
 - CREC = Controlled Recognized Environmental Condition. An REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority
 - DEED = Database listing deed restrictions of sites which may dictate uses of a site
 - DRYCLEANERS = Database of drycleaner related facilities that have EPA ID numbers.
 - DTSC = Department of Toxic Substance Control
 - ECHO = Enforcement and Compliance History Online. Database providing compliance and enforcement information for regulated facilities nationwide
 - EDR = Environmental Data Resources, Inc.
 - EnviroStor = Department of Toxic Substances Control data management system for tracking cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further
 - EPA = Environmental Protection Agency
 - ESA = Environmental Site Assessment
 - EW = Extraction Well
 - FIJ = Facility Inventory Database

Project Master Spreadsheet - Sacramento Downtown Specific Plan - Tier 1 Opportunity Sites

SITE ID	SITE NAME	SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL SIZE (SQUARE FEET)	APPROXIMATE GROUNDWATER FLOW DIRECTION AND DEPTH	AGENCY RECORDS		OTHER ENVIRONMENTAL RECORD SOURCES		HISTORICAL USE	SITE RECONNAISSANCE / CURRENT LAND USE	SITE RANKING
						Site	Offsite Properties	GeoTracker	EnviroStor	Sanborn Fire Insurance Maps		
<p>FIFRA – Federal Insecticide, Fungicide, and Rodenticide Act FINDS = Facility Index System/Facility Registry System FTTS INSP = FIFRA/TSCA Tracking System (EPA) GeoTracker = RWQCB online database and geographic information system providing access to environmental data regarding LUST sites, Cleanup Program Sites, SLIC Sites, Military sites, landfills, Waste Discharge Requirement permits, Ag land sites, and Permitted Underground Storage Tank facilities HAZNET = Hazardous Waste Information System EDR HST Auto = National collection of business directories listing potential gas station/filling station/service HST CORTESE = The Cortese database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with underground storage tanks (USTs) having a reportable release, and all solid waste disposal facilities from which there is known hazardous substance migration. The source of this database is the California Environmental Protection Agency (CAL-EPA). HST FTTS INSP = FIFRA/TSCA Tracking System Inspection and Enforcement Case Listing HSWA = Hazardous and Solid Waste Amendments of 1984 ICIS = Integrated Compliance Information System; Database compilation of site data that is located in several separate data systems, for use by the EPA and state agencies LIENS = Environmental Liens Listing LOG = Large Quantity Generators: A person or entity that generates 1,000 kilograms per month of hazardous waste, or 1 kilogram per month of acutely hazardous waste LNAPL = Light non-aqueous phase liquid LUST = Leaking Underground Storage Tank MTBE = Methyl Tertiary Butyl Ether MW = Monitoring Well NFRAP = No Further Remedial Action Planned; A designation given to CERCLIS sites indicating an EPA evaluation that the site not be included on the NPL Notify 65 = Database containing facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk. The data come from the State Water Resources Control Board's Proposition 65 database. NPL = National Priorities List; The list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. PA/SI = Preliminary Assessment/Site Inspection PAH = Polycyclic Aromatic Hydrocarbon PCBs = Polychlorinated biphenyls PCE = Perchloroethylene RCRA = Resource Conservation and Recovery Act of 1976 RCRA = EPA's information system providing access to data supporting RCRA and HSWA. The NonGen/NLR database includes information regarding sites which generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. REC = Recognized Environmental Condition RESPONSE = DTSC database of state response sites ROW = Right-of-Way RWQCB = Regional Water Quality Control Board Sac Co ML = Master list of facilities within Sacramento County with potentially hazardous materials Sacramento = Database of contaminated sites within Sacramento County County CS SCIMD = Sacramento County Environmental Management Department SEMS-ARCHIVE = Database of sites that have been archived and removed from the CERCLIS inventory. SLIC = Spills, Leaks, Investigations and Clean-ups SPW = Supplemental Well Sweeps Statewide Environmental Evaluation and Planning System TCE = Trichloroethane TPHg = Total Petroleum Hydrocarbons Gasoline TSCA = Toxic Substances Control Act of 1976 US Brownfields = Database that lists properties that may have hazardous substances, pollutants, or contaminants present UST = Underground Storage Tank VCP = Voluntary Cleanup Program VOC = Volatile Organic Compound</p>												



- Low Potential to Have an REC
- Moderate Potential to Have an REC
- High Potential to Have an REC
- REC Recognized Environmental Condition

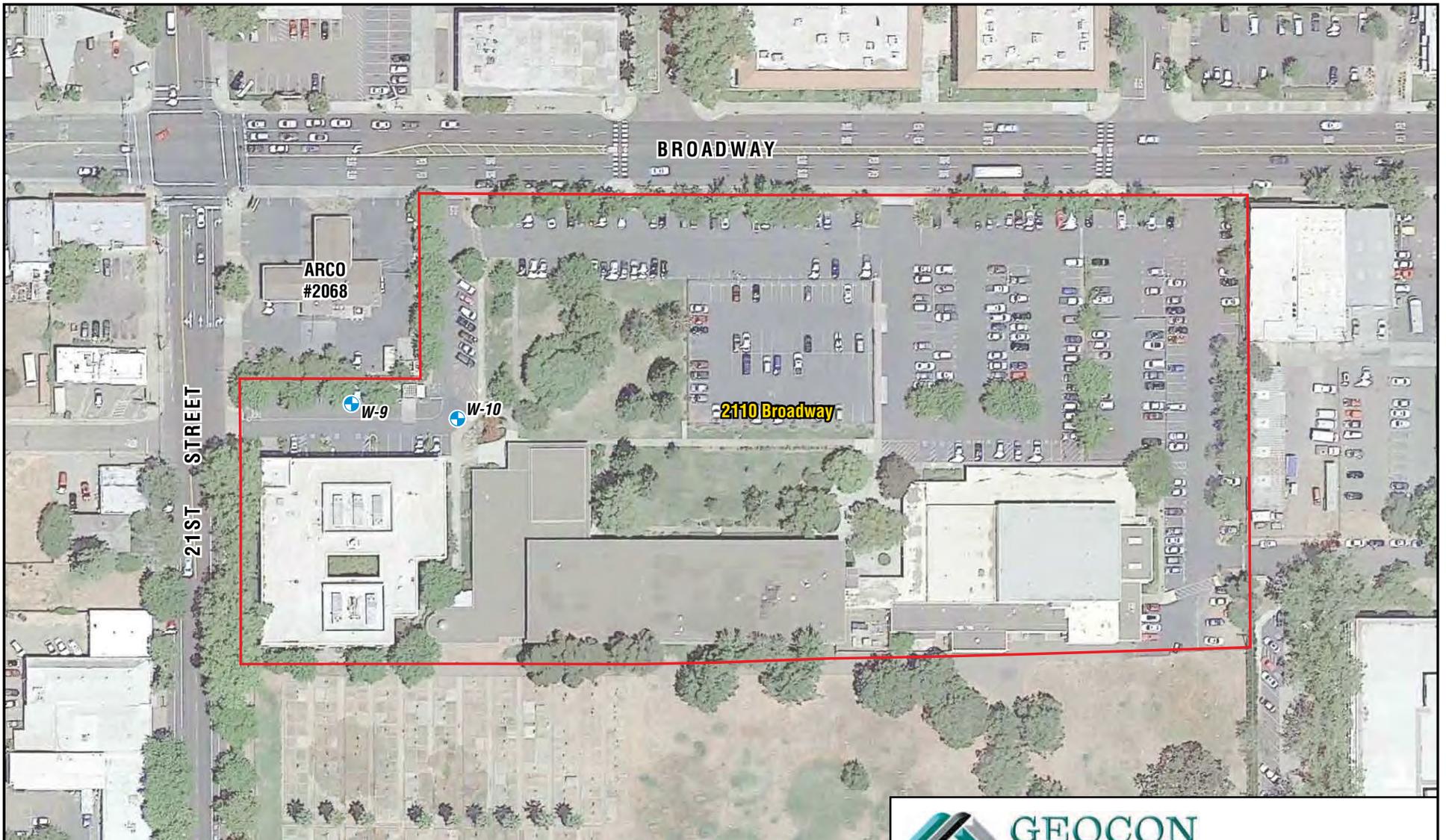


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Tier 1 Opportunity Sites
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PROJECT LOCATION MAP

S1218-03-01	June 2017	Figure 1
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LEGEND:

W-10  Approximate Groundwater Monitoring Well Location



0  120
Scale in Feet



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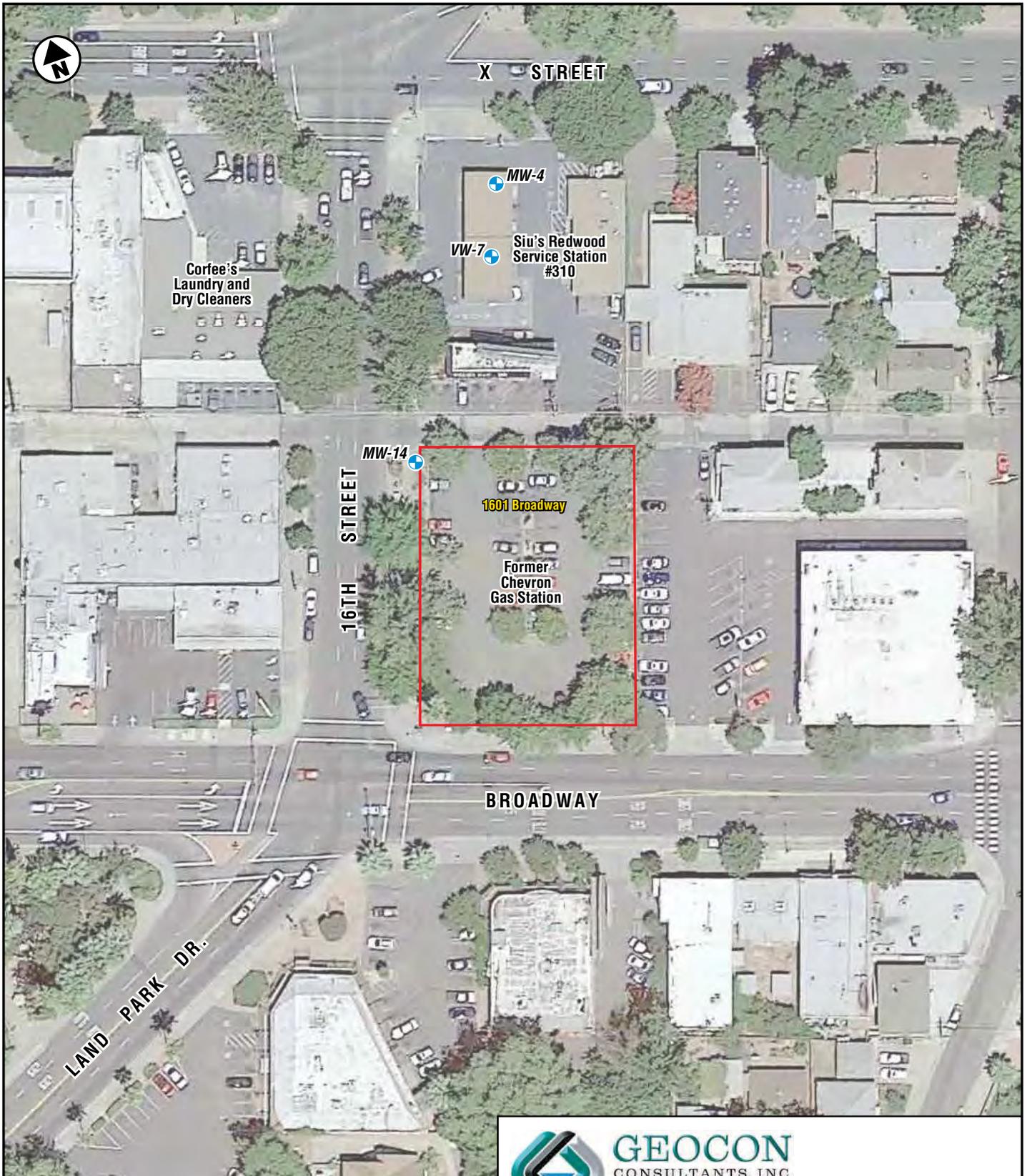
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SITE PLAN - SITE 1

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Figure 2-1



LEGEND:

MW-14  Approximate Groundwater Monitoring Well Location



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SITE PLAN - SITE 6

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Figure 2-2



0 100
 Scale in Feet



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SITE PLAN - SITE 12

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Figure 2-3



LEGEND:

MW-11  Approximate Former Groundwater Monitoring Well Location



0  100
Scale in Feet



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SITE PLAN - SITE 13

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Figure 2-4



LEGEND:

- EW-1**  Approximate Former Groundwater Extraction Well Location
- MW-5**  Approximate Former Groundwater Monitoring Well Location



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SITE PLAN - SITE 15

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Figure 2-5



0 100
Scale in Feet



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SITE PLAN - SITE 16

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Figure 2-6



0 120
Scale in Feet



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SITE PLAN - SITE 18

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Figure 2-7



0 100
Scale in Feet



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SITE PLAN - SITE 19

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Figure 2-8



0 80
 Scale in Feet



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SITE PLAN - SITE 26

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Figure 2-9



0 100
 Scale in Feet



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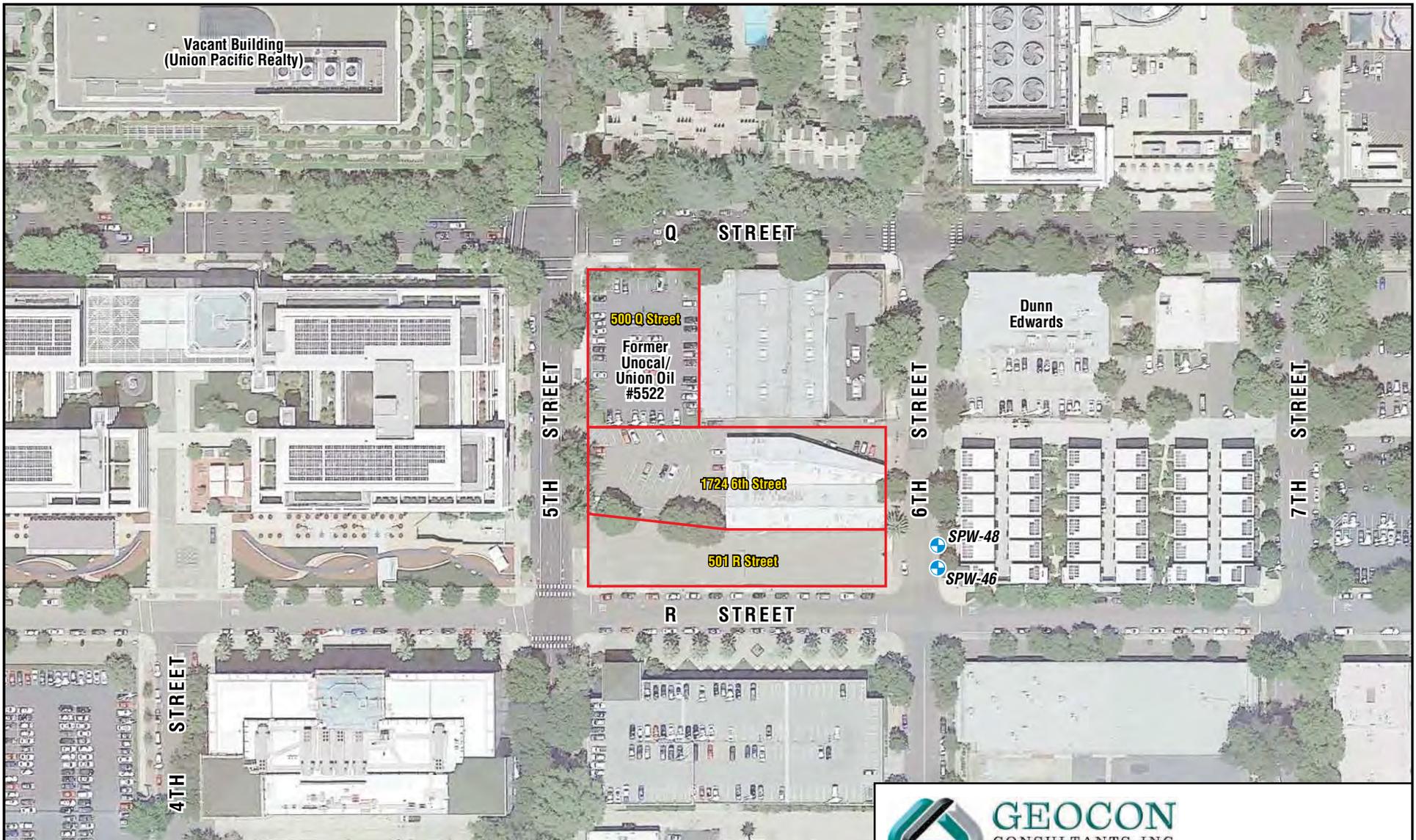
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SITE PLAN - SITE 35

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Figure 2-10



LEGEND:

SPW-46  Approximate Monitoring Well Location



0 150
Scale in Feet



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SITE PLAN - SITE 41

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Figure 2-11



0 100
Scale in Feet



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SITE PLAN - SITE 42

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Figure 2-12



0 150
Scale in Feet



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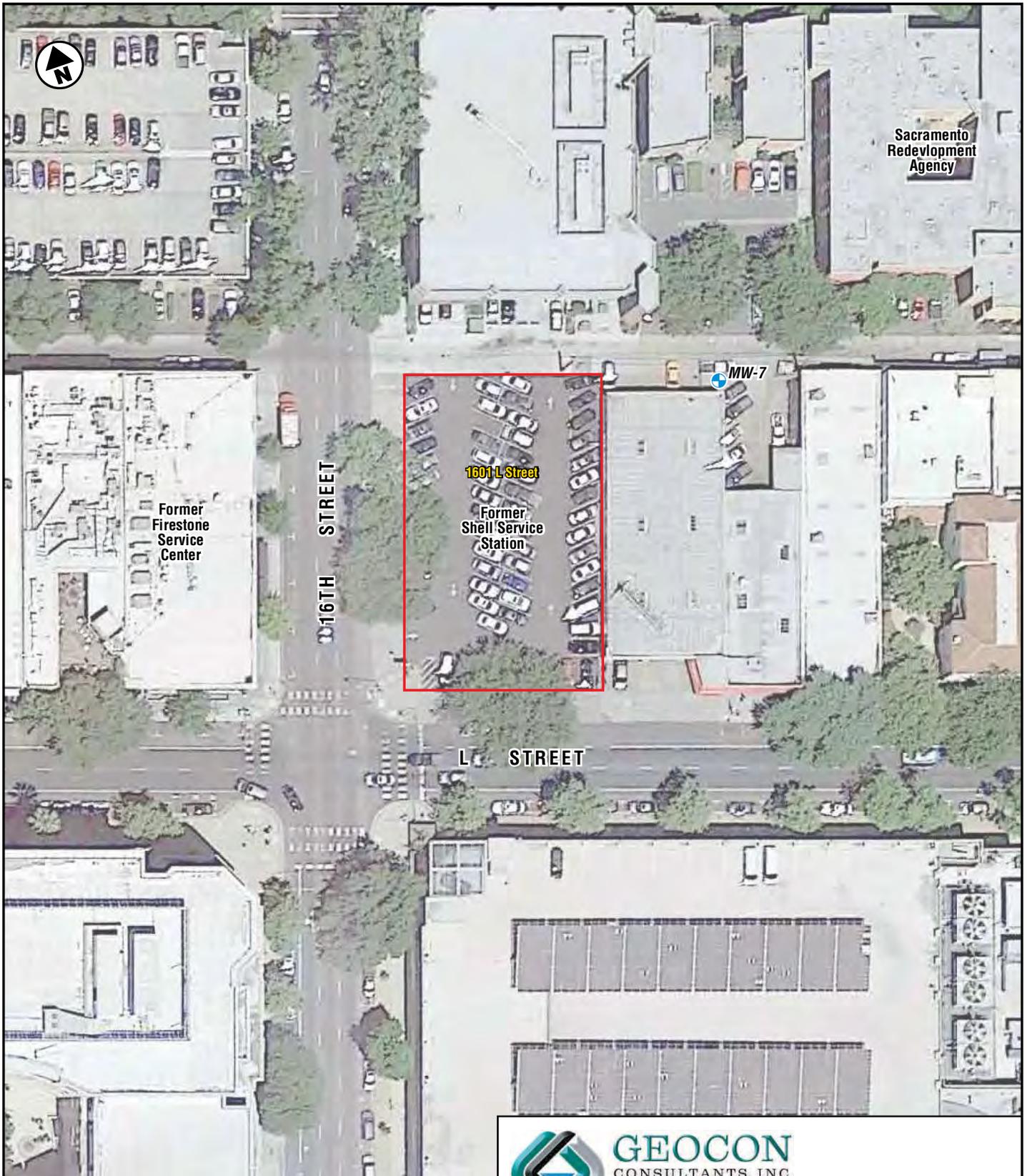
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SITE PLAN - SITE 44

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Figure 2-13



Sacramento
Redevelopment
Agency



Former
Firestone
Service
Center

16TH STREET

1601 L Street
Former
Shell Service
Station

MW-7

L STREET

LEGEND:

MW-7  Approximate Former Groundwater Monitoring Well Location



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SITE PLAN - SITE 48

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Figure 2-14



LEGEND:

MW-8  Approximate Former Groundwater Monitoring Well Location



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SITE PLAN - SITE 54

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Figure 2-15



0 80
 Scale in Feet



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SITE PLAN - SITE 55

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Figure 2-16



0 80
 Scale in Feet



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SITE PLAN - SITE 56

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Figure 2-17



CAPITOL MALL

Capitol Gateway

INTERSTATE 5

2ND STREET

0 N Street

201 N Street
Former Gas Stations

0 3rd Street

Former Gas Station

Former Dry Cleaners

3RD STREET

N STREET

4TH STREET



0 150
Scale in Feet



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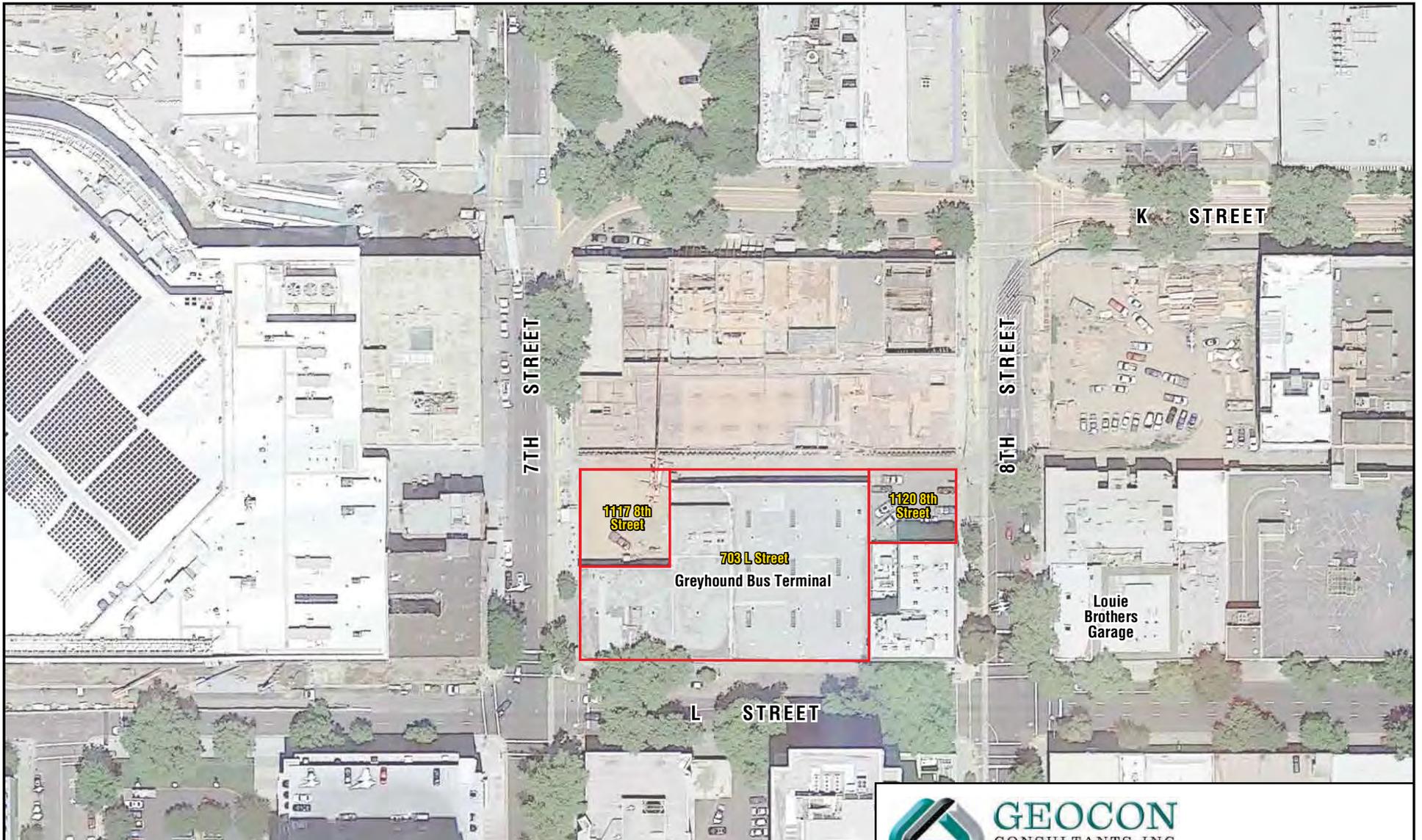
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SITE PLAN - SITE 59

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Figure 2-18



0 120
Scale in Feet



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SITE PLAN - SITE 60

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Figure 2-19



LEGEND:

MW-5  Approximate Former Groundwater Monitoring Well Location



0 100
Scale in Feet



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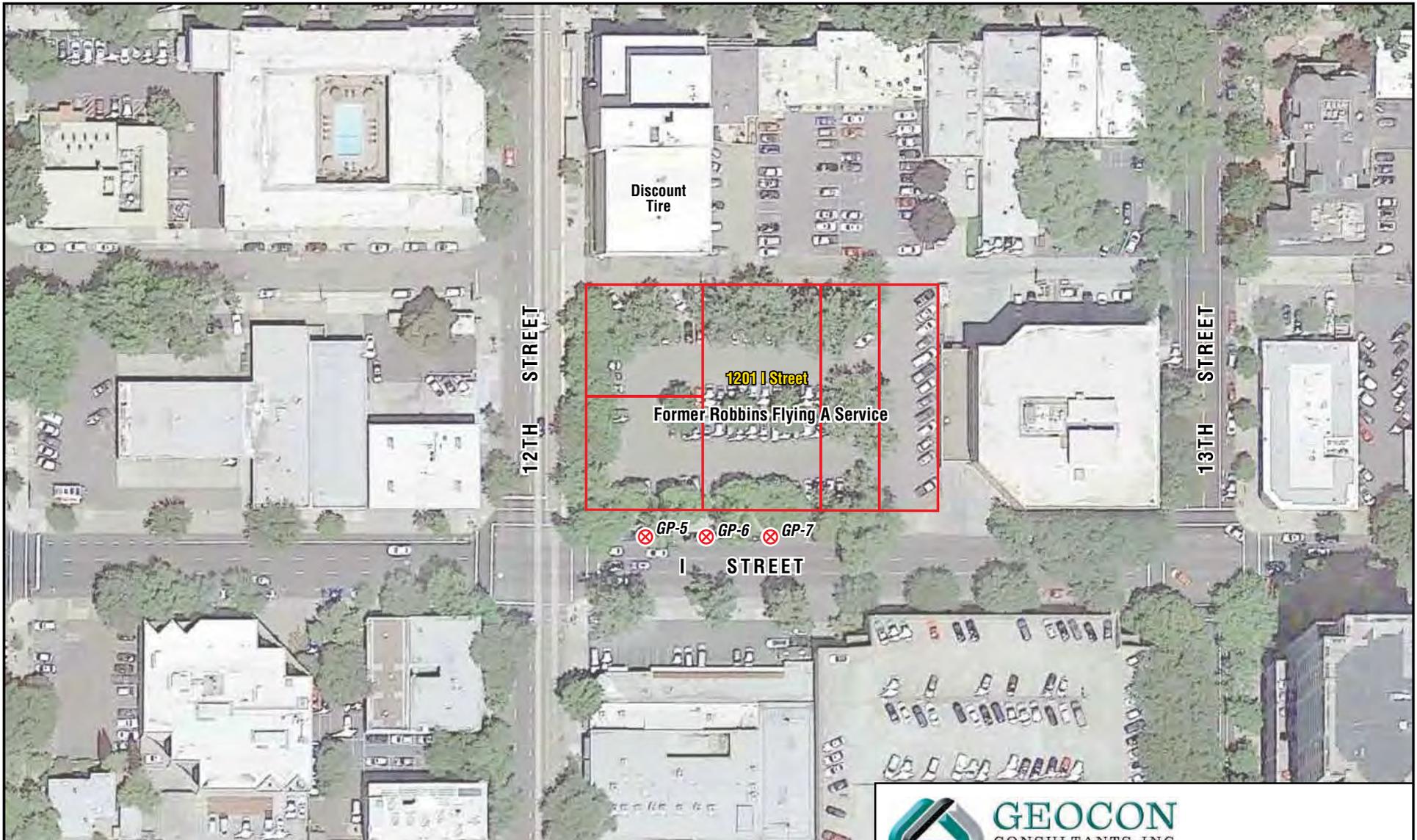
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SITE PLAN - SITE 65

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Figure 2-20



LEGEND:

GP-7  Approximate Boring Location



0  100
Scale in Feet



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SITE PLAN - SITE 67

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Figure 2-21



0 80
 Scale in Feet



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SITE PLAN - SITE 70

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Figure 2-22



Boys and
Girls Club
Park

12TH
STREET

F STREET

G STREET



1200 F Street
Former
PDR Park and Gas



0 80
Scale in Feet



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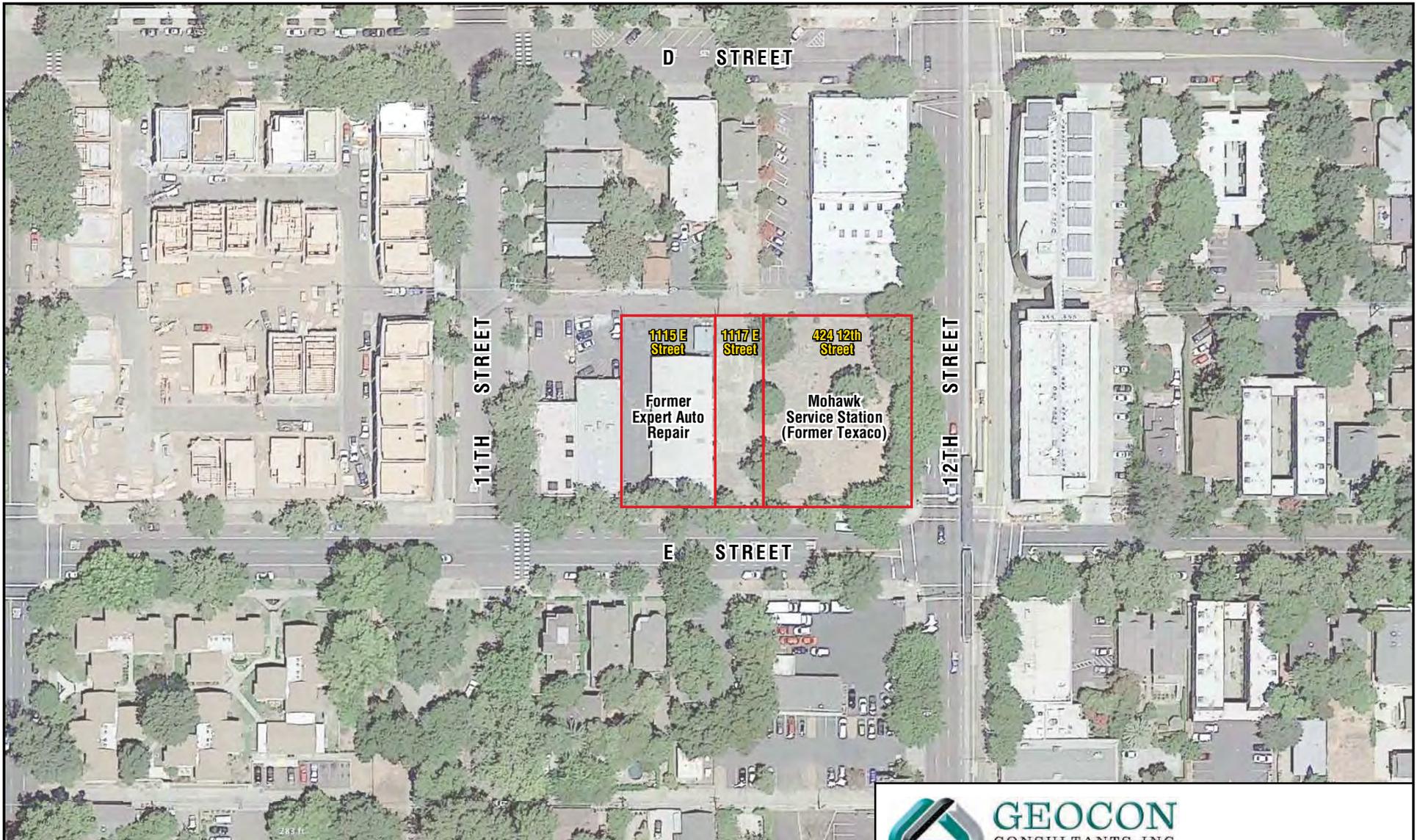
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SITE PLAN - SITE 72

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Figure 2-23



0 120
Scale in Feet



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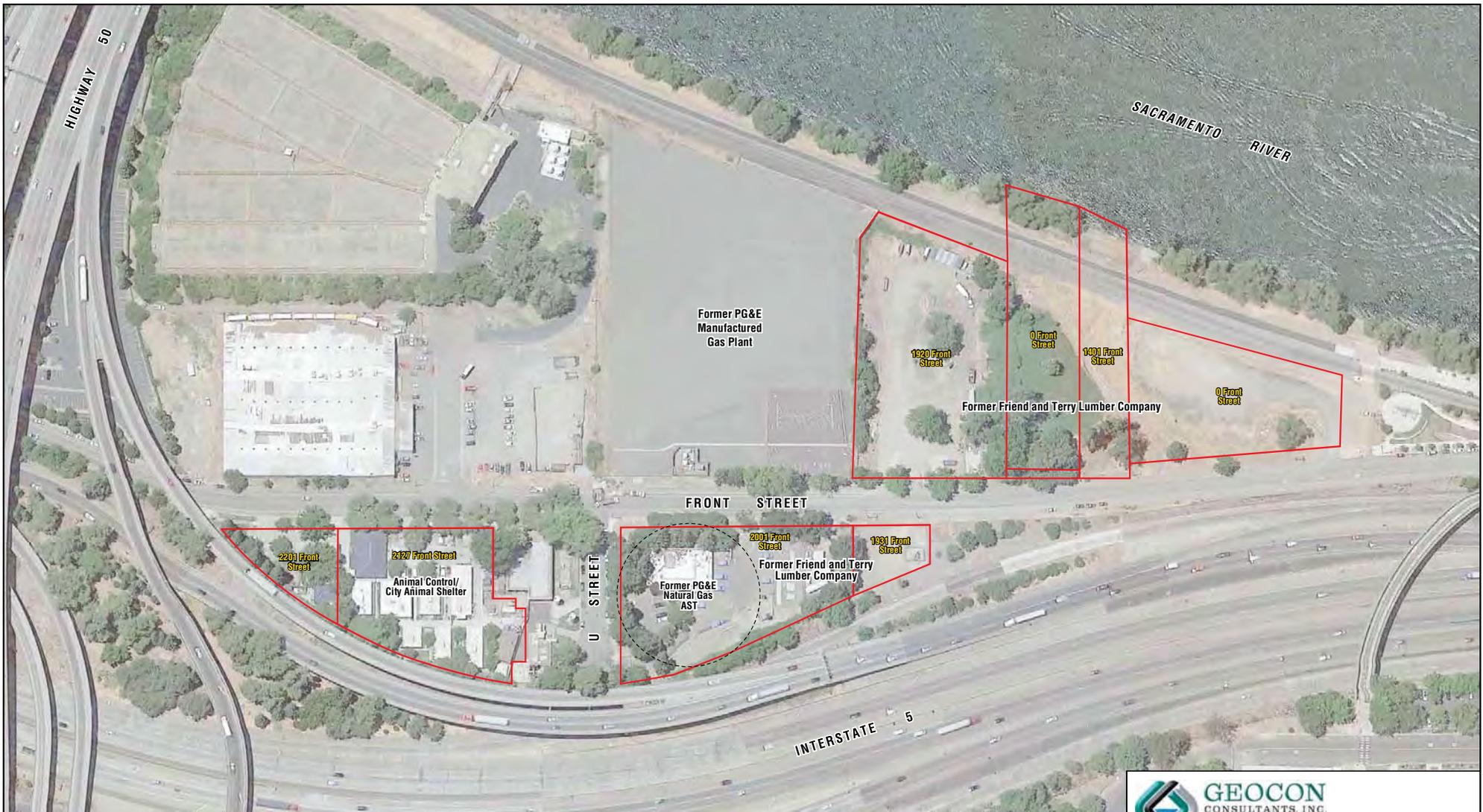
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SITE PLAN - SITE 76

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Figure 2-24



0 150
Scale in Feet

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SITE PLAN - SITE 96		
S1218-03-01	June 2017	Figure 2-25



0 80
Scale in Feet



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SITE PLAN - SITE 97

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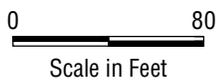
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Figure 2-26



LEGEND:

MW-4  Approximate Former Groundwater Monitoring Well Location



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SITE PLAN - SITE 115

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Figure 2-27