

# **APPENDIX F**

## *Phase I Environmental Site Assessments*

***Proposed Lassen Substation Site  
504 S. Old Stage Road, Mt. Shasta, California  
Assessor's Parcel Number 036-220-280***

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

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**Proposed Lassen Substation Site  
504 S. Old Stage Road, Mt. Shasta, California  
Assessor's Parcel Number 036-220-280**



*Prepared for:*

**POWER Engineers**

February 1, 2011

522-01



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## **1.0 SUMMARY**

ENPLAN has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-05 addressing Siskiyou County Assessor's Parcel Number 036-220-280, located at 504 S. Old Stage Road in Mount Shasta, Siskiyou County, California. Any exceptions to, or deletions from, this practice are described in Section 3.0 of this report. This assessment has revealed no obvious evidence of recognized environmental conditions in connection with the property. No further environmental investigation of the subject property appears warranted at this time.

## **2.0 INTRODUCTION**

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted for Assessor's Parcel Number 036-220-280, located at 504 S. Old Stage Road in Mount Shasta, Siskiyou County, California. The property currently contains a residence, garage, well shed, storage sheds, and chicken coops.

The purpose of this assessment is to permit the client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on California Environmental Response, Compensation, and Liability Act (CERCLA) liability. This assessment is intended to constitute "all appropriate inquiry (AAI) into the previous ownership and uses of the property consistent with good commercial or customary practice." AAI is only the first step to establishing the ability to qualify for CERCLA liability protection—"continuing obligations" apply after purchase.

The goal of this assessment is to identify recognized environmental conditions in connection with the subject property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

ENPLAN performed this ESA for POWER Engineers, in general conformance with ASTM Standard E1527-05, *Standard Practice for Environmental Site Assessments*. This report is prepared for the sole use and benefit of POWER Engineers, and is based in part upon data provided by POWER Engineers and its representatives. Neither this report, nor any of the information contained herein, shall be used or relied upon for any other purpose by any person or entity other than POWER Engineers.

### **3.0 SCOPE OF SERVICES**

ENPLAN performed the following tasks in order to identify recognized environmental conditions on and in the immediate vicinity of the subject site:

- Conducted a visual survey of the property to evaluate on-site hazardous materials use, storage, and disposal activities.
- Performed a visual reconnaissance of the immediately adjacent sites.
- Interviewed the property owner. An attempt was made to interview a representative of the client regarding specialized knowledge, purchase price, and commonly known information via a User Provided Information Questionnaire. However, the completed questionnaire was not returned to ENPLAN.
- Reviewed readily available literature and historic documentation for the property to determine historic site usage from the time of the property's first development. Historical documents prior to 1940 were reviewed when available. Documents reviewed include historic United States Geological Survey (USGS) topographic maps and historic aerial photographs.
- Reviewed historic city directories and Sanborn fire insurance maps. However, coverage of the property was not available.
- Reviewed a preliminary title report for the property.
- Reviewed reasonably ascertainable regulatory agency databases concerning chemical use, storage, and disposal for the subject property and surrounding sites.
- Interviewed representatives of the local Environmental Health Department.
- Searched for environmental cleanup liens.
- Prepared this report presenting our findings, conclusions, and recommendations.

#### **4.0 SITE DESCRIPTION AND HYDROLOGIC CONDITIONS**

The subject property is located at 504 S. Old Stage Road in Mount Shasta, Siskiyou County, California. The property is identified as Siskiyou County Assessor's Parcel Number 036-220-280. The owners of the property are identified as Bernard Steger and Cecile Steger. The property is situated along the north side of S. Old Stage Road, west of Interstate 5. Access to the property can be made from S. Old Stage Road. The property currently contains a residence, garage, well shed, storage sheds, and chicken coops.

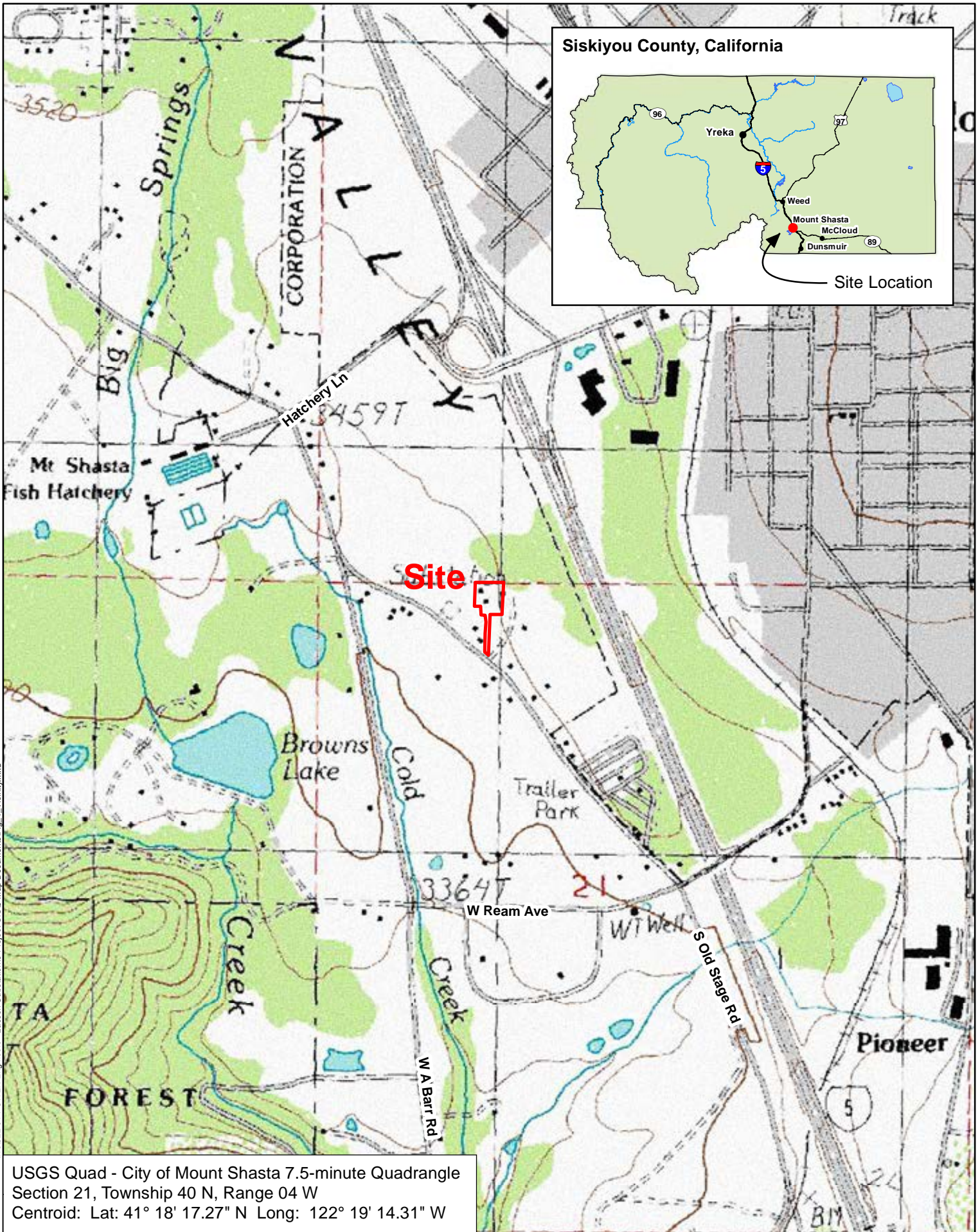
The property is located in an area comprised of a mix of residences, undeveloped land, and an electric utility substation. The elevation of the property is approximately 3,440 feet above sea level. The overall topographic gradient in the vicinity of the property slopes downwards towards the southwest. The property is depicted on the United States Geological Survey (USGS) City of Mount Shasta, California, 7.5-minute topographic quadrangle (1986), as shown in Figure 1.

No specific information regarding the depth to groundwater was available for the property (EDR Inquiry Number 2968846.2s). One domestic well was observed on the property during the recent site reconnaissance. Depth to groundwater was measured at 6.0 feet below the ground surface on September 1, 1971, in a groundwater well located adjacent to the east of the property at 506 S. Old Stage Road. In the absence of reported groundwater flow direction information, it is assumed that groundwater follows surface topography, and flows towards the southwest.

#### **5.0 SITE RECONNAISSANCE**

A field reconnaissance of the site was conducted by Amy E. Lee, Registered Environmental Assessor Number 07387, on January 20, 2011. Mrs. Lee is an environmental professional with over sixteen years experience conducting Phase I Environmental Site Assessments. The property was visually and/or physically observed by walking throughout the property. The property owner, Mr. Bernard Steger, accompanied ENPLAN on the site reconnaissance.





FILE: S:\01-Jobs\Active\622-01 POWER Engineers - Lassen Substation\3-Project GIS\Map Documents\Fig. 1\_Vicinity.mxd

Feature and boundary locations depicted are approximate only. 01.13.11



Figure 1  
**Vicinity Map**





The subject site is situated along the north side of S. Old Stage Road, west of Interstate 5. Access to the property can be made from S. Old Stage Road. The site is located in an area comprised of a mix of residences, undeveloped land, and an electric utility substation. Figure 2 depicts the site layout on an aerial photograph. Site photographs are presented in Appendix A.

The property currently contains a residence, garage, well shed, storage sheds, and chicken coops. A dirt and gravel driveway leads from S. Old Stage Road to the residence. The residence consists of a two-story, wood-framed structure with a raised wood foundation. A three-car garage is attached to the residence. The garage consists of a corrugated metal structure with a concrete slab foundation. The garage contains two vehicles, a work bench, and household storage items. The well shed consists of a wood-framed structure with a concrete slab foundation. A corrugated metal shed with a dirt floor contains lawn mowers, a work bench, and 5-gallon plastic gasoline containers. An empty wood-framed chicken coop and wood-framed shed are located on the northern end of the property. The yard around the residence is irrigated and contains a fenced-in garden area. A hot tub is located on a slab adjacent to the residence.

Electric service is provided to the property by Pacific Power. A 330-gallon propane aboveground storage tank (AST) is located near the residence. Water is provided to the property by an on-site well. The property is connected to an on-site septic system and leach line. Refuse collection service is not currently provided to the property, as the owner prefers to haul waste to the local dump. Utility-pole-mounted transformers were observed on the western end of the property and along the driveway on the southern portion of the property.

Aside from the propane AST, no regulated quantities of hazardous materials, including 55-gallon drums of chemicals, aboveground storage tanks (ASTs), or underground storage tanks (USTs), were observed on the property. No sumps, hoists, hydraulic lifts, storm drains, basements, or elevators were observed on the property.



Feature and boundary locations depicted are approximate only. 01.13.11



Figure 2  
**Aerial Photograph**





Neither stained soils, discolored water, distressed vegetation, nor the presence of an obvious wastewater discharge were noticeable on the subject property. No strong, pungent, or noxious odors were noticeable during the site reconnaissance. Storm water flows onto adjacent parcels.

Other than the propane AST, no current or past activities likely to involve the use, treatment, storage, disposal, or generation of regulated quantities of hazardous substances or petroleum products were identified during the site reconnaissance. No obvious recognized environmental conditions were observed for the property during the site reconnaissance.

## **5.1 Adjacent Parcels**

As depicted in Figure 2, the area surrounding the property is comprised of a mix of residences, undeveloped land, and an electric utility substation. The parcels immediately adjoining the property are as follows:

- Adjacent to the north of the property is undeveloped land.
- Adjacent to the south of the property is S. Old Stage Road, followed by a residence located at 507 S. Old Stage Road.
- Adjacent to the west of the property is Pacific Power's Mount Shasta Substation located at 404 S. Old Stage Road and a residence located at 500 S. Old Stage Road.
- Adjacent to the east of the property is a residence located at 506 S. Old Stage Road.

## **6.0 USER-PROVIDED INFORMATION**

A User-Provided Information Questionnaire was sent to a representative of the client, Ms. Allison Carver of POWER Engineers, on January 17, 2011. Ms. Carver forwarded the questionnaire to PacifiCorp, who responded by providing a title report and assessor's parcel maps of the property. The completed questionnaire was not returned to ENPLAN. A copy of the blank questionnaire is included in Appendix B.

A preliminary title report prepared for the property by Mount Shasta Title & Escrow Company dated December 7, 2010, was provided to ENPLAN for review. The

owners of the property are listed as Bernard Steger and Cecile Steger. No obvious recognized environmental conditions were identified from the title report review.

## **7.0 SITE HISTORY**

In order to obtain information regarding current and past recognized environmental conditions at the site, information from several sources was researched. The results of this research are summarized below.

### **7.1 Sanborn Fire Insurance Map Review**

Sanborn fire insurance maps for Mount Shasta were reviewed. Coverage of the property was not available (EDR Inquiry Number 2968846.3).

### **7.2 Topographic Map Review**

In an attempt to assess past property uses that may have had an environmental impact on the property or surrounding areas, select historical maps depicting the subject property and surrounding areas were reviewed. Topographic maps from 1897, 1912, 1954, 1986, and 1998 were available for review.

1897 (USGS 15-minute Shasta Special, California Quadrangle):

The property consists of undeveloped land. Undeveloped lands adjoin the property to the north, south, west, and east.

1912 (USGS 60-minute Shasta, California Quadrangle):

The property and adjoining parcels remain undeveloped.

1954 (USGS 15-minute Weed, California Quadrangle):

The property remains undeveloped. Undeveloped land adjoins the property to the north. Residences are located to the west and east of the property. S. Old Stage Road is located to the south of the property.

1986 (USGS 7.5-minute City of Mount Shasta, California Quadrangle):

Two buildings are shown on the property. Undeveloped land adjoins the property to the north. Residences and a substation adjoin the property to the west. Residences adjoin the property to the east. S. Old Stage Road adjoins the property to the south, followed by residences.

1998 (USGS 7.5-minute City of Mount Shasta, California Quadrangle):

The property and adjoining parcels appear similar to the previous map.

No obvious recognized environmental conditions for the property were noted from the topographic maps reviewed.

### **7.3 Aerial Photograph Review**

In an attempt to assess past property uses that may have had an environmental impact on the property or surrounding areas, select historical aerial photographs depicting the subject property and surrounding areas were reviewed. Aerial photographs dated from 1951 to 2006 were available for review.

#### 1951 (USGS):

The property and adjoining parcels to the north, west, and east consist of undeveloped land. S. Old Stage Road is unpaved along the southern property boundary, followed by undeveloped land.

#### 1957 (Cartwright):

The property remains undeveloped. Undeveloped lands adjoin the property to the north and east. Undeveloped land and a residence adjoin the property to the west. S. Old Stage Road remains unpaved to the south of the property, followed by undeveloped land and a residence.

#### 1972 (Cartwright):

A residence is located on the central portion of the property. Sheds are located along the northern end of the property. Undeveloped land adjoins the property to the north. S. Old Stage Road is now paved to the south of the property, followed by undeveloped land and a residence. A power substation and a residence adjoin the property to the west. A residence adjoins the property to the east.

#### 1993 (USGS):

The property and adjoining parcels appear similar to the previous photograph.

#### 2006 (EDR):

The property and adjoining parcels appear similar to the previous photograph, and similar to what was observed during the recent site reconnaissance.

No obvious recognized environmental conditions for the property were noted from the aerial photographs reviewed.

### **7.4 Munger Oil and Gas Map Review**

Locations of oil and gas wells were reviewed in the Munger Map Book of California and Alaska Oil and Gas Fields. According to page W-1, no oil or gas wells have been drilled on or adjacent to the subject property.



## **7.5 City Directory Review**

ENPLAN utilized Environmental Data Resources, Inc. (EDR), as an information source for historic city directories. Business directories including city, cross reference, and telephone directories were reviewed, if available, at approximate five-year intervals. Coverage of the property was not available (EDR Inquiry Number 2968846.6).

## **8.0 REGULATORY AGENCY DATABASE REVIEW**

To ascertain reported areas of possible environmental impairment on or in the vicinity of the subject property, ninety-one (91) federal, state, local, tribal, and proprietary records databases were reviewed. During the course of this study, ENPLAN utilized EDR as an information source for environmental records. A summary of the records review is presented in Appendix C.

The subject site and adjoining parcels were not identified as hazardous materials use, storage, disposal, or release sites on any of the 91 databases reviewed. No institutional controls or engineering controls were identified for the property.

Five (5) hazardous materials use, storage, disposal, or release sites were identified within a one-mile radius of the subject property. One (1) of the five identified hazardous materials use, storage, or disposal sites has not had a reported release of hazardous materials and is therefore not considered a recognized environmental condition for the subject property. The four (4) identified sites that have had a reported spill or release of hazardous materials have all received regulatory agency closure, and are therefore not considered as recognized environmental conditions for the subject property.

No obvious recognized environmental conditions for the property or immediately adjacent parcels were noted from the 91 government databases reviewed. No obvious potential off-site sources of contamination were identified within the ASTM-specified search distances (up to one mile) of the subject property.

### **8.1 Local Environmental Health Department Records Review**

Records were reviewed at the Siskiyou County Environmental Health Department on January 20, 2011. No records are on file for the property pertaining to underground storage tanks or other recognized environmental conditions.

### **8.2 Environmental Liens**

During the course of this assessment, ENPLAN utilized EDR as an information source for environmental cleanup liens. A search was made for the existence of environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law. The owners of the property are listed as Bernard Steger and Cecile Steger. No environmental liens or activity and use limitations were identified for the property (EDR Inquiry Number 2968846.7).

## **9.0 INTERVIEWS**

All interviews were conducted by Amy E. Lee, Registered Environmental Assessor Number 07387. Mrs. Lee is an environmental professional with over sixteen years experience conducting Phase I Environmental Site Assessments.

ENPLAN conducted an interview with the property owner, Mr. Bernard Steger, during the site reconnaissance on January 20, 2011. Mr. Steger has owned the property for 20 years. The residence was constructed in 1960. Aside from the propane AST, Mr. Steger is not aware of any regulated quantities of hazardous materials used or stored on the property.

ENPLAN attempted to conduct an interview with a representative of the client, Ms. Alison Carver of POWER Engineers, via a User-Provided Information Questionnaire. Ms. Carver forwarded the questionnaire to PacifiCorp, who responded by providing a title report and assessor's parcel maps of the property. The completed questionnaire was not returned to ENPLAN. A copy of the blank questionnaire is included in Appendix B.

## **10.0 FINDINGS AND OPINION**

Historical research conducted for this study indicates that the property consisted of undeveloped land from at least 1897 to 1959. A residence was built on the property in 1960. The property currently contains a residence, garage, well shed, storage sheds, and chicken coops. No significant data gaps or data failures were encountered during the course of this assessment. No evidence was encountered to indicate that the property was ever used for agricultural purposes such as row crops or orchards.

Aside from a propane aboveground storage tank (AST), no regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or underground storage tanks (USTs), were observed to be used, stored, or disposed of on the property. No records were found to indicate that any USTs have been located on the property in the past.

The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified search distances (up to one mile) of the subject property. No obvious recognized environmental conditions for the property were noted from the 91 databases reviewed.

It is ENPLAN's opinion that no obvious recognized environmental conditions were identified for the property during the course of this assessment. No obvious conditions indicative of significant releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum or petroleum products on, at, in, or to the subject property were identified during the course of this assessment. No further environmental investigation of the subject property appears warranted at this time. This opinion is based on the information provided to ENPLAN during the course of this assessment. Any data that is missing or was withheld from ENPLAN could alter our opinion.

## **11.0 CONCLUSIONS**

ENPLAN has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-05, addressing Siskiyou County Assessor's Parcel Number 036-220-280, located at 504 S. Old Stage

Road in Mount Shasta, Siskiyou County, California. Any exceptions to, or deletions from, this practice are described in Section 3.0 of this report. This assessment has revealed no obvious evidence of recognized environmental conditions in connection with the property. No further environmental investigation of the subject property appears warranted at this time.

## 12.0 CERTIFICATION

This Phase I Environmental Site Assessment Report has been prepared by ENPLAN at the request of POWER Engineers, and has been reviewed and approved by the undersigned. The research, interviews, and field work conducted for this assessment were completed by Amy E. Lee, Registered Environmental Assessor Number 07387. Mrs. Lee is an environmental professional with over sixteen years experience conducting Phase I Environmental Site Assessments.

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

The scope of effort upon which this report is based is intended to provide a reasonable assessment of environmental risk for the client. This effort was not absolutely exhaustive and the quality of our assessment is necessarily dependent on the quality of the information supplied to ENPLAN by all sources cited. No geology was performed during the course of this assessment. No information contained in this report is intended to be relied upon by any party as geology. Inspection and data collection were carried out by ENPLAN staff according to accepted standards. However, inspection was mainly surficial and the identification of possible environmental risks or contamination was limited accordingly. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property. Therefore, this report does not carry with it any express or implied warranty that environmental risks associated with the subject site have been totally excluded or precisely characterized.

*Reviewed and Approved by:*

---

Amy Lee, R.E.A.  
Environmental Assessor

January 2011



## 13.0 REFERENCES

- ENVIRONMENTAL DATA RESOURCES, INC. January 17, 2011. The EDR Radius Map Report with GeoCheck. Inquiry Number 2968846.2s.
- ENVIRONMENTAL DATA RESOURCES, INC. January 21, 2011. The EDR Aerial Photo Decade Package. Inquiry Number 2968846.5.
- ENVIRONMENTAL DATA RESOURCES, INC. January 17, 2011. Certified Sanborn Map Report. Inquiry Number 2968846.3.
- ENVIRONMENTAL DATA RESOURCES, INC. January 19, 2011. The EDR Environmental LienSearch Report. Inquiry Number 2968846.7.
- ENVIRONMENTAL DATA RESOURCES, INC. January 19, 2011. The EDR-City Directory Abstract. Inquiry Number 2968846.6.
- MOUNT SHASTA TITLE & ESCROW COMPANY. December 7, 2010. Preliminary Report. 504 S. Old Stage Road, Mount Shasta, CA.
- SISKIYOU COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. Personal Communication. January 20, 2011.
- USGS. 1897. Shasta Special, California Quadrangle, 15-minute topographic map
- . 1912. Shasta, California Quadrangle, 60-minute topographic map.
- . 1954. Weed, California Quadrangle, 15-minute topographic map.
- . 1986 and 1998. City of Mount Shasta, California Quadrangle, 7.5-minute topographic map.

## **APPENDIX A**

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### **Site Photographs**

## PHOTOGRAPHS



Photo 1. View facing southeast from the northwest corner of the property.



Photo 2. View facing southwest from the northeast corner of the property.



## PHOTOGRAPHS



Photo 3. View facing northwest from the southeast corner of the property.



Photo 4. View facing northeast from the southwest corner of the property.

## PHOTOGRAPHS



Photo 5. Interior view of the storage shed.



Photo 6. View of the storage shed.



## PHOTOGRAPHS



Photo 7. Interior view of the garage.



Photo 8. View of the propane aboveground storage tank.

## **APPENDIX B**

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### **User-Provided Information Questionnaire**

**USER-PROVIDED INFORMATION QUESTIONNAIRE**

**DATE: January 17, 2011**

**CLIENT: POWER Engineers, Attn: Allison Carver**

**PROPERTY: 504 South Old Stage Road, Mount Shasta, CA (Siskiyou County  
APN 036-220-280)**

THE FOLLOWING INFORMATION **MUST** BE PROVIDED TO ENPLAN IN ORDER TO MEET ASTM STANDARD 1527-05.

PLEASE COMPLETE THIS FORM AND E-MAIL OR FAX IT TO ENPLAN AT 530-221-6963 AT YOUR EARLIEST CONVENIENCE. THANK YOU.

1. **TITLE REPORT – PLEASE PROVIDE ENPLAN WITH A COPY**
  
2. **Are you aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?**  

YES                       NO
  
3. **Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?**  

YES                       NO
  
4. **Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?**  

YES                       NO
  
5. **Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?**  

YES                       NO
  
6. **Do you have any specialized knowledge or experience related to the property or nearby properties?**  

YES                       NO

7. Are you aware of any commonly known or reasonably ascertainable information about the property or nearby properties that would help identify conditions indicative of releases or threatened releases?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO

8. Do you know the past uses of the property?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO  
(If yes, please list)

9. Do you know of specific chemicals that are present or once were present at the property?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO  
(If yes, please list)

10. Do you know of spills or other chemical releases that have taken place at the property?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO  
(If yes, please list)

11. Do you know of any environmental cleanups that have taken place at the property?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO  
(If yes, please list)

12. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

\_\_\_\_\_ YES \_\_\_\_\_ NO

If no, is the lower purchase price due to contamination that is known or believed to be present at the property?

\_\_\_\_\_ YES \_\_\_\_\_ NO

13. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

\_\_\_\_\_ YES \_\_\_\_\_ NO

14. Property owner            NAME \_\_\_\_\_  
  PHONE NUMBER \_\_\_\_\_

15. Property manager        NAME \_\_\_\_\_  
  PHONE NUMBER \_\_\_\_\_

16. Occupant                    NAME \_\_\_\_\_  
  PHONE NUMBER \_\_\_\_\_

17. Reason for performing Phase I Environmental Site Assessment?

\_\_\_\_\_ To qualify for land owner liability protections to CERCLA liability

\_\_\_\_\_ OTHER: \_\_\_\_\_  
\_\_\_\_\_

18. Are you aware of any of the following documents that may exist for the property?

a. Environmental Site Assessment Reports        \_\_\_\_\_ YES \_\_\_\_\_ NO

b. Environmental Compliance Audit Reports        \_\_\_\_\_ YES \_\_\_\_\_ NO

c. Environmental Permits (e.g. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, npdes permits, underground injection permits)        \_\_\_\_\_ YES \_\_\_\_\_ NO

d. Registrations for underground and aboveground storage tanks        \_\_\_\_\_ YES \_\_\_\_\_ NO

- e. Registrations for underground injection systems \_\_\_\_\_ YES \_\_\_\_\_ NO
- f. Material safety data sheets \_\_\_\_\_ YES \_\_\_\_\_ NO
- g. Community right-to-know plan \_\_\_\_\_ YES \_\_\_\_\_ NO
- h. Safety plans, preparedness and prevention plans, spill prevention, countermeasure, and control plans \_\_\_\_\_ YES \_\_\_\_\_ NO
- i. Reports regarding hydro geologic conditions on the property or surrounding area \_\_\_\_\_ YES \_\_\_\_\_ NO
- j. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property \_\_\_\_\_ YES \_\_\_\_\_ NO
- k. Hazardous waste generator notices or reports \_\_\_\_\_ YES \_\_\_\_\_ NO
- l. Geotechnical studies \_\_\_\_\_ YES \_\_\_\_\_ NO
- m. Risk assessments \_\_\_\_\_ YES \_\_\_\_\_ NO
- n. Recorded activity and use limitations \_\_\_\_\_ YES \_\_\_\_\_ NO

If yes on (a-n) above, will copies be provided to ENPLAN for review?

\_\_\_\_\_ YES \_\_\_\_\_ NO

COMPLETED BY:

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

DATE \_\_\_\_\_

## APPENDIX C

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### **Executive Summary, *The EDR Radius Map with GeoCheck*** *(Full report available upon request)*



## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

504 S OLD STAGE RD  
MOUNT SHASTA, CA 96067

#### COORDINATES

Latitude (North): 41.304800 - 41° 18' 17.3"  
Longitude (West): 122.320600 - 122° 19' 14.2"  
Universal Transverse Mercator: Zone 10  
UTM X (Meters): 556876.2  
UTM Y (Meters): 4572604.0  
Elevation: 3441 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 41122-C3 CITY OF MOUNT SHASTA, CA  
Most Recent Revision: 1986

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 2006, 2005  
Source: USDA

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### *Federal NPL site list*

NPL..... National Priority List

## EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent NPL***

RESPONSE..... State Response Sites

### ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR..... EnviroStor Database

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Information System

### ***State and tribal leaking storage tank lists***

SLIC..... Statewide SLIC Cases  
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

# EXECUTIVE SUMMARY

## ***State and tribal registered storage tank lists***

UST..... Active UST Facilities  
AST..... Aboveground Petroleum Storage Tank Facilities  
INDIAN UST..... Underground Storage Tanks on Indian Land  
FEMA UST..... Underground Storage Tank Listing

## ***State and tribal voluntary cleanup sites***

VCP..... Voluntary Cleanup Program Properties  
INDIAN VCP..... Voluntary Cleanup Priority Listing

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

### ***Local Lists of Landfill / Solid Waste Disposal Sites***

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODI..... Open Dump Inventory  
WMUDS/SWAT..... Waste Management Unit Database  
SWRCY..... Recycler Database  
HAULERS..... Registered Waste Tire Haulers Listing  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

### ***Local Lists of Hazardous waste / Contaminated Sites***

US CDL..... Clandestine Drug Labs  
HIST Cal-Sites..... Historical Calsites Database  
SCH..... School Property Evaluation Program  
Toxic Pits..... Toxic Pits Cleanup Act Sites  
CDL..... Clandestine Drug Labs  
US HIST CDL..... National Clandestine Laboratory Register

### ***Local Lists of Registered Storage Tanks***

CA FID UST..... Facility Inventory Database  
SWEEPS UST..... SWEEPS UST Listing

### ***Local Land Records***

LIENS 2..... CERCLA Lien Information  
LUCIS..... Land Use Control Information System  
LIENS..... Environmental Liens Listing  
DEED..... Deed Restriction Listing

### ***Records of Emergency Release Reports***

HMIRS..... Hazardous Materials Information Reporting System  
CHMIRS..... California Hazardous Material Incident Report System  
LDS..... Land Disposal Sites Listing

## EXECUTIVE SUMMARY

MCS..... Military Cleanup Sites Listing

### **Other Ascertainable Records**

RCRA-NonGen..... RCRA - Non Generators  
DOT OPS..... Incident and Accident Data  
DOD..... Department of Defense Sites  
FUDS..... Formerly Used Defense Sites  
CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision  
UMTRA..... Uranium Mill Tailings Sites  
MINES..... Mines Master Index File  
TRIS..... Toxic Chemical Release Inventory System  
TSCA..... Toxic Substances Control Act  
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
SSTS..... Section 7 Tracking Systems  
ICIS..... Integrated Compliance Information System  
PADS..... PCB Activity Database System  
MLTS..... Material Licensing Tracking System  
RADINFO..... Radiation Information Database  
FINDS..... Facility Index System/Facility Registry System  
RAATS..... RCRA Administrative Action Tracking System  
CA BOND EXP. PLAN..... Bond Expenditure Plan  
WDS..... Waste Discharge System  
NPDES..... NPDES Permits Listing  
Cortese..... "Cortese" Hazardous Waste & Substances Sites List  
HIST CORTESE..... Hazardous Waste & Substance Site List  
Notify 65..... Proposition 65 Records  
DRYCLEANERS..... Cleaner Facilities  
WIP..... Well Investigation Program Case List  
HAZNET..... Facility and Manifest Data  
EMI..... Emissions Inventory Data  
INDIAN RESERV..... Indian Reservations  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
HWP..... EnviroStor Permitted Facilities Listing  
HWT..... Registered Hazardous Waste Transporter Database  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List  
FINANCIAL ASSURANCE..... Financial Assurance Information Listing  
PCB TRANSFORMER..... PCB Transformer Registration Database  
PROC..... Certified Processors Database  
MWMP..... Medical Waste Management Program Listing  
COAL ASH DOE..... Sleam-Electric Plan Operation Data

### **EDR PROPRIETARY RECORDS**

#### ***EDR Proprietary Records***

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

### **SURROUNDING SITES: SEARCH RESULTS**

Surrounding sites were identified in the following databases.

## EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

#### ***State and tribal leaking storage tank lists***

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 10/28/2010 has revealed that there are 4 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STAGE STOP II (EXXON) Status: Completed - Case Closed	311 LAKE ST W	NNW 1/4 - 1/2 (0.411 mi.)	2	7
CHEVRON SS #98674 MT SHASTA Status: Completed - Case Closed	411 LAKE ST W	NNW 1/4 - 1/2 (0.423 mi.)	3	8
<b><i>SUBURBAN PROPANE,LP</i></b> Status: Completed - Case Closed	<b><i>205 W LAKE ST</i></b>	<b><i>NNE 1/4 - 1/2 (0.455 mi.)</i></b>	<b><i>4</i></b>	<b><i>8</i></b>
SISKIYOU CO PUB WKS MT SHASTA Status: Completed - Case Closed	401 MT SHASTA BLVD	ENE 1/4 - 1/2 (0.489 mi.)	5	10

### ADDITIONAL ENVIRONMENTAL RECORDS

#### ***Local Lists of Registered Storage Tanks***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

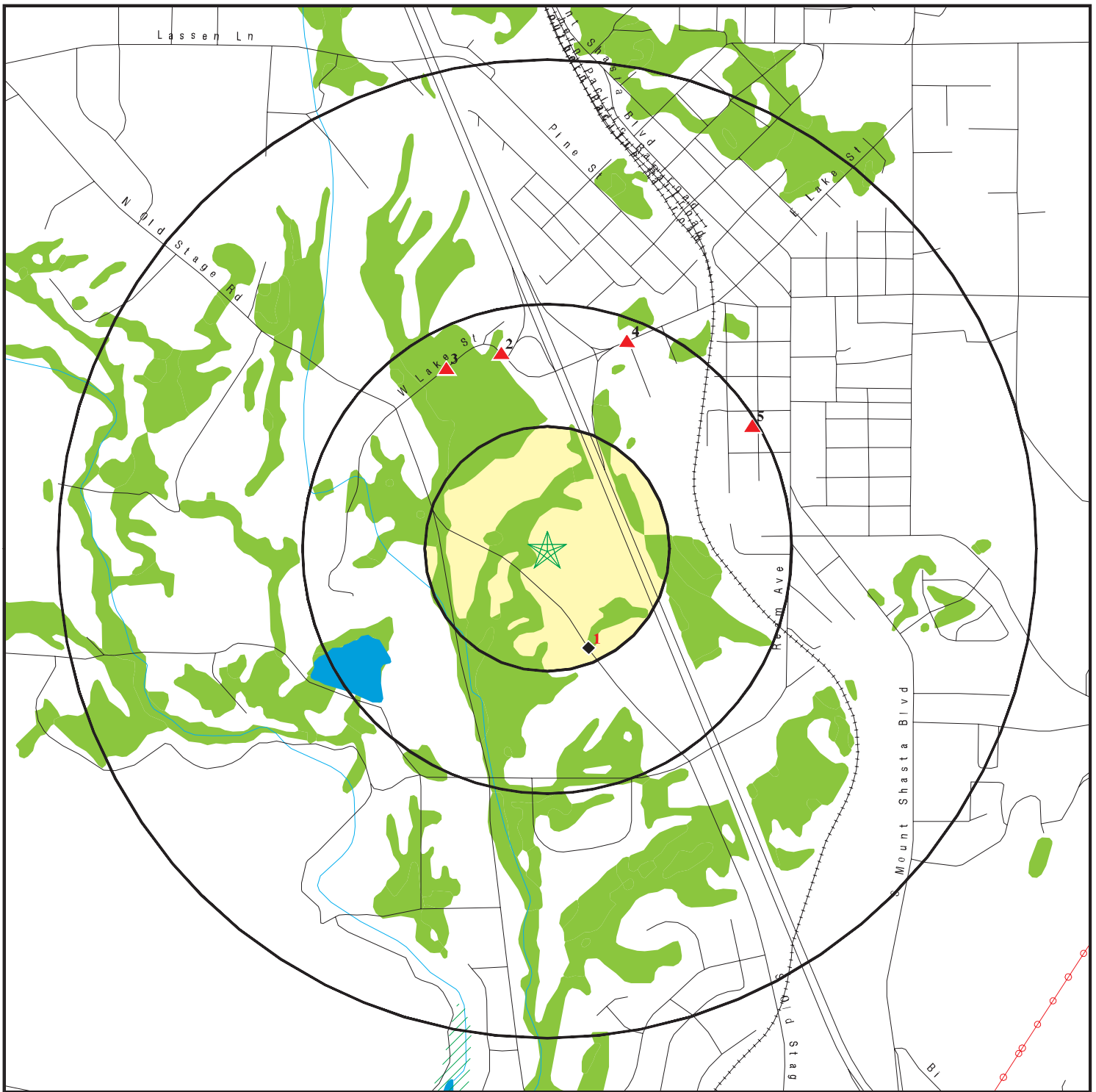
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STEPHEN N BROWN	512 S OLD STAGE RD	SSE 1/8 - 1/4 (0.219 mi.)	1	7

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 12 records.

<u>Site Name</u>	<u>Database(s)</u>
MT SHASTA STP	HIST CORTESE
ABANDONED ASBESTOS MINES	CERC-NFRAP
CANTARA LOOP TRAIN WRECK	CERC-NFRAP
MT SHASTA INSPECTION FACILITY	LUST
CHP MT SHASTA INSPECTION FACILITY	LUST
ROSS PROPERTY	LUST
LAKE SISKIYOU CAMPGROUNDS	HIST UST
MCCLLOUD SNO CAT SHED	HIST UST
PACIFIC POWER - SN. BRUSH	AST
CHP - DUNSMUIR GRADE	AST
MT. SHASTA SKI PARK	AST
ROSEBURG LUMBER MILL IN MT. SHASTA	ENVIROSTOR

# OVERVIEW MAP - 2968846.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

- Areas of Concern

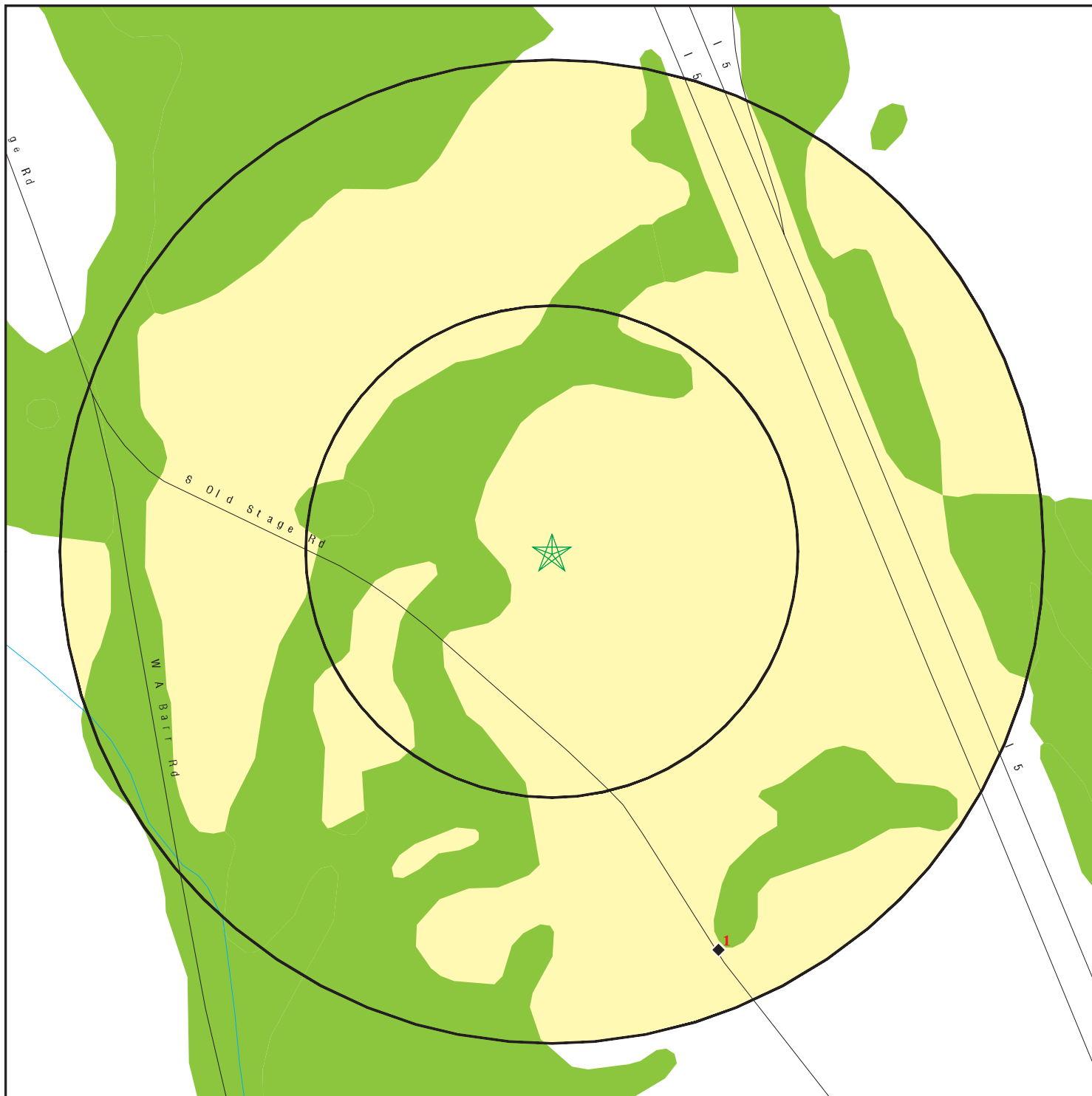
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Lassen Substation  
 ADDRESS: 504 S Old Stage Rd  
 Mount Shasta CA 96067  
 LAT/LONG: 41.3048 / 122.3206

CLIENT: Enplan  
 CONTACT: Amy Lee  
 INQUIRY #: 2968846.2s  
 DATE: January 17, 2011 6:41 pm



# DETAIL MAP - 2968846.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚡ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🏠 National Priority List Sites
- 🏠 Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Lassen Substation  
 ADDRESS: 504 S Old Stage Rd  
 Mount Shasta CA 96067  
 LAT/LONG: 41.3048 / 122.3206

CLIENT: Enplan  
 CONTACT: Amy Lee  
 INQUIRY #: 2968846.2s  
 DATE: January 17, 2011 6:41 pm

Count: 12 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MOUNT SHASTA	U001619516	LAKE SISKIYOU CAMPGROUNDS	W.A. BARR ROAD	96067	HIST UST
MOUNT SHASTA	S105025106	MT SHASTA STP	1551 OLD STAGE CT	96067	HIST CORTESE
MOUNT SHASTA	U001619518	McCLOUD SNO CAT SHED	MT. SHASTA HWY 89	96067	HIST UST
MT SHASTA	S102434044	MT SHASTA INSPECTION FACILITY	I-5	96067	LUST
MT SHASTA	1003879381	ABANDONED ASBESTOS MINES	19 MI SO OF MT SHASTA	96067	CERC-NFRAP
MT SHASTA	S109285975	CHP MT SHASTA INSPECTION FACILITY	1001 I-5 SOUTH	96067	LUST
MT SHASTA CITY	1003879542	CANTARA LOOP TRAIN WRECK	MILEPOST 328 SACRAMENTO RIVER	96067	CERC-NFRAP
MT. SHASTA	S108195951	ROSEBURG LUMBER MILL IN MT. SHASTA	HIGHWAY 5 / SOUTH MT. SHASTA B	96067	ENVIROSTOR
MT. SHASTA	A100338270	PACIFIC POWER - SN. BRUSH	5 M. E.	96067	AST
MT. SHASTA	A100339455	CHP - DUNSMUIR GRADE	1001 I-5	96067	AST
MT. SHASTA	S106127599	ROSS PROPERTY	MT. SHASTA BLVD.	96067	LUST
MT. SHASTA	A100338088	MT. SHASTA SKI PARK	SKI PARK HWY OFF ST. RT. #89	96067	AST

## **APPENDIX D**

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### **Qualifications Statement**

**AMY LEE**  
*Environmental Assessor*

**Education:** Bachelor of Science in Forestry and Natural Resource Management, June 1994, California Polytechnic State University, San Luis Obispo, CA, GPA 3.5

40-Hour OSHA Hazardous Materials Course and Yearly 8-Hour Refresher Course

Registered Environmental Assessor I-07387

Amy Lee has more than sixteen years experience in performing all aspects of environmental site assessments, site characterizations, and remediation plans in conformance with ASTM Standards, under the supervision of registered geologists and engineers. Mrs. Lee has performed Phase I and Phase II Assessments on commercial, industrial, and residential properties throughout California. Her work includes conducting site reconnaissances, evaluating historical research, reviewing regulatory agency records and government databases, interpreting aerial photographs, sampling soil and groundwater, interpreting laboratory data, and preparing final reports that include recommendations for remediation. Mrs. Lee has authored numerous Closure Reports, Work Plans, and Health and Safety Plans for regulatory agency submittal.

**Representative Experience:**

- *Phase I Environmental Site Assessments.* As a Registered Environmental Assessor, Mrs. Lee specializes in performing Phase I Environmental Site Assessments in conformance with ASTM Standard E1527-05. Phase I Environmental Site Assessments are conducted to identify recognized environmental conditions in connection with a property. The term “recognized environmental conditions” means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.
- *Environmental Audits.* Mrs. Lee has conducted Site Closure Environmental Audits for properties in southern California. Services performed include an initial site reconnaissance to identify areas of potential environmental concern; soil and groundwater sampling and analysis; and preparation of a Site Closure Environmental Audit report.
- *Phase II Environmental Site Assessments.* Mrs. Lee has conducted numerous Phase II Environmental Site Assessments on properties located throughout the state of California. Phase II studies have been performed to determine the presence or absence of soil and groundwater contamination at a property after a

recognized environmental condition has been identified during the course of a Phase I Environmental Site Assessment. Mrs. Lee has experience identifying and defining petroleum hydrocarbon, solvents, agricultural chemicals, and metals-based contamination plumes in both the soil and groundwater.

- *Soil Remediation.* Following the identification and delineation of contamination plumes, Mrs. Lee has coordinated and overseen soil remediation activities including remediation by excavation and in-situ bio-remediation.
- *Regulatory Agency Case Closure.* Mrs. Lee has authored several Closure Reports for regulatory agency submittal following successful remediation of contaminated properties. Mrs. Lee also authors Closure Reports for underground storage tank removal activities.



***506 S. Old Stage Road, Mount Shasta  
Siskiyou County, California  
Assessor's Parcel Number 036-220-170***

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**506 S. Old Stage Road, Mount Shasta  
Siskiyou County, California  
Assessor's Parcel Number 036-220-170**



*Prepared for:*

**POWER Engineers**

Revised  
June 27, 2011

522-02



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## APPENDICES

- A. Site Photographs
- B. User-Provided Information Questionnaire
- C. Executive Summary, *The EDR Radius Map with GeoCheck*
- D. Qualifications Statement

## **1.0 SUMMARY**

ENPLAN has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-05 addressing Siskiyou County Assessor's Parcel Number 036-220-170, located at 506 S. Old Stage Road in Mount Shasta, Siskiyou County, California. Any exceptions to, or deletions from, this practice are described in Section 3.0 of this report. This assessment has revealed no obvious evidence of recognized environmental conditions in connection with the property. No further environmental investigation of the subject property appears warranted at this time.

## **2.0 INTRODUCTION**

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted for Assessor's Parcel Number 036-220-170, located at 506 S. Old Stage Road in Mount Shasta, Siskiyou County, California. The ±3-acre property currently contains a residence, well shed, and storage shed.

The purpose of this assessment is to permit the client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on California Environmental Response, Compensation, and Liability Act (CERCLA) liability. This assessment is intended to constitute "all appropriate inquiry (AAI) into the previous ownership and uses of the property consistent with good commercial or customary practice." AAI is only the first step to establishing the ability to qualify for CERCLA liability protection—"continuing obligations" apply after purchase.

The goal of this assessment is to identify recognized environmental conditions in connection with the subject property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

ENPLAN performed this ESA for POWER Engineers, in accordance with ASTM Standard E1527-05, *Standard Practice for Environmental Site Assessments*. This report is prepared for the sole use and benefit of POWER Engineers, and is based in part upon data provided by POWER Engineers, and its representatives. Neither this report, nor any of the information contained herein, shall be used or relied upon for any other purpose by any person or entity other than POWER Engineers.

### **3.0 SCOPE OF SERVICES**

ENPLAN performed the following tasks in order to identify recognized environmental conditions on and in the immediate vicinity of the subject site:

- Conducted a visual survey of the property to evaluate on-site hazardous materials use, storage, and disposal activities.
- Performed a visual reconnaissance of the immediately adjacent sites.
- Interviewed the property owner regarding specialized knowledge, purchase price, and commonly known information via a User Provided Information Questionnaire.
- Reviewed readily available literature and historic documentation for the property to determine historic site usage from the time of the property's first development. Historical documents prior to 1940 were reviewed when available. Documents reviewed include historic United States Geological Survey (USGS) topographic maps and historic aerial photographs.
- Reviewed historic city directories and Sanborn fire insurance maps. However, coverage of the property was not available.
- Reviewed a preliminary title report for the property.
- Reviewed reasonably ascertainable regulatory agency databases concerning chemical use, storage, and disposal for the subject property and surrounding sites.
- Interviewed representatives of the local Environmental Health Department.
- Searched for environmental cleanup liens.
- Prepared this report presenting our findings, conclusions, and recommendations.

## **4.0 SITE DESCRIPTION AND HYDROLOGIC CONDITIONS**

The subject property is located at 506 S. Old Stage Road in Mount Shasta, Siskiyou County, California. The property is identified as Siskiyou County Assessor's Parcel Number 036-220-170. The owners of the property are identified as Ronald G. Morris and Susan S. Morris. The property is situated along the north side of S. Old Stage Road, west of Interstate 5. Access to the property can be made from S. Old Stage Road. The ±3-acre property currently contains a residence, well shed, and storage shed.

The property is located in an area comprised of a mix of residences, undeveloped land, and an electric utility substation. The elevation of the property is approximately 3,440 feet above sea level. The overall topographic gradient in the vicinity of the property slopes downwards towards the southwest. The property is depicted on the United States Geological Survey (USGS) City of Mount Shasta, California, 7.5-minute topographic quadrangle (1986), as shown in Figure 1.

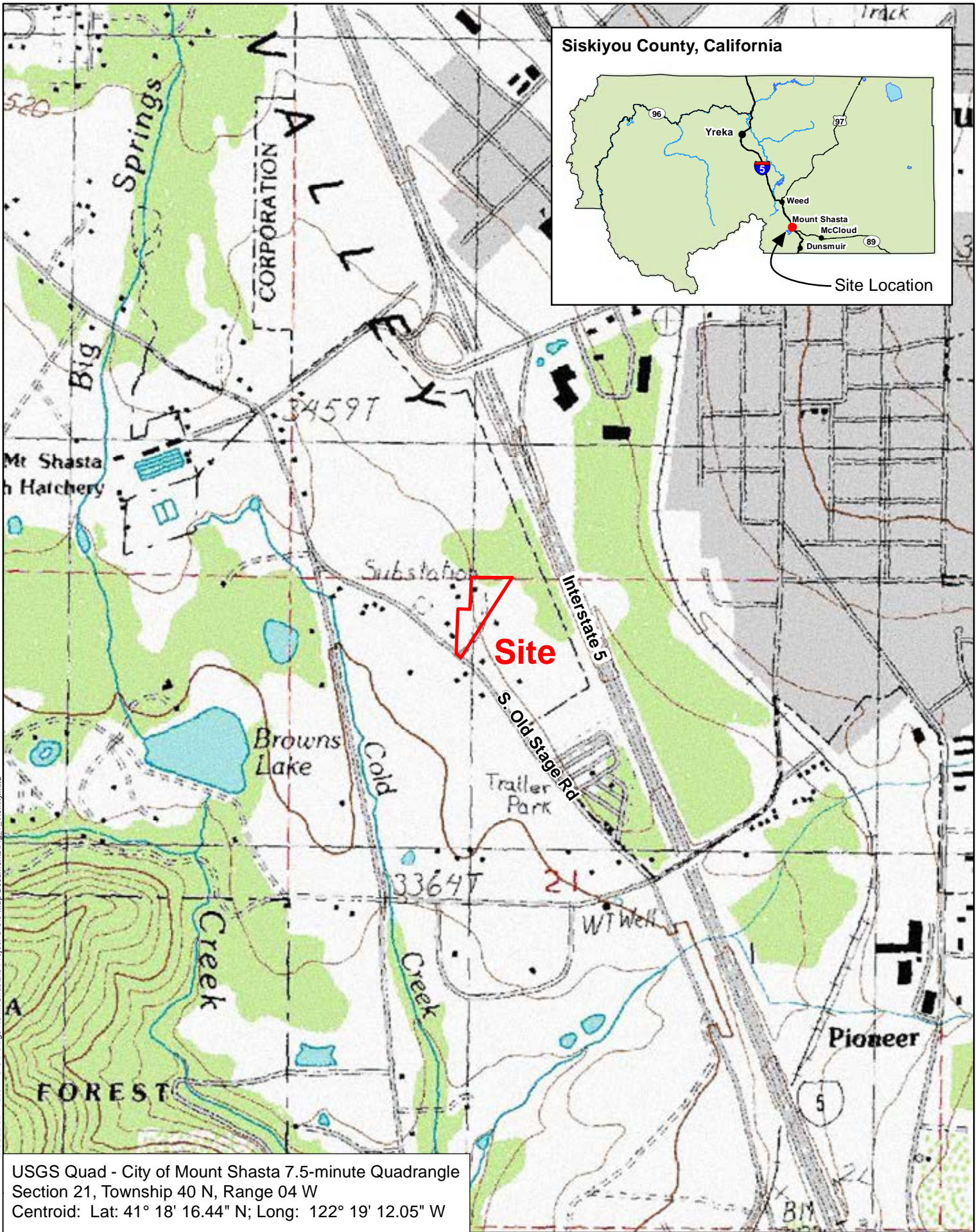
One domestic well was observed on the property during the recent site reconnaissance. Depth to groundwater was measured at 6.0 feet below the ground surface on September 1, 1971, in this well (EDR Inquiry Number 3082637.2s). In the absence of reported groundwater flow direction information, it is assumed that groundwater follows surface topography, and flows towards the southwest.

## **5.0 SITE RECONNAISSANCE**

A field reconnaissance of the site was conducted by Amy E. Lee, Registered Environmental Assessor Number 07387, on June 2, 2011. Mrs. Lee is an environmental professional with over sixteen years experience conducting Phase I Environmental Site Assessments. The site inspection consisted of walking throughout the property, including inspection of building interiors.

The subject site is situated along the north side of S. Old Stage Road, west of Interstate 5. Access to the property can be made from S. Old Stage Road. The site is located in an area comprised of a mix of residences, undeveloped land, and an electric utility substation. Figure 2 depicts the site layout on an aerial photograph. Site photographs are presented in Appendix A.





FILE: S:\01-Jobs-Active\622-02 Phase I - S Old Stage Rd Mt Shasta\3-Project GIS\3-Map Documents\Fig\_1\_Vicinity.mxd

Feature and boundary locations depicted are approximate only. 06.13.11



Figure 1  
**Vicinity Map**





FILE: S:\01-Jobs-Active\622-02 Phase 1 - S Old Stage Rd Mt Shasta\3-Project GIS\3-Map Documents\Fig. 2\_Site\_Aerial.mxd



Undeveloped Land

Residence  
504 S. Old Stage Rd

Mt. Shasta Substation  
Pacific Power  
404 S. Old Stage Rd

**Site**

Residence  
508 S. Old Stage Rd

Residence  
500 S. Old Stage Rd

Residence  
512 S. Old Stage Rd

Residence  
511 S. Old Stage Rd

Residence  
507 S. Old Stage Rd

S Old Stage Rd

155

Feature and boundary locations depicted are approximate only. 06.13.11



Figure 2  
**Aerial Photograph**



The property currently contains a residence, well shed, and storage shed. The Morris family has occupied the property for approximately the past 22 years. A gravel driveway leads from S. Old Stage Road to the residence. The residence consists of a single-story mobile home with a raised foundation. A well shed is located to the north of the residence. The well shed consists of a wood-framed structure with a concrete slab foundation. A wood-framed storage shed with a raised wood foundation is located to the northeast of the residence.

Electric service is provided to the property by Pacific Power. A heating oil aboveground storage tank (AST) is located along the exterior northeast portion of the residence. The heating oil AST is situated on a concrete slab. Water is currently provided to the property by an on-site well. The property is currently connected to the public sewer system. The property was formerly connected to an on-site septic system. Refuse collection service is not currently provided to the property, as the owner prefers to haul waste to the local dump.

Aside from the heating oil AST, no regulated quantities of hazardous materials, including 55-gallon drums of chemicals, aboveground storage tanks (ASTs), or underground storage tanks (USTs), were observed on the property. Three empty 55-gallon drums were observed near the storage shed. No sumps, hoists, hydraulic lifts, storm drains, transformers, basements, or elevators were observed on the property.

Neither stained soils, discolored water, distressed vegetation, nor the presence of an obvious wastewater discharge were noticeable on the subject property. No strong, pungent, or noxious odors were noticeable during the site reconnaissance. Storm water flows onto adjacent parcels.

Aside from the residential heating oil AST, no current or past activities likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products were identified during the site reconnaissance. No obvious recognized environmental conditions were observed for the property during the site reconnaissance.

## **5.1 Adjacent Parcels**

As depicted in Figure 2, the area surrounding the property is comprised of a mix of residences, undeveloped land, and an electric utility substation. The parcels immediately adjoining the property are as follows:

- Adjacent to the north of the property is undeveloped land.
- Adjacent to the south of the property is S. Old Stage Road, followed by residences located at 511 and 507 S. Old Stage Road.
- Adjacent to the west of the property are residences located at 500 and 504 S. Old Stage Road.
- Adjacent to the east of the property is a residence located at 508 S. Old Stage Road.

## **6.0 USER-PROVIDED INFORMATION**

A User-Provided Information Questionnaire was completed by the property owner, Ms. Susan S. Morris, on June 8, 2011. A copy of the completed questionnaire is included in Appendix B. Ms. Morris is not aware of any recognized environmental conditions for the property including environmental cleanup liens, engineering controls, land use restrictions, or institutional controls. Ms. Morris is not aware of any obvious indicators that point to the presence or likely presence of contamination at the property. According to Ms. Morris, the purchase price being paid for this property reasonably reflects the fair market value of the property.

A preliminary title report prepared for the property by Mount Shasta Title & Escrow Company dated March 20, 2011, was provided to ENPLAN for review. The owners of the property are listed as Ronald G. Morris and Susan S. Morris, as trustees of the Ronald G and Susan S. Morris Living Trust. No obvious recognized environmental conditions were identified from the title report review.

## **7.0 SITE HISTORY**

In order to obtain information regarding current and past recognized environmental conditions at the site, information from several sources was researched. The results of this research are summarized below.

## 7.1 Sanborn Fire Insurance Map Review

Sanborn fire insurance maps for Mount Shasta were reviewed. Coverage of the property was not available (EDR Inquiry Number 3082637.3).

## 7.2 Topographic Map Review

In an attempt to assess past property uses that may have had an environmental impact on the property or surrounding areas, select historical maps depicting the subject property and surrounding areas were reviewed. Topographic maps from 1897, 1912, 1935, 1954, 1986, and 1998 were available for review.

### 1897 (USGS 15-minute Shasta Special, California Quadrangle):

The property consists of undeveloped land. Undeveloped lands adjoin the property to the north, south, west, and east.

### 1912 (USGS 60-minute Shasta, California Quadrangle):

The property and adjoining parcels remain undeveloped.

### 1935 (USGS 30-minute Dunsmuir, California Quadrangle):

The property remains undeveloped. Undeveloped land adjoins the property to the north. Residences are located to the west and east of the property. S. Old Stage Road is located to the south of the property, followed by undeveloped land.

### 1954 (USGS 15-minute Weed, California Quadrangle):

The property and adjoining parcels appear similar to the previous map.

### 1986 (USGS 7.5-minute City of Mount Shasta, California Quadrangle):

An unpaved driveway and residence are now located on the property. Undeveloped land adjoins the property to the north. Residences adjoin the property to the west and east. S. Old Stage Road adjoins the property to the south, followed by residences.

### 1998 (USGS 7.5-minute City of Mount Shasta, California Quadrangle):

The property and adjoining parcels appear similar to the previous map.

No obvious recognized environmental conditions for the property were noted from the topographic maps reviewed.

## **7.5 City Directory Review**

ENPLAN utilized Environmental Data Resources, Inc. (EDR), as an information source for historic city directories. Business directories including city, cross reference, and telephone directories were reviewed, if available, at approximate five-year intervals. Coverage of the property was not available (EDR Inquiry Number 3082637.6).

## **8.0 REGULATORY AGENCY DATABASE REVIEW**

To ascertain reported areas of possible environmental impairment on or in the vicinity of the subject property, ninety-one (91) federal, state, local, tribal, and proprietary records databases were reviewed. During the course of this study, ENPLAN utilized EDR as an information source for environmental records. A summary of the records review is presented in Appendix C.

The subject site and adjoining parcels were not identified as hazardous materials use, storage, disposal, or release sites on any of the 91 databases reviewed. Institutional controls and engineering controls were not identified for the property.

Five (5) hazardous materials use, storage, disposal, or release sites were identified within a one-mile radius of the subject property. One (1) of the five identified hazardous materials use, storage, or disposal sites has not had a reported release of hazardous materials and is therefore not considered a recognized environmental condition for the subject property. The four (4) identified sites that have had a reported spill or release of hazardous materials have all received regulatory agency closure, and are therefore not considered a recognized environmental condition for the subject property.

No obvious recognized environmental conditions for the property or immediately adjacent parcels were noted from the 91 government databases reviewed. No obvious potential off-site sources of contamination were identified within the ASTM-specified search distances (up to one mile) of the subject property.



## **7.5 City Directory Review**

ENPLAN utilized Environmental Data Resources, Inc. (EDR), as an information source for historic city directories. Business directories including city, cross reference, and telephone directories were reviewed, if available, at approximate five-year intervals. Coverage of the property was not available (EDR Inquiry Number 3082637.6).

## **8.0 REGULATORY AGENCY DATABASE REVIEW**

To ascertain reported areas of possible environmental impairment on or in the vicinity of the subject property, ninety-one (91) federal, state, local, tribal, and proprietary records databases were reviewed. During the course of this study, ENPLAN utilized EDR as an information source for environmental records. A summary of the records review is presented in Appendix C.

The subject site and adjoining parcels were not identified as hazardous materials use, storage, disposal, or release sites on any of the 91 databases reviewed. Institutional controls and engineering controls were not identified for the property.

Five (5) hazardous materials use, storage, disposal, or release sites were identified within a one-mile radius of the subject property. One (1) of the five identified hazardous materials use, storage, or disposal sites has not had a reported release of hazardous materials and is therefore not considered a recognized environmental condition for the subject property. The four (4) identified sites that have had a reported spill or release of hazardous materials have all received regulatory agency closure, and are therefore not considered a recognized environmental condition for the subject property.

No obvious recognized environmental conditions for the property or immediately adjacent parcels were noted from the 91 government databases reviewed. No obvious potential off-site sources of contamination were identified within the ASTM-specified search distances (up to one mile) of the subject property.

## **8.1 Local Environmental Health Department Records Review**

Records were reviewed at the Siskiyou County Environmental Health Department on May 31, 2011. No records are on file for the property pertaining to underground storage tanks.

## **8.2 Environmental Liens**

During the course of this assessment, ENPLAN utilized EDR as an information source for environmental cleanup liens. A search was made for the existence of environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law. The owners of the property are listed as Ronald G. Morris and Susan S. Morris. No environmental liens or activity and use limitations were identified for the property (EDR Inquiry Number 3082637.7).

## **9.0 INTERVIEWS**

All interviews were conducted by Amy E. Lee, Registered Environmental Assessor Number 07387. Mrs. Lee is an environmental professional with over sixteen years experience conducting Phase I Environmental Site Assessments.

ENPLAN conducted an interview with the property owner, Ms. Susan S. Morris, via a User-Provided Information Questionnaire. A copy of the completed questionnaire is included in Appendix B. Ms. Morris is not aware of any recognized environmental conditions for the property including environmental cleanup liens, engineering controls, land use restrictions, or institutional controls. Ms. Morris is not aware of any obvious indicators that point to the presence or likely presence of contamination at the property. According to Ms. Morris, the purchase price being paid for this property reasonably reflects the fair market value of the property. On June 14, 2011, ENPLAN spoke with Ms. Morris who stated that she purchased the property in 1988. The residence was located on the property in 1988. The Morris's installed the heating oil AST on the property in 1991.

## 10.0 FINDINGS AND OPINION

Historical research conducted for this study indicates that the property consisted of undeveloped land from at least 1897 to 1957. A mobile home was placed on the northern portion of the property by 1972. The property has remained relatively unchanged from at least 1972 to the present. The property currently contains a residence, well shed, and storage shed. No significant data gaps or data failures were encountered during the course of this assessment. No evidence was encountered to indicate that the property was ever used for agricultural purposes such as row crops or orchards.

Aside from a residential heating oil aboveground storage tank (AST), no regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or underground storage tanks (USTs), were observed to be used, stored, or disposed of on the property. No records were found to indicate that any USTs have been located on the property in the past.

The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified search distances (up to one mile) of the subject property. No obvious recognized environmental conditions for the property were noted from the 91 databases reviewed.

It is ENPLAN's opinion that no obvious recognized environmental conditions were identified for the property during the course of this assessment. No obvious conditions indicative of significant releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products on, at, in, or to the subject property were identified during the course of this assessment. No further environmental investigation of the subject property appears warranted at this time. This opinion is based on the information provided to ENPLAN during the course of this assessment. Any data that is missing or was withheld from ENPLAN could alter our opinion.

## **11.0 CONCLUSIONS**

ENPLAN has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-05, addressing Siskiyou County Assessor's Parcel Number 036-220-170, located at 506 S. Old Stage Road in Mount Shasta, Siskiyou County, California. Any exceptions to, or deletions from, this practice are described in Section 3.0 of this report. This assessment has revealed no obvious evidence of recognized environmental conditions in connection with the property. No further environmental investigation of the subject property appears warranted at this time.

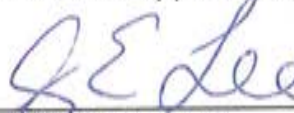
## 12.0 CERTIFICATION

This Phase I Environmental Site Assessment Report has been prepared by ENPLAN at the request of POWER Engineers, and has been reviewed and approved by the undersigned. The research, interviews, and field work conducted for this assessment were completed by Amy E. Lee, Registered Environmental Assessor Number 07387. Mrs. Lee is an environmental professional with over sixteen years experience conducting Phase I Environmental Site Assessments.

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

The scope of effort upon which this report is based is intended to provide a reasonable assessment of environmental risk for the client. This effort was not absolutely exhaustive and the quality of our assessment is necessarily dependent on the quality of the information supplied to ENPLAN by all sources cited. No geology was performed during the course of this assessment. No information contained in this report is intended to be relied upon by any party as geology. Inspection and data collection were carried out by ENPLAN staff according to accepted standards. However, inspection was mainly surficial and the identification of possible environmental risks or contamination was limited accordingly. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property. Therefore, this report does not carry with it any express or implied warranty that environmental risks associated with the subject site have been totally excluded or precisely characterized.

*Reviewed and Approved by:*



Amy Lee, R.E.A.  
Environmental Assessor



June 2011

## 13.0 REFERENCES

- ENVIRONMENTAL DATA RESOURCES, INC. May 31, 2011. The EDR Radius Map Report with GeoCheck. Inquiry Number 3082637.2s.
- ENVIRONMENTAL DATA RESOURCES, INC. June 6, 2011. The EDR Aerial Photo Decade Package. Inquiry Number 3082637.5.
- ENVIRONMENTAL DATA RESOURCES, INC. May 31, 2011. Certified Sanborn Map Report. Inquiry Number 3082637.3.
- ENVIRONMENTAL DATA RESOURCES, INC. June 6, 2011. The EDR Environmental LienSearch Report. Inquiry Number 3082637.7.
- ENVIRONMENTAL DATA RESOURCES, INC. May 31, 2011. The EDR-City Directory Abstract. Inquiry Number 3082637.6.
- SISKIYOU COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, Personal Communication, May 31, 2011.
- USGS. 1897. Shasta Special, California Quadrangle, 15-minute topographic map
- . 1912. Shasta, California Quadrangle, 60-minute topographic map.
- . 1935. Dunsmuir, California Quadrangle, 30-minute topographic map.
- . 1954. Weed, California Quadrangle, 15-minute topographic map.
- . 1986 and 1998. City of Mount Shasta, California Quadrangle, 7.5-minute topographic map.



## **APPENDIX A**

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### **Site Photographs**

## PHOTOGRAPHS



Photo 1. View of the residence located on the property.



Photo 2. View facing southeast from the northwest corner of the property.



## PHOTOGRAPHS



Photo 3. View facing north from the south end of the property.



Photo 4. View of the heating oil AST located adjacent to the residence.

## PHOTOGRAPHS



Photo 5. Interior view of the storage shed.

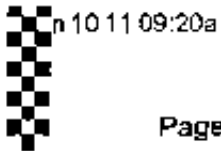


Photo 6. Interior view of the well shed.

## **APPENDIX B**

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### **User-Provided Information Questionnaire**



**USER-PROVIDED INFORMATION QUESTIONNAIRE**

**DATE: May 31, 2011**

**CLIENT: POWER Engineers, Attn: Allison Carver**

**PROPERTY: 506 S. Old Stage Road, Mount Shasta, CA (Siskiyou County APN 036-220-170)**

**THE FOLLOWING INFORMATION MUST BE PROVIDED TO ENPLAN IN ORDER TO MEET ASTM STANDARD 1527-05.**

**PLEASE COMPLETE THIS FORM AND E-MAIL OR FAX IT TO ENPLAN AT 530-221-6963 AT YOUR EARLIEST CONVENIENCE. THANK YOU.**

**1. TITLE REPORT – PLEASE PROVIDE ENPLAN WITH A COPY**

**2. Are you aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?**

YES  NO

**3. Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?**

YES  NO

**4. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?**

YES  NO

**5. Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?**

YES  NO

**6. Do you have any specialized knowledge or experience related to the property or nearby properties?**

YES  NO

Page 2 of 4

7. Are you aware of any commonly known or reasonably ascertainable information about the property or nearby properties that would help identify conditions indicative of releases or threatened releases?

\_\_\_\_\_ YES                      \_\_\_X\_\_\_ NO

8. Do you know the past uses of the property?

\_\_\_\_\_ YES                      \_\_\_X\_\_\_ NO  
(If yes, please list)

9. Do you know of specific chemicals that are present or once were present at the property?

\_\_\_\_\_ YES                      \_\_\_X\_\_\_ NO  
(If yes, please list)

10. Do you know of spills or other chemical releases that have taken place at the property?

\_\_\_\_\_ YES                      \_\_\_X\_\_\_ NO  
(If yes, please list)

11. Do you know of any environmental cleanups that have taken place at the property?

\_\_\_\_\_ YES                      \_\_\_X\_\_\_ NO  
(If yes, please list)

**ENPLAN**



12. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

YES  NO

If no, is the lower purchase price due to contamination that is known or believed to be present at the property?

YES  NO

13. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

YES  NO

14. Property owner NAME Ronald and Susan Morris Living Trust  
PHONE NUMBER 530-926-2704

15. Property manager NAME N/A  
PHONE NUMBER \_\_\_\_\_

16. Occupant NAME Ronald and Susan Morris  
PHONE NUMBER 530-926-2704

17. Reason for performing Phase I Environmental Site Assessment?

To qualify for land owner liability protections to CERCLA liability  
 OTHER: \_\_\_\_\_

18. Are you aware of any of the following documents that may exist for the property?

- a. Environmental Site Assessment Reports  YES  NO
- b. Environmental Compliance Audit Reports  YES  NO
- c. Environmental Permits (e.g. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, npdes permits, underground injection permits)  YES  NO
- d. Registrations for underground and aboveground storage tanks  YES  NO

Page 4 of 4

- e. Registrations for underground injection systems \_\_\_\_\_ YES  NO
- f. Material safety data sheets \_\_\_\_\_ YES  NO
- g. Community right-to-know plan \_\_\_\_\_ YES  NO
- h. Safety plans, preparedness and prevention plans, spill prevention, countermeasure, and control plans \_\_\_\_\_ YES  NO
- i. Reports regarding hydro geologic conditions on the property or surrounding area \_\_\_\_\_ YES  NO
- j. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property \_\_\_\_\_ YES  NO
- k. Hazardous waste generator notices or reports \_\_\_\_\_ YES  NO
- l. Geotechnical studies \_\_\_\_\_ YES  NO
- m. Risk assessments \_\_\_\_\_ YES  NO
- n. Recorded activity and use limitations \_\_\_\_\_ YES  NO

If yes on (a-n) above, will copies be provided to ENPLAN for review?

\_\_\_\_\_ YES \_\_\_\_\_ NO

COMPLETED BY:

SIGNATURE

*Susan S Morris*

PRINT NAME Susan S Morris

DATE 06/08/11

## APPENDIX C

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### **Executive Summary, *The EDR Radius Map with GeoCheck*** *(Full report available upon request)*

## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

506 S. OLD STAGE ROAD  
MOUNT SHASTA, CA 96067

#### COORDINATES

Latitude (North): 41.304800 - 41° 18' 17.3"  
Longitude (West): 122.320600 - 122° 19' 14.2"  
Universal Transverse Mercator: Zone 10  
UTM X (Meters): 556876.2  
UTM Y (Meters): 4572604.0  
Elevation: 3441 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 41122-C3 CITY OF MOUNT SHASTA, CA  
Most Recent Revision: 1986

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 2006, 2005  
Source: USDA

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### *Federal NPL site list*

NPL..... National Priority List

## EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent NPL***

RESPONSE..... State Response Sites

### ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR..... EnviroStor Database

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Information System

### ***State and tribal leaking storage tank lists***

SLIC..... Statewide SLIC Cases  
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

## EXECUTIVE SUMMARY

### ***State and tribal registered storage tank lists***

UST..... Active UST Facilities  
AST..... Aboveground Petroleum Storage Tank Facilities  
INDIAN UST..... Underground Storage Tanks on Indian Land  
FEMA UST..... Underground Storage Tank Listing

### ***State and tribal voluntary cleanup sites***

VCP..... Voluntary Cleanup Program Properties  
INDIAN VCP..... Voluntary Cleanup Priority Listing

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODI..... Open Dump Inventory  
WMUDS/SWAT..... Waste Management Unit Database  
SWRCY..... Recycler Database  
HAULERS..... Registered Waste Tire Haulers Listing  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

#### ***Local Lists of Hazardous waste / Contaminated Sites***

US CDL..... Clandestine Drug Labs  
HIST Cal-Sites..... Historical Calsites Database  
SCH..... School Property Evaluation Program  
Toxic Pits..... Toxic Pits Cleanup Act Sites  
CDL..... Clandestine Drug Labs  
US HIST CDL..... National Clandestine Laboratory Register

#### ***Local Lists of Registered Storage Tanks***

CA FID UST..... Facility Inventory Database  
SWEEPS UST..... SWEEPS UST Listing

#### ***Local Land Records***

LIENS 2..... CERCLA Lien Information  
LUCIS..... Land Use Control Information System  
LIENS..... Environmental Liens Listing  
DEED..... Deed Restriction Listing

#### ***Records of Emergency Release Reports***

HMIRS..... Hazardous Materials Information Reporting System  
CHMIRS..... California Hazardous Material Incident Report System  
LDS..... Land Disposal Sites Listing



## EXECUTIVE SUMMARY

MCS..... Military Cleanup Sites Listing

### **Other Ascertainable Records**

RCRA-NonGen..... RCRA - Non Generators  
DOT OPS..... Incident and Accident Data  
DOD..... Department of Defense Sites  
FUDS..... Formerly Used Defense Sites  
CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision  
UMTRA..... Uranium Mill Tailings Sites  
MINES..... Mines Master Index File  
TRIS..... Toxic Chemical Release Inventory System  
TSCA..... Toxic Substances Control Act  
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
SSTS..... Section 7 Tracking Systems  
ICIS..... Integrated Compliance Information System  
PADS..... PCB Activity Database System  
MLTS..... Material Licensing Tracking System  
RADINFO..... Radiation Information Database  
FINDS..... Facility Index System/Facility Registry System  
RAATS..... RCRA Administrative Action Tracking System  
CA BOND EXP. PLAN..... Bond Expenditure Plan  
WDS..... Waste Discharge System  
NPDES..... NPDES Permits Listing  
Cortese..... "Cortese" Hazardous Waste & Substances Sites List  
HIST CORTESE..... Hazardous Waste & Substance Site List  
Notify 65..... Proposition 65 Records  
DRYCLEANERS..... Cleaner Facilities  
WIP..... Well Investigation Program Case List  
HAZNET..... Facility and Manifest Data  
EMI..... Emissions Inventory Data  
INDIAN RESERV..... Indian Reservations  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
HWP..... EnviroStor Permitted Facilities Listing  
HWT..... Registered Hazardous Waste Transporter Database  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List  
FINANCIAL ASSURANCE..... Financial Assurance Information Listing  
PCB TRANSFORMER..... PCB Transformer Registration Database  
PROC..... Certified Processors Database  
MWMP..... Medical Waste Management Program Listing  
COAL ASH DOE..... Sleam-Electric Plan Operation Data

### **EDR PROPRIETARY RECORDS**

#### ***EDR Proprietary Records***

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

### **SURROUNDING SITES: SEARCH RESULTS**

Surrounding sites were identified in the following databases.

## EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

#### ***State and tribal leaking storage tank lists***

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 04/29/2011 has revealed that there are 4 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STAGE STOP II (EXXON) Status: Completed - Case Closed	311 LAKE ST W	NNW 1/4 - 1/2 (0.411 mi.)	2	7
CHEVRON SS #98674 MT SHASTA Status: Completed - Case Closed	411 LAKE ST W	NNW 1/4 - 1/2 (0.423 mi.)	3	8
<b><i>SUBURBAN PROPANE</i></b> Status: Completed - Case Closed	<b><i>205 LAKE ST W</i></b>	<b><i>NNE 1/4 - 1/2 (0.455 mi.)</i></b>	<b><i>4</i></b>	<b><i>10</i></b>
SISKIYOU CO PUB WKS MT SHASTA Status: Completed - Case Closed	401 MT SHASTA BLVD	ENE 1/4 - 1/2 (0.489 mi.)	5	12

### ADDITIONAL ENVIRONMENTAL RECORDS

#### ***Local Lists of Registered Storage Tanks***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

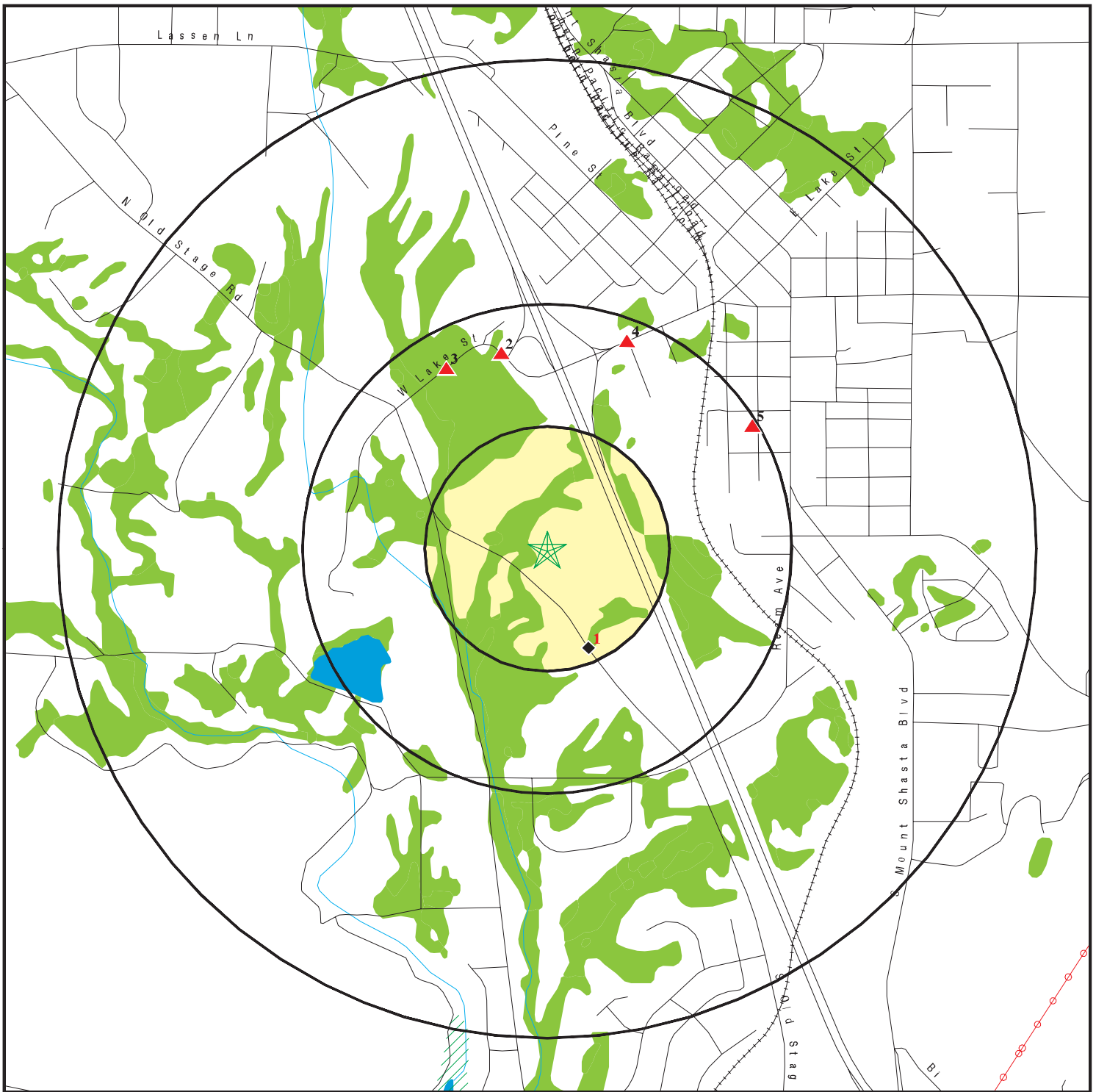
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STEPHEN N BROWN	512 S OLD STAGE RD	SSE 1/8 - 1/4 (0.219 mi.)	1	7

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 17 records.

<u>Site Name</u>	<u>Database(s)</u>
MT SHASTA STP	HIST CORTESE
SISKIYOU CO PUB WKS MT S	HIST CORTESE
ABANDONED ASBESTOS MINES	CERC-NFRAP
CANTARA LOOP TRAIN WRECK	CERC-NFRAP
ROSS PROPERTY	LUST
MT SHASTA INSPECTION FACILITY	LUST
CHP MT SHASTA INSPECTION FACILITY	LUST
ROSS PROPERTY	LUST
LAKE SISKIYOU CAMPGROUNDS	HIST UST
MCCLOUD SNO CAT SHED	HIST UST
PACIFIC POWER - SN. BRUSH	AST
CHP - DUNSMUIR GRADE	AST
PACIFIC POWER - M.S. SUB	AST
MT. SHASTA SKI PARK	AST
OLD MT. SHASTA LUMBER MILL PROPERT	FINDS
OLD MT. SHASTA LUMBER MILL PROPERT	US BROWNFIELDS
ROSEBURG LUMBER MILL IN MT. SHASTA	ENVIROSTOR

# OVERVIEW MAP - 3082637.2s



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

■ National Priority List Sites

■ Dept. Defense Sites

■ Indian Reservations BIA

⚡ Power transmission lines

⚡ Oil & Gas pipelines

▨ 100-year flood zone

▨ 500-year flood zone

■ National Wetland Inventory

■ Areas of Concern

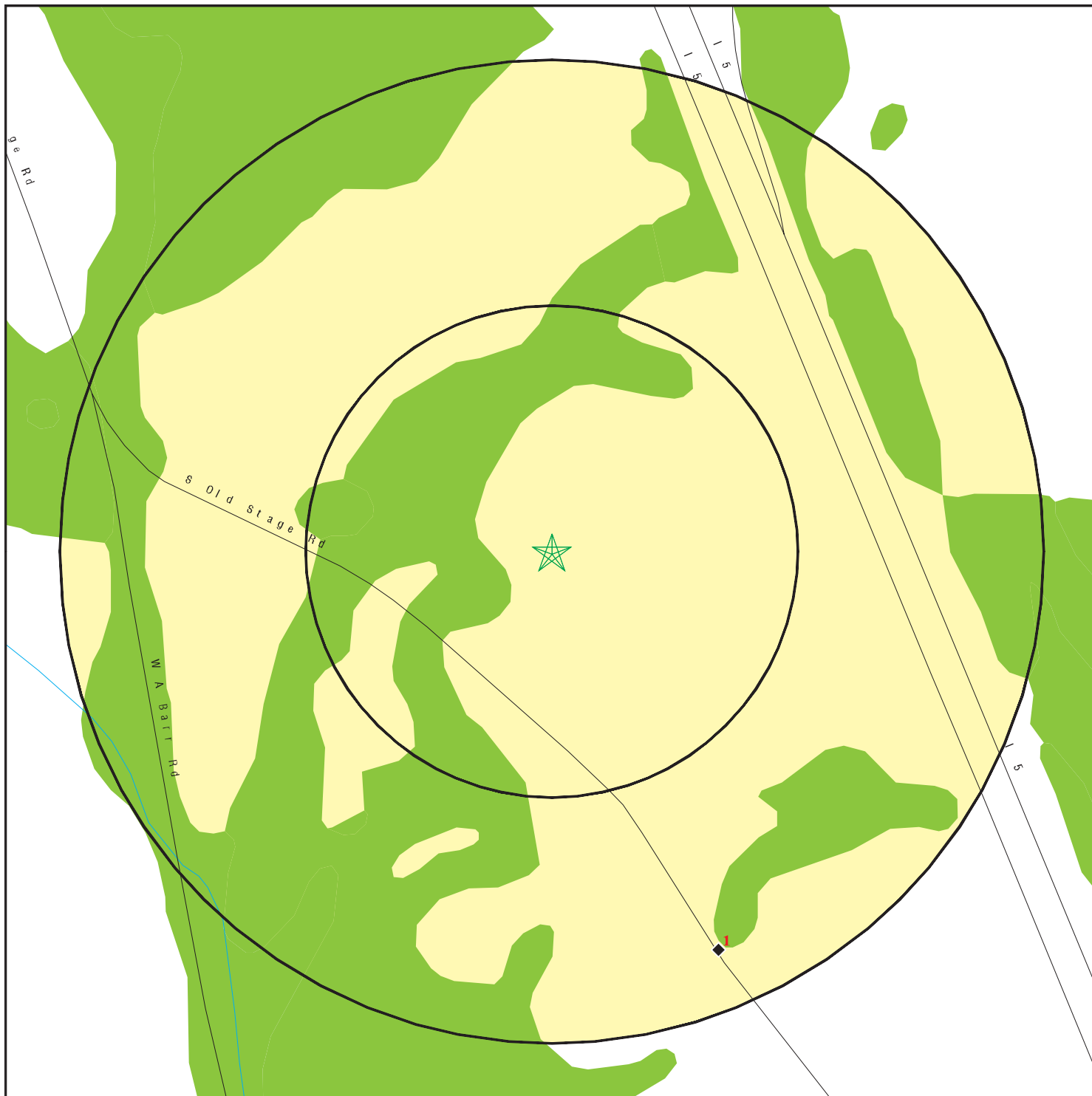


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 506 S. Old Stage Rd  
 ADDRESS: 506 S. Old Stage Road  
 Mount Shasta CA 96067  
 LAT/LONG: 41.3048 / 122.3206

CLIENT: Enplan  
 CONTACT: Amy Lee  
 INQUIRY #: 3082637.2s  
 DATE: May 31, 2011 2:33 pm

# DETAIL MAP - 3082637.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 506 S. Old Stage Rd  
 ADDRESS: 506 S. Old Stage Road  
 Mount Shasta CA 96067  
 LAT/LONG: 41.3048 / 122.3206

CLIENT: Enplan  
 CONTACT: Amy Lee  
 INQUIRY #: 3082637.2s  
 DATE: May 31, 2011 2:34 pm

Count: 17 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MOUNT SHASTA	U001619516	LAKE SISKIYOU CAMPGROUNDS	W.A. BARR ROAD	96067	HIST UST
MOUNT SHASTA	S110655586	ROSS PROPERTY	MOUNT SHASTA BLVD	96067	LUST
MOUNT SHASTA	S105025106	MT SHASTA STP	1551 OLD STAGE CT	96067	HIST CORTESE
MOUNT SHASTA	S105025066	SISKIYOU CO PUB WKS MT S	401 MT SHASTA	96067	HIST CORTESE
MOUNT SHASTA	U001619518	MC CLOUD SNO CAT SHED	MT. SHASTA HWY 89	96067	HIST UST
MT SHASTA	S102434044	MT SHASTA INSPECTION FACILITY	I-5	96067	LUST
MT SHASTA	1003879381	ABANDONED ASBESTOS MINES	19 MI SO OF MT SHASTA	96067	CERC-NFRAP
MT SHASTA	S109285975	CHP MT SHASTA INSPECTION FACILITY	1001 I-5 SOUTH	96067	LUST
MT SHASTA CITY	1003879542	CANTARA LOOP TRAIN WRECK	MILEPOST 328 SACRAMENTO RIVER	96067	CERC-NFRAP
MT. SHASTA	S108195951	ROSEBURG LUMBER MILL IN MT. SHASTA	HIGHWAY 5 / SOUTH MT. SHASTA B	96067	ENVIROSTOR
MT. SHASTA	A100338270	PACIFIC POWER - SN. BRUSH	5 M. E.	96067	AST
MT. SHASTA	A100339455	CHP - DUNSMUIR GRADE	1001 I-5	96067	AST
MT. SHASTA	1012171658	OLD MT. SHASTA LUMBER MILL PROPERT	WEST OF SOUTH MT. SHASTA BLVD.	96067	US BROWNFIELDS
MT. SHASTA	1012131053	OLD MT. SHASTA LUMBER MILL PROPERT	WEST OF SOUTH MT. SHASTA BLVD.	96067	FINDS
MT. SHASTA	A100338221	PACIFIC POWER - M.S. SUB	1/2 M. S/W	96067	AST
MT. SHASTA	S106127599	ROSS PROPERTY	MT. SHASTA BLVD.	96067	LUST
MT. SHASTA	A100338088	MT. SHASTA SKI PARK	SKI PARK HWY OFF ST. RT. #89	96067	AST



**APPENDIX D**

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**Qualifications Statement**

**AMY LEE**  
*Environmental Assessor*

**Education:** Bachelor of Science in Forestry and Natural Resource Management, June 1994, California Polytechnic State University, San Luis Obispo, CA, GPA 3.5

40-Hour OSHA Hazardous Materials Course and Yearly 8-Hour Refresher Course

Registered Environmental Assessor I-07387

Amy Lee has more than sixteen years experience in performing all aspects of environmental site assessments, site characterizations, and remediation plans in conformance with ASTM Standards, under the supervision of registered geologists and engineers. Mrs. Lee has performed Phase I and Phase II Assessments on commercial, industrial, and residential properties throughout California. Her work includes conducting site reconnaissances, evaluating historical research, reviewing regulatory agency records and government databases, interpreting aerial photographs, sampling soil and groundwater, interpreting laboratory data, and preparing final reports that include recommendations for remediation. Mrs. Lee has authored numerous Closure Reports, Work Plans, and Health and Safety Plans for regulatory agency submittal.

**Representative Experience:**

- *Phase I Environmental Site Assessments.* As a Registered Environmental Assessor, Mrs. Lee specializes in performing Phase I Environmental Site Assessments in conformance with ASTM Standard E1527-05. Phase I Environmental Site Assessments are conducted to identify recognized environmental conditions in connection with a property. The term “recognized environmental conditions” means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.
- *Environmental Audits.* Mrs. Lee has conducted Site Closure Environmental Audits for properties in southern California. Services performed include an initial site reconnaissance to identify areas of potential environmental concern; soil and groundwater sampling and analysis; and preparation of a Site Closure Environmental Audit report.
- *Phase II Environmental Site Assessments.* Mrs. Lee has conducted numerous Phase II Environmental Site Assessments on properties located throughout the state of California. Phase II studies have been performed to determine the presence or absence of soil and groundwater contamination at a property after a

recognized environmental condition has been identified during the course of a Phase I Environmental Site Assessment. Mrs. Lee has experience identifying and defining petroleum hydrocarbon, solvents, agricultural chemicals, and metals-based contamination plumes in both the soil and groundwater.

- *Soil Remediation.* Following the identification and delineation of contamination plumes, Mrs. Lee has coordinated and overseen soil remediation activities including remediation by excavation and in-situ bio-remediation.
- *Regulatory Agency Case Closure.* Mrs. Lee has authored several Closure Reports for regulatory agency submittal following successful remediation of contaminated properties. Mrs. Lee also authors Closure Reports for underground storage tank removal activities.

***DRAFT***  
***504 and 506 S. Old Stage Road***  
***Mt. Shasta, Siskiyou County, California***  
***APNs 036-220-170 and 036-220-280***



**DRAFT  
PHASE I  
ENVIRONMENTAL SITE ASSESSMENT UPDATE**

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**504 and 506 S. Old Stage Road  
Mt. Shasta, Siskiyou County, California  
APNs 036-220-170 and 036-220-280**

*Prepared for:*  
**POWER Engineers**

December 19, 2014  
522-03

**ENPLAN**

3179 Bechelli Lane, Suite 100, Redding, CA 96002  
(530) 221-0440  
[www.enplan.com](http://www.enplan.com)

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## 1.0 SUMMARY

ENPLAN conducted Phase I Environmental Site Assessments (ESAs) of the properties located at 504 and 506 South Old Stage Road, Mt. Shasta, in January and June 2011, respectively. The current report documents the results of a Phase I ESA Update prepared in December 2014 and addresses both properties.

Historical research conducted in 2011 indicated that the property consisted of undeveloped land from at least 1897 to 1959. A residence was built at 504 South Old Stage Road in 1960. A mobile home was placed on the northern portion of 506 South Old Stage Road by 1972. The property contained two residences, a garage, well sheds, storage sheds, and chicken coops during the 2011 site reconnaissance. No evidence was encountered to indicate that the property was ever used for agricultural purposes such as row crops or orchards.

Aside from a propane aboveground storage tank (AST) located at 504 South Old Stage Road, and a residential heating oil AST located at 506 South Old Stage Road, no regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or underground storage tanks (USTs), were observed to be used, stored, or disposed of on the property in 2011. No records were found to indicate that any USTs have been located on the property in the past.

The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified search distances (up to one mile) of the subject property. No obvious recognized environmental conditions (RECs) for the property were noted from the 91 databases reviewed in 2011.

It was ENPLAN's opinion that no obvious RECs were identified for the property during the course of the 2011 assessments. No obvious conditions indicative of significant releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the subject property were identified during the course of the 2011 assessments. No further environmental investigation of the subject property appeared warranted at that time.

As of December 5, 2014, the property contained two vacant residences, a garage, two well sheds, storage sheds, and chicken coops. The previously observed

propane AST and heating oil AST have been removed from the property. No regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or USTs, were observed to be used, stored, or disposed of on the property during the recent site reconnaissance. No obvious RECs were observed for the property during the recent site reconnaissance.

During the current evaluation, the subject property was not identified as a hazardous materials use, storage, disposal, or release site on any of the 106 databases reviewed for this assessment. No institutional controls or engineering controls were identified for the subject property. No oil and/or gas wells were identified on the subject property. The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified approximate minimum search distances of the subject property. No obvious RECs for the property were noted from the 106 databases reviewed.

Based on the research conducted for this assessment, it is ENPLAN's opinion that no obvious new RECs, historical RECs, or controlled RECs were identified for the property during the course of this Phase I Environmental Site Assessment (ESA) Update. No obvious conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the subject property were identified during the course of this assessment. No further environmental investigation of the subject property appears warranted at this time. This opinion is based on the information provided to ENPLAN during the course of this assessment. Any data that is missing or was withheld from ENPLAN could alter our opinion.

## **2.0 INTRODUCTION**

This report presents the results of a Phase I ESA Update conducted in December 2014, for Assessor's Parcel Numbers (APNs) 036-220-170 and -280, located at 504 and 506 South Old Stage Road in Mount Shasta, Siskiyou County, California. The property currently contains two vacant residences, a garage, well sheds, storage sheds, and chicken coops.

The purpose of this assessment is to permit the client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. This assessment is intended to constitute “all appropriate inquiry (AAI) into the previous ownership and uses of the property consistent with good commercial or customary practice as defined in CERCLA, 42 U.S.C. §9601(35)(B).” AAI is only the first step to establishing the ability to qualify for CERCLA liability protection – “continuing obligations” apply after purchase.

The goal of this ESA Update is to review the subject property for significant changes in regard to the presence of RECs in connection with the subject property since the issuance of the Phase I ESA reports prepared for the property by ENPLAN dated January 2011 and June 2011. The term “recognized environmental conditions” means 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. Hazardous substances are defined pursuant to CERCLA 42 U.S.C. §9601(14), as interpreted by EPA regulations and the courts. A controlled REC is defined as “a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.” A historical REC is defined as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.”

ENPLAN performed this ESA Update for POWER Engineers, in accordance with ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments*. This report is prepared for the sole use and benefit of POWER Engineers, and is based in part upon data provided by POWER Engineers and their representatives. Neither this

report, nor any of the information contained herein, shall be used or relied upon for any other purpose by any person or entity other than POWER Engineers.

## **2.1 Scope of Services**

ENPLAN's services were performed in accordance with the proposal dated December 1, 2014, and in general conformance to the guidelines presented in ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments*. ENPLAN performed the following tasks in order to identify RECs on and in the immediate vicinity of the subject site:

- Conducted a current visual survey of the property to evaluate on-site hazardous materials use, storage, and disposal activities.
- Performed a visual reconnaissance of the immediately adjacent sites.
- Attempted to interview the owner representative "user" regarding specialized knowledge, purchase price, and commonly known information via a User-Provided Information Questionnaire. However, the completed questionnaire has not been returned to ENPLAN.
- Reviewed a Phase I ESA report prepared for 504 South Old Stage Road by ENPLAN dated January 2011.
- Reviewed a Phase I ESA report prepared for 506 South Old Stage Road by ENPLAN dated June 2011.
- Reviewed 106 reasonably ascertainable regulatory agency databases concerning chemical use, storage, and disposal for the subject property and surrounding sites.
- Searched for environmental cleanup liens and activity and use limitations (AULs).
- Prepared this report presenting the findings, conclusions, and recommendations.

## **3.0 SITE DESCRIPTION**

The subject property is located at 504 and 506 South Old Stage Road in Mount Shasta, Siskiyou County, California. The property is identified as Siskiyou County APNs 036-220-170 and -280. The owner of the property is identified as Pacificorp, an Oregon corporation. The property is situated along the north side of South Old Stage Road, west of Interstate 5. Access to the property can be made from South Old Stage

Road. The property currently contains two vacant residences, a garage, well sheds, storage sheds, and chicken coops.

The property is located in an area comprised of a mix of residences, undeveloped land, and an electric utility substation. The elevation of the property is approximately 3,440 feet above sea level. The overall topographic gradient in the vicinity of the property slopes downwards towards the southwest. The property is depicted on the United States Geological Survey (USGS) City of Mount Shasta, California, 7.5-minute topographic quadrangle (1986), as shown in Figure 1.

### **3.1 Hydrology**

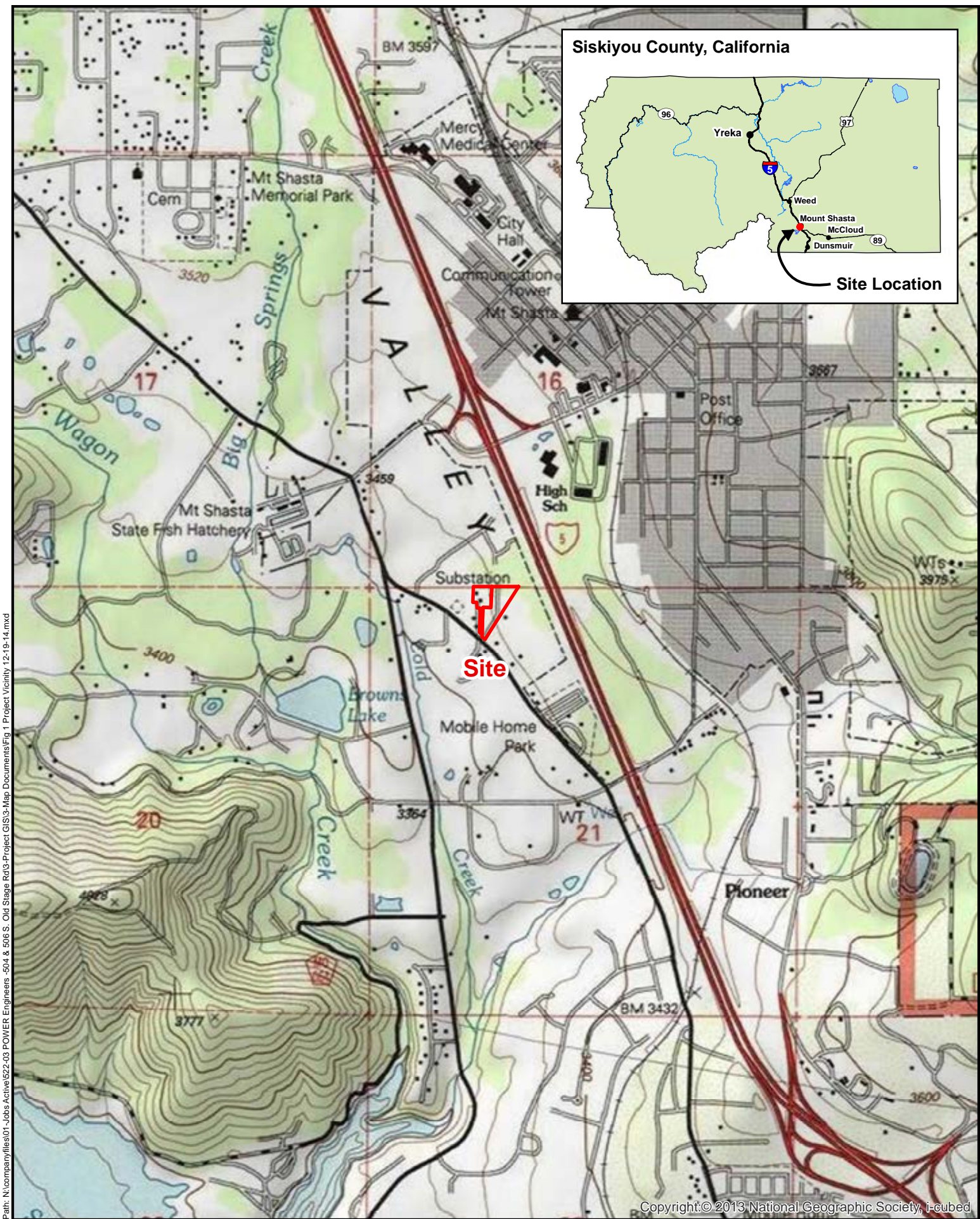
One domestic well was previously located on the property at 506 South Old Stage Road. Depth to groundwater was measured at 6.0 feet below the ground surface on September 1, 1971, in this well (EDR Inquiry Number 3082637.2s). The well shed is currently empty, and the well tank has been removed. One domestic well was observed on the property at 504 South Old Stage Road during the recent site reconnaissance. However, no depth to groundwater information was available for the well located at 504 South Old Stage Road. In the absence of reported groundwater flow direction information, it is assumed that groundwater follows surface topography, and flows towards the southwest.

The property is not located within the bounds of a 100- or 500-year flood zone. The property is not identified as a wetland area on the National Wetland Inventory (EDR Inquiry Number 4151744.2s).

## **4.0 SITE RECONNAISSANCE**

A field reconnaissance of the site was conducted by Amy E. Lee, Registered Environmental Property Assessor Number 157732, on December 5, 2014. Mrs. Lee is an environmental professional with over twenty years' experience conducting Phase I ESAs and Updates. The property was visually and/or physically observed by walking throughout the property. The vacant residences were locked at the time of the site reconnaissance, and the interiors were viewed through the windows when possible.





Path: N:\companyfiles\01-Jobs Active\522-03 POWER Engineers -504 & 506 S. Old Stage\_Rat\3-Project GIS\3-Map Documents\Fig.1 Project Vicinity 12-19-14.mxd

Copyright © 2013 National Geographic Society, I-cubed  
 All depictions are approximate. Not a survey product. 12.19.14



Figure 1  
**Vicinity Map**





The subject site is situated along the north side of South Old Stage Road, west of Interstate 5. Access to the property can be made from South Old Stage Road. The site is located in an area comprised of a mix of residences, undeveloped land, and an electric utility substation. Figure 2 depicts the site layout on an aerial photograph. Site photographs are presented in Appendix A.

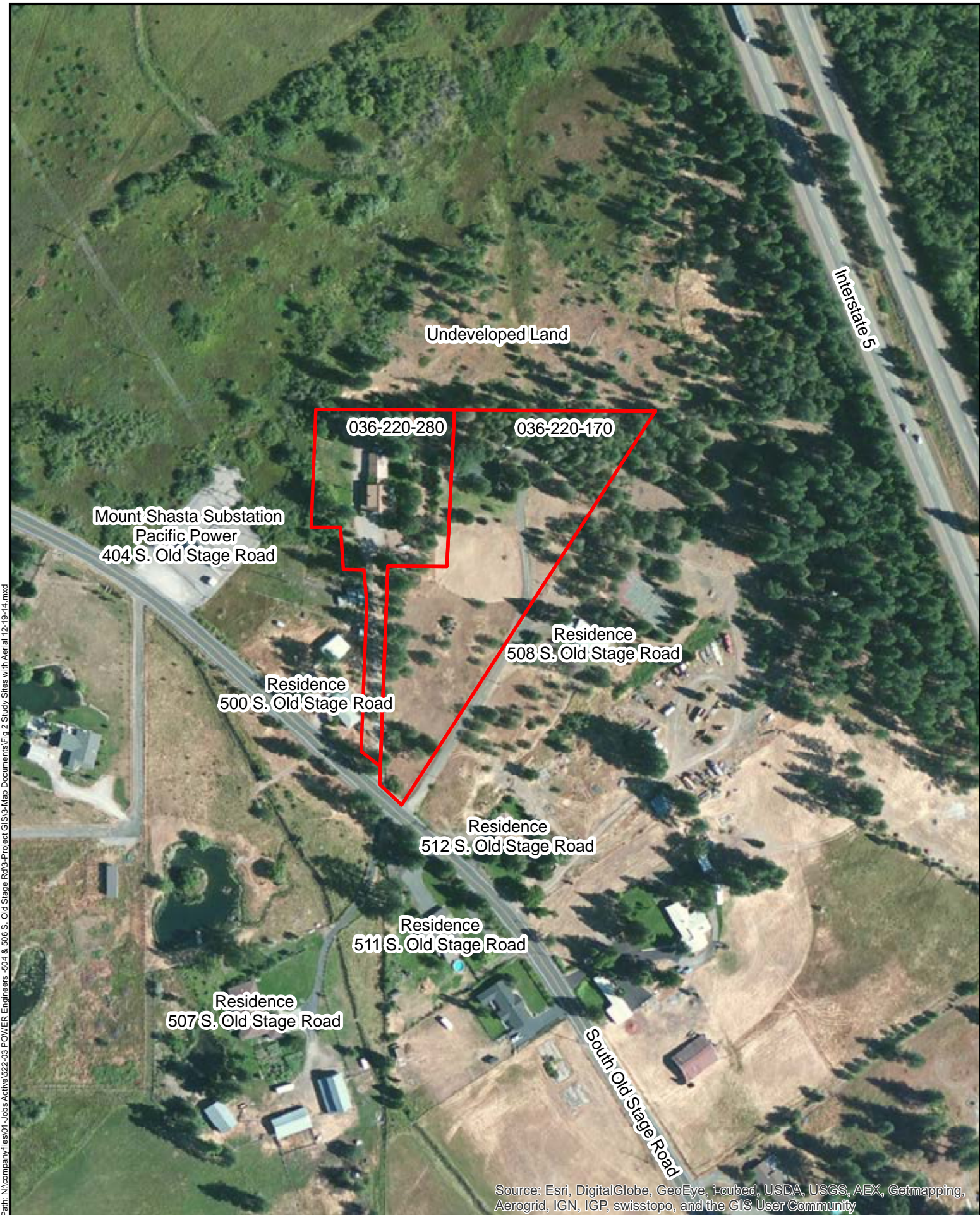
The property currently contains two vacant residences, a garage, two well sheds, storage sheds, and chicken coops. Dirt and gravel driveways lead from South Old Stage Road to the residences.

The residence at 504 South Old Stage Road consists of a two-story, wood-framed structure with a raised wood foundation. A three-car garage is attached to this residence. The garage consists of a corrugated metal structure with a concrete slab foundation. The well shed at this address consists of a wood-framed structure with a concrete slab foundation. An empty corrugated metal shed with a dirt floor, an empty wood-framed chicken coop, and an empty wood-framed storage shed are located on the northern end of this parcel. The propane AST observed in 2011 is no longer located on this parcel.

The residence at 506 South Old Stage Road consists of a single-story mobile home with a raised foundation. A well shed is located to the north of this residence; however, the well tank has been removed. The well shed consists of a wood-framed structure with a concrete slab foundation. An empty wood-framed storage shed with a raised wood foundation is located to the northeast of this residence. The heating oil AST observed in 2011 is no longer located on this parcel.

Electric service is provided to the property by Pacific Power. Water was provided to 504 South Old Stage Road by an on-site well, and to 506 South Old Stage Road by the local water supply company. 504 South Old Stage Road is connected to an on-site septic system and leach line, and 506 South Old Stage Road is connected to the public sewer system. Refuse collection service is not currently provided to the property. Utility-pole-mounted transformers were observed on the western end of the property and along the driveway on the southern portion of the property. No sumps, hoists, hydraulic lifts, storm drains, basements, or elevators were observed on the property.





Mount Shasta Substation  
Pacific Power  
404 S. Old Stage Road

Undeveloped Land

Interstate 5

036-220-280

036-220-170

Residence  
500 S. Old Stage Road

Residence  
508 S. Old Stage Road

Residence  
512 S. Old Stage Road

Residence  
511 S. Old Stage Road

Residence  
507 S. Old Stage Road

South Old Stage Road

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

All depictions are approximate. Not a survey product. 12.19.14



Figure 2  
**Aerial Photograph**



Path: N:\companyfiles\01-Jobs\Active\622-03 POWER Engineers -504 & 506 S. Old Stage Rd\3-Project GIS\3-Map Documents\Fig 2 Study Sites with Aerial 12-19-14.mxd



No regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or USTs, were observed to be used, stored, or disposed of on the property. No waste management or solid waste disposal activities were observed on the property. Neither stained soils, discolored water, stained pavement, distressed vegetation, nor the presence of an obvious wastewater discharge were noticeable on the subject property. No strong, pungent, or noxious odors were noticeable during the site reconnaissance. No standing surface waters, including pits, ponds, or lagoons, were observed on the property. Storm water flows onto adjacent parcels.

No current or past uses likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products were identified during the site reconnaissance, with the exception of the former heating oil and propane ASTs that were located on the property in 2011. No obvious RECs were observed for the property during the site reconnaissance.

## **5.0 SURROUNDING PROPERTIES**

The following current uses of adjoining properties were visually and/or physically observed during the recent site reconnaissance:

- Adjacent to the north of the property is undeveloped land.
- Adjacent to the south of the property is South Old Stage Road, followed by residences located at 507 and 511 South Old Stage Road.
- Adjacent to the west of the property is Pacific Power's Mount Shasta Substation located at 404 South Old Stage Road, and a residence located at 500 South Old Stage Road.
- Adjacent to the east of the property are residences located at 508 and 512 South Old Stage Road.

## **6.0 INTERVIEWS AND USER-PROVIDED INFORMATION**

All interviews were conducted by Amy E. Lee, a Registered Environmental Property Assessor with over twenty (20) years' experience conducting Phase I ESAs and Updates.

ENPLAN attempted to conduct an interview with the client representative, Ms. Kim Quinn of POWER Engineers, via a User-Provided Information Questionnaire. Ms. Quinn forwarded the questionnaire to a representative of the property owner at Pacificorp; however, the completed questionnaire has not been returned to ENPLAN. A title report was not provided to ENPLAN for review.

The residences located on the property are currently vacant; therefore, no occupants were interviewed during the recent site reconnaissance.

### **6.1 Local Environmental Health Department**

ENPLAN personnel contacted the Siskiyou County Environmental Health Department on December 3, 2014, to determine if any permits for installation and/or removal of USTs exist for the subject property. No records are on file for the subject property.

## **7.0 PREVIOUS ENVIRONMENTAL REPORTS REVIEW**

The referenced Phase I ESA reports prepared by ENPLAN dated January and June 2011 were reviewed for this update. Historical research conducted in 2011 indicated that the property consisted of undeveloped land from at least 1897 to 1959. A residence was built at 504 South Old Stage Road in 1960. A mobile home was placed on the northern portion of 506 South Old Stage Road by 1972. The property contained two residences, a garage, well sheds, storage sheds, and chicken coops during the 2011 site reconnaissance. No evidence was encountered to indicate that the property was ever used for agricultural purposes such as row crops or orchards.

Aside from a propane AST located at 504 South Old Stage Road, and a residential heating oil AST located at 506 South Old Stage Road, no regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or USTs, were observed to be used, stored, or disposed of on the property in 2011. No records were found to indicate that any USTs have been located on the property in the past.

The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within

the ASTM-specified search distances (up to one mile) of the subject property. No obvious RECs for the property were noted from the 91 databases reviewed in 2011.

It was ENPLAN's opinion that no obvious RECs were identified for the property during the course of the 2011 assessments. No obvious conditions indicative of significant releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the subject property were identified during the course of the 2011 assessments. No further environmental investigation of the subject property appeared warranted at that time.

## **8.0 REGULATORY AGENCY DATABASE REVIEW**

To ascertain reported areas of possible environmental impairment on or in the vicinity of the subject property, one hundred and six (106) federal, state, local, tribal, and proprietary records databases were reviewed. During the course of this study, ENPLAN utilized Environmental Data Resources (EDR) as an information source for environmental records. Records were also reviewed on the California Regional Water Quality Control Board's (RWQCB) GeoTracker website. A summary of the EDR Radius Map Report is provided in Appendix C; a copy of the complete report is available upon request.

The property and adjoining parcels were not identified as hazardous materials use, storage, disposal, or release sites on any of the 106 databases reviewed. No institutional controls or engineering controls were identified for the subject property. No oil and/or gas wells were identified on the subject property.

Seven (7) hazardous materials use, storage, disposal, or release sites were identified within the approximate minimum search distances<sup>1</sup> of the subject property. Two (2) of the seven identified hazardous materials use, storage, or disposal sites have not had a reported release of hazardous materials and are therefore not considered a REC for the subject property. The five (5) identified sites that have had a reported spill or release of hazardous materials have all received regulatory agency closure, and are therefore not considered a REC for the subject property.

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<sup>1</sup> Minimum search distances prescribed in the ASTM standard are based on the specific database being reviewed and vary from the target parcel only through to all lands within a one-mile radius of the subject parcel.

No open hazardous materials release sites or obvious potential off-site sources of contamination were identified within the ASTM-specified approximate minimum search distance of the subject property. No obvious RECs for the property or adjoining parcels were noted from the 106 government databases reviewed.

## **9.0 ENVIRONMENTAL LIENS AND AULS**

During the course of this assessment, ENPLAN utilized EDR as an information source for environmental cleanup liens and activity and use limitations (AULs). A search was made for the existence of environmental cleanup liens and AULs against the subject property that are filed or recorded under federal, tribal, state, or local law. The owner of the property was identified as Pacificcorp, an Oregon corporation. No environmental liens or AULs were identified for the property (EDR Inquiry Number 4151744.5S).

## **10.0 FINDINGS AND OPINION**

Historical research conducted in 2011 indicated that the property consisted of undeveloped land from at least 1897 to 1959. A residence was built at 504 South Old Stage Road in 1960. A mobile home was placed on the northern portion of 506 South Old Stage Road by 1972. The property contained two residences, a garage, well sheds, storage sheds, and chicken coops during the 2011 site reconnaissance. No evidence was encountered to indicate that the property was ever used for agricultural purposes such as row crops or orchards.

Aside from a propane AST located at 504 South Old Stage Road, and a residential heating oil AST located at 506 South Old Stage Road, no regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or USTs, were observed to be used, stored, or disposed of on the property in 2011. No records were found to indicate that any USTs have been located on the property in the past.

The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within

the ASTM-specified search distances (up to one mile) of the subject property. No obvious RECs for the property were noted from the 91 databases reviewed in 2011.

It was ENPLAN's opinion that no obvious RECs were identified for the property during the course of the 2011 assessments. No obvious conditions indicative of significant releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the subject property were identified during the course of the 2011 assessments. No further environmental investigation of the subject property appeared warranted at that time.

The property currently contains two vacant residences, a garage, two well sheds, storage sheds, and chicken coops. The previously observed propane AST and heating oil AST have been removed from the property. No regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or USTs, were observed to be used, stored, or disposed of on the property during the recent site reconnaissance. No obvious RECs were observed for the property during the recent site reconnaissance.

The subject property was not identified as a hazardous materials use, storage, disposal, or release site on any of the 106 databases reviewed for the current assessment. No institutional controls or engineering controls were identified for the subject property. No oil and/or gas wells were identified on the subject property. The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified approximate minimum search distance of the subject property. No obvious RECs for the property were noted from the 106 databases reviewed.

Based on the research conducted for this current (December 2014) assessment, it is ENPLAN's opinion that no obvious new RECs, historical RECs, or controlled RECs were identified for the property during the course of this ESA Update. No obvious conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the subject property were identified during the course of this assessment. No further environmental investigation of the subject property appears warranted at this time. This opinion is based on the information provided to ENPLAN during the course of this assessment. Any data that is missing or was withheld from ENPLAN could alter our opinion.



## 11.0 CONCLUSIONS

ENPLAN has performed a Phase I ESA Update in general conformance with the scope and limitations of ASTM Practice E 1527-13, addressing Siskiyou County APNs 036-220-170 and -280, located at 504 and 506 South Old Stage Road in Mount Shasta, Siskiyou County, California. Any exceptions to, or deletions from, this practice are described under the Scope of Services on page 3 of this report. This 2014 assessment has revealed no obvious evidence of new RECs, historical RECs, or controlled RECs in connection with the subject property. No further environmental investigation of the subject property appears warranted at this time.

## 12.0 CERTIFICATION

This Phase I ESA Update Report has been prepared by ENPLAN at the request of POWER Engineers, and has been reviewed and approved by the undersigned. The research, interviews, and field work conducted for this assessment were completed by Amy E. Lee, a Registered Environmental Property Assessor with over twenty (20) years' experience conducting Phase I ESAs and ESA Updates.

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

The scope of effort upon which this report is based is intended to provide a reasonable assessment of environmental risk for the client. This effort was not absolutely exhaustive and the quality of the assessment is necessarily dependent on the quality of the information supplied to ENPLAN by all sources cited. No geology was performed during the course of this assessment. No information contained in this report is intended to be relied upon by any party as geology. Inspection and data collection were carried out by ENPLAN staff according to accepted standards. However, inspection was mainly surficial and the identification of possible environmental risks or contamination was limited accordingly. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property. Therefore, this report does not carry with it any express or implied warranty that environmental risks associated with the subject site have been totally excluded or precisely characterized.

*Reviewed and Approved by:*

Amy E. Lee, REPA #157732  
Environmental Assessor

December 2014

## 13.0 LIMITATIONS

This report has been prepared for the exclusive use of POWER Engineers, as it pertains to the property described herein. The conclusions in this report are opinions, based on readily available information obtained to date, within the scope of work authorized by POWER Engineers. Use of, or reliance on, the information and opinions contained in this report by other parties without first consulting this office is at those parties' own risk.

The results contained in this report are based upon the information acquired during this assessment. It is possible that variations could exist beyond or between points observed during the course of this assessment. Also, changes in observed conditions could occur at some time in the future due to contamination migration, variations in rainfall, temperature, or other factors not apparent at the time of the field evaluation.

It should be noted that any level of environmental assessment cannot ascertain that a property is completely free of chemical or toxic substances; therefore, ENPLAN cannot offer the certification of a "clean" site. ENPLAN believes that the scope of work performed has been appropriate to allow the client to make informed business decisions.

ENPLAN has strived to prepare this report in accordance with generally accepted environmental practices in this community, as well as good commercial and customary practice for ESAs and ESA Updates. No warranty or guarantee is expressed or implied.

## 14.0 REFERENCES

ENPLAN. January 2011. Phase I Environmental Site Assessment, 504 South Old Stage Road, Mount Shasta, California.

ENPLAN. June 2011. Phase I Environmental Site Assessment, 506 South Old Stage Road, Mount Shasta, California.

ENVIRONMENTAL DATA RESOURCES, INC. December 3, 2014. The EDR Radius Map Report. Inquiry Number 4151744.2s.

ENVIRONMENTAL DATA RESOURCES, INC. December 11, 2014. The EDR Environmental Lien Search Report. Inquiry Number 4151744.5S.

REGIONAL WATER QUALITY CONTROL BOARD, GeoTracker website, December 18, 2014.

SISKIYOU COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, Personal Communication, December 3, 2014.

USGS. 1986 and 1998. City of Mount Shasta, California Quadrangle, 7.5-minute topographic map.

# APPENDIX A

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## Site Photographs

## PHOTOGRAPHS



Photo 1. View of the residence and garage located at 504 South Old Stage Road.



Photo 2. Interior view of the residence located at 504 South Old Stage Road.



Photo 3. Interior view of the residence located at 504 South Old Stage Road.



Photo 4. Interior view of the garage located at 504 South Old Stage Road.

## PHOTOGRAPHS



Photo 5. Rear view of the residence and well shed located at 506 South Old Stage Rd.



Photo 6. Interior view of the well shed located at 506 South Old Stage Road.



Photo 7. Location of the former heating oil AST at 506 South Old Stage Road.



Photo 8. Interior view of the storage shed at 506 South Old Stage Road.



## PHOTOGRAPHS



Photo 9. View facing north from the southern end of the property.



Photo 10. Southwest facing view from the northeastern corner of the property.



Photo 11. Southwest facing view from the northern end of the property.



Photo 12. Northwest facing view from the southeastern portion of the property.

## **APPENDIX B**

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### **User-Provided Information Questionnaire**

**USER-PROVIDED INFORMATION QUESTIONNAIRE**

**DATE:** December 3, 2014

**CLIENT CONTACT:** Kim Quinn, Power Engineers

**PROPERTY:** 504 and 506 South Old Stage Road, Mt. Shasta, Siskiyou County, CA.  
APN's 036-220-170 and -280.

THE FOLLOWING INFORMATION **MUST** BE PROVIDED TO ENPLAN IN ORDER TO MEET ASTM STANDARD 1527-13.

PLEASE COMPLETE THIS FORM AND E-MAIL OR FAX IT TO **ENPLAN AT 530-221-6963** AT YOUR EARLIEST CONVENIENCE. THANK YOU.

1. **TITLE REPORT** – PLEASE PROVIDE ENPLAN WITH A COPY.
2. Are you aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?  

YES                       NO
3. Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?  

YES                       NO
4. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?  

YES                       NO
5. Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?  

YES                       NO
6. Do you have any specialized knowledge or experience related to the property or nearby properties?  

YES                       NO

7. Are you aware of any commonly known or reasonably ascertainable information about the property or nearby properties that would help identify conditions indicative of releases or threatened releases?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO

8. Do you know the past uses of the property?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO  
(If yes, please list)

9. Do you know of specific chemicals that are present or once were present at the property?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO  
(If yes, please list)

10. Do you know of spills or other chemical releases that have taken place at the property?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO  
(If yes, please list)

11. Do you know of any environmental cleanups that have taken place at the property?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO  
(If yes, please list)

12. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

\_\_\_\_\_ YES \_\_\_\_\_ NO

If no, is the lower purchase price due to contamination that is known or believed to be present at the property?

\_\_\_\_\_ YES \_\_\_\_\_ NO

13. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

\_\_\_\_\_ YES \_\_\_\_\_ NO

14. Property owner NAME \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_

15. Property manager NAME \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_

16. Occupant NAME \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_

17. Reason for performing Phase I Environmental Site Assessment?

\_\_\_\_\_ To qualify for land owner liability protections to CERCLA liability

\_\_\_\_\_ OTHER: \_\_\_\_\_  
\_\_\_\_\_

18. Are you aware of any of the following documents that may exist for the property?

a. Environmental Site Assessment Reports \_\_\_\_\_ YES \_\_\_\_\_ NO

b. Environmental Compliance Audit Reports \_\_\_\_\_ YES \_\_\_\_\_ NO

c. Environmental Permits (e.g. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, npdes permits, underground injection permits)

\_\_\_\_\_ YES \_\_\_\_\_ NO

d. Registrations for underground and aboveground storage tanks

\_\_\_\_\_ YES \_\_\_\_\_ NO

- e. Registrations for underground injection systems \_\_\_\_\_YES \_\_\_\_\_NO
- f. Material safety data sheets \_\_\_\_\_YES \_\_\_\_\_NO
- g. Community right-to-know plan \_\_\_\_\_YES \_\_\_\_\_NO
- h. Safety plans, preparedness and prevention plans, spill prevention, countermeasure, and control plans \_\_\_\_\_YES \_\_\_\_\_NO
- i. Reports regarding hydro geologic conditions on the property or surrounding area \_\_\_\_\_YES \_\_\_\_\_NO
- j. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property \_\_\_\_\_YES \_\_\_\_\_NO
- k. Hazardous waste generator notices or reports \_\_\_\_\_YES \_\_\_\_\_NO
- l. Geotechnical studies \_\_\_\_\_YES \_\_\_\_\_NO
- m. Risk assessments \_\_\_\_\_YES \_\_\_\_\_NO
- n. Recorded activity and use limitations \_\_\_\_\_YES \_\_\_\_\_NO

If yes on (a-n) above, will copies be provided to ENPLAN for review?  
\_\_\_\_\_YES \_\_\_\_\_NO

COMPLETED BY:

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

DATE \_\_\_\_\_



## **APPENDIX C**

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**Executive Summary, *The EDR Radius Map Report***  
*(Full report available upon request)*

## **APPENDIX C**

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**Executive Summary, *The EDR Radius Map Report***  
*(Full report available upon request)*

## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

504 AND 506 SOUTH OLD STAGE ROAD  
SISKIYOU County, CA 96067

#### COORDINATES

Latitude (North): 41.3046000 - 41° 18' 16.56"  
Longitude (West): 122.3203000 - 122° 19' 13.08"  
Universal Transverse Mercator: Zone 10  
UTM X (Meters): 556901.6  
UTM Y (Meters): 4572582.0  
Elevation: 3444 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 41122-C3 CITY OF MOUNT SHASTA, CA  
Most Recent Revision: 1986

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120704, 20120706  
Source: USDA

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

NPL..... National Priority List

## EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls  
LUCIS..... Land Use Control Information System

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent NPL***

RESPONSE..... State Response Sites

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Information System

### ***State and tribal leaking storage tank lists***

SLIC..... Statewide SLIC Cases  
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

UST..... Active UST Facilities

## EXECUTIVE SUMMARY

AST..... Aboveground Petroleum Storage Tank Facilities  
INDIAN UST..... Underground Storage Tanks on Indian Land  
FEMA UST..... Underground Storage Tank Listing

### ***State and tribal voluntary cleanup sites***

INDIAN VCP..... Voluntary Cleanup Priority Listing  
VCP..... Voluntary Cleanup Program Properties

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODI..... Open Dump Inventory  
SWRCY..... Recycler Database  
HAULERS..... Registered Waste Tire Haulers Listing  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands  
WMUDS/SWAT..... Waste Management Unit Database

#### ***Local Lists of Hazardous waste / Contaminated Sites***

US CDL..... Clandestine Drug Labs  
HIST Cal-Sites..... Historical Calsites Database  
SCH..... School Property Evaluation Program  
Toxic Pits..... Toxic Pits Cleanup Act Sites  
CDL..... Clandestine Drug Labs  
US HIST CDL..... National Clandestine Laboratory Register

#### ***Local Lists of Registered Storage Tanks***

CA FID UST..... Facility Inventory Database  
SWEEPS UST..... SWEEPS UST Listing

#### ***Local Land Records***

LIENS 2..... CERCLA Lien Information  
LIENS..... Environmental Liens Listing  
DEED..... Deed Restriction Listing

#### ***Records of Emergency Release Reports***

HMIRS..... Hazardous Materials Information Reporting System  
CHMIRS..... California Hazardous Material Incident Report System  
LDS..... Land Disposal Sites Listing  
MCS..... Military Cleanup Sites Listing  
SPILLS 90..... SPILLS 90 data from FirstSearch

#### ***Other Ascertainable Records***

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated

## EXECUTIVE SUMMARY

DOT OPS.....	Incident and Accident Data
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
US MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
CA BOND EXP. PLAN.....	Bond Expenditure Plan
NPDES.....	NPDES Permits Listing
UIC.....	UIC Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
HIST CORTESE.....	Hazardous Waste & Substance Site List
CUPA Listings.....	CUPA Resources List
Notify 65.....	Proposition 65 Records
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
ENF.....	Enforcement Action Listing
HAZNET.....	Facility and Manifest Data
EML.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
WDS.....	Waste Discharge System
Financial Assurance.....	Financial Assurance Information Listing
PROC.....	Certified Processors Database
HWT.....	Registered Hazardous Waste Transporter Database
HWP.....	EnviroStor Permitted Facilities Listing
MWMP.....	Medical Waste Management Program Listing
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
EPA WATCH LIST.....	EPA WATCH LIST
US FIN ASSUR.....	Financial Assurance Information
PCB TRANSFORMER.....	PCB Transformer Registration Database
2020 COR ACTION.....	2020 Corrective Action Program List
PRP.....	Potentially Responsible Parties
COAL ASH DOE.....	Steam-Electric Plant Operation Data

### **EDR HIGH RISK HISTORICAL RECORDS**

#### ***EDR Exclusive Records***

EDR MGP..... EDR Proprietary Manufactured Gas Plants

## EXECUTIVE SUMMARY

EDR US Hist Auto Stat..... EDR Exclusive Historic Gas Stations  
EDR US Hist Cleaners..... EDR Exclusive Historic Dry Cleaners

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank  
RGA LF..... Recovered Government Archive Solid Waste Facilities List

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

#### ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 08/05/2014 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>ROSEBURG LUMBER MILL IN MT. SH</i></b> Status: Active	<b><i>HIGHWAY 5 AND SOUTH MT.</i></b>	<b><i>SE 1/2 - 1 (0.900 mi.)</i></b>	<b><i>7</i></b>	<b><i>16</i></b>



## EXECUTIVE SUMMARY

### ***State and tribal leaking storage tank lists***

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 09/15/2014 has revealed that there are 5 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STAGE STOP II (EXXON) Status: Completed - Case Closed	311 LAKE ST W	NNW 1/4 - 1/2 (0.370 mi.)	2	8
CHEVRON SS #98674 MT SHASTA Status: Completed - Case Closed	411 LAKE ST W	NNW 1/4 - 1/2 (0.379 mi.)	3	10
SISKIYOU CO PUB WKS MT SHASTA SUBURBAN PROPANE Status: Completed - Case Closed	401 MT SHASTA BLVD 205 LAKE ST W	ENE 1/4 - 1/2 (0.395 mi.) NNE 1/4 - 1/2 (0.398 mi.)	4 5	11 12
VANNI PROPERTY Status: Completed - Case Closed	1119 REAM AVENUE	ESE 1/4 - 1/2 (0.464 mi.)	6	13

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Lists of Registered Storage Tanks***

HIST UST: Historical UST Registered Database.

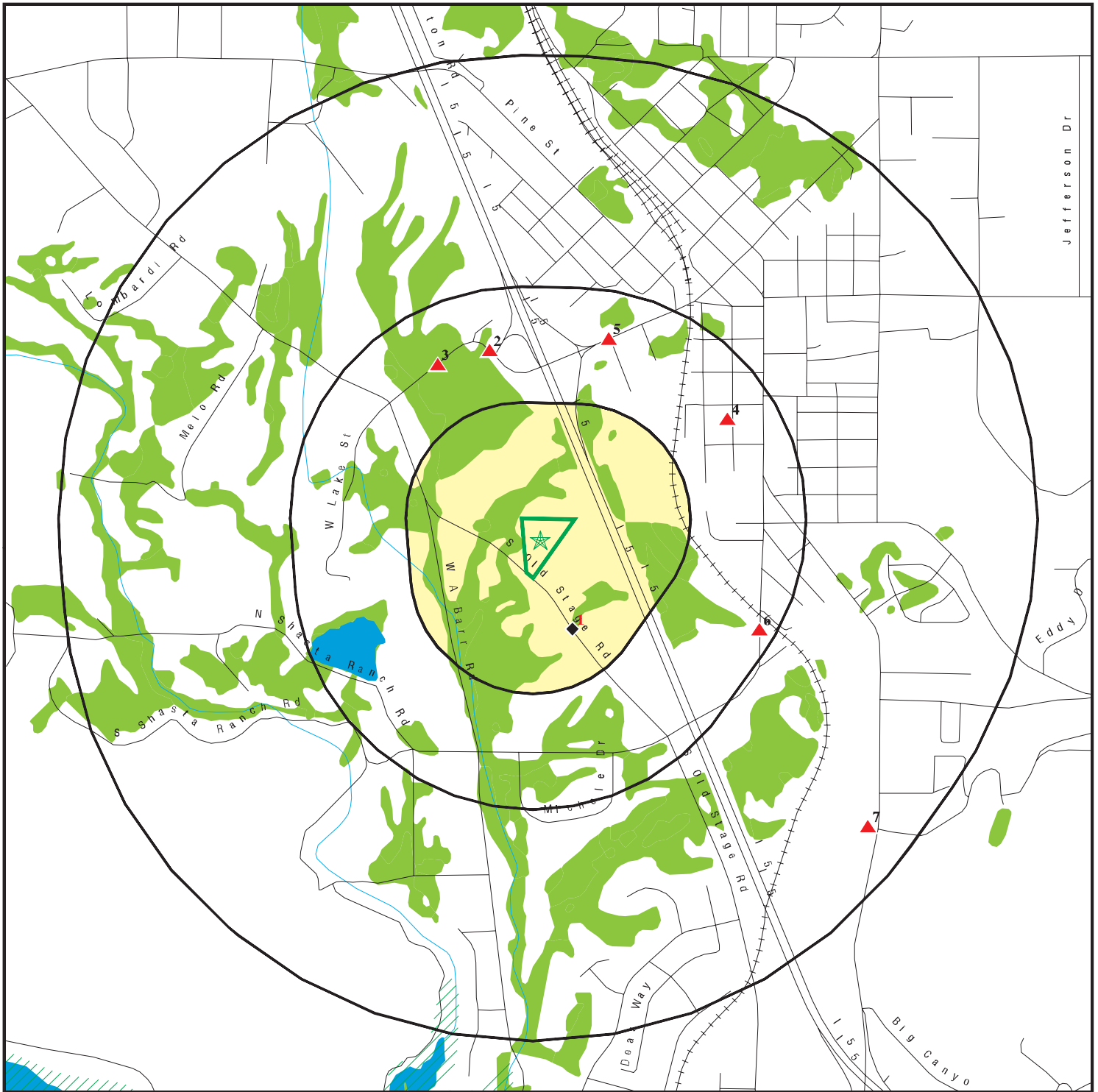
A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STEPHEN N BROWN	512 S OLD STAGE RD	SSE 1/8 - 1/4 (0.139 mi.)	1	8

## EXECUTIVE SUMMARY

There were no unmapped sites in this report.

# OVERVIEW MAP - 4151744.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

Areas of Concern










This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.






SITE NAME: South Old Stage Road  
 ADDRESS: 504 and 506 South Old Stage Road  
 Mount Shasta CA 96067  
 LAT/LONG: 41.3046 / 122.3203

CLIENT: Enplan  
 CONTACT: Amy Lee  
 INQUIRY #: 4151744.2s  
 DATE: December 03, 2014 7:22 pm

# DETAIL MAP - 4151744.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p><b>SITE NAME:</b> South Old Stage Road  <b>ADDRESS:</b> 504 and 506 South Old Stage Road                  Mount Shasta CA 96067  <b>LAT/LONG:</b> 41.3046 / 122.3203</p>	<p><b>CLIENT:</b> Enplan  <b>CONTACT:</b> Amy Lee  <b>INQUIRY #:</b> 4151744.2s  <b>DATE:</b> December 03, 2014 7:23 pm</p>
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Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NO SITES FOUND					

## **APPENDIX D**

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### **Qualifications Statement**

**AMY LEE**  
*Environmental Assessor*

**Education:** Bachelor of Science in Forestry and Natural Resource Management, June 1994, California Polytechnic State University, San Luis Obispo, CA, GPA 3.5

40-Hour OSHA Hazardous Materials Course and Yearly 8-Hour Refresher Course

Registered Environmental Assessor I-07387 from 1999 through 2012 (program terminated on July 1, 2012)

Registered Environmental Property Assessor #157732, National Registry of Environmental Professionals

Amy Lee has more than twenty years' experience in performing all aspects of environmental site assessments, site characterizations, and remediation plans in conformance with ASTM Standards, under the supervision of registered geologists and engineers. Mrs. Lee has performed Phase I and Phase II Assessments on commercial, industrial, and residential properties throughout California. Her work includes conducting site reconnaissances, evaluating historical research, reviewing regulatory agency records and government databases, interpreting aerial photographs, sampling soil and groundwater, interpreting laboratory data, and preparing final reports that include recommendations for remediation. Mrs. Lee has authored numerous Closure Reports, Work Plans, and Health and Safety Plans for regulatory agency submittal.

**Representative Experience:**

- *Phase I Environmental Site Assessments.* As an Environmental Professional, Mrs. Lee specializes in performing Phase I Environmental Site Assessments in conformance with ASTM Standard E1527-13. Phase I Environmental Site Assessments are conducted to identify recognized environmental conditions in connection with a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.
- *Environmental Audits.* Mrs. Lee has conducted Site Closure Environmental Audits for properties in southern California. Services performed include an initial site reconnaissance to identify areas of potential environmental concern; soil and groundwater sampling and analysis; and preparation of a Site Closure Environmental Audit report.
- *Phase II Environmental Site Assessments.* Mrs. Lee has conducted numerous Phase II Environmental Site Assessments on properties located throughout the



state of California. Phase II studies have been performed to determine the presence or absence of soil and groundwater contamination at a property after a recognized environmental condition has been identified during the course of a Phase I Environmental Site Assessment. Mrs. Lee has experience identifying and defining petroleum hydrocarbon, solvents, agricultural chemicals, and metals-based contamination plumes in both the soil and groundwater.

- *Soil Remediation.* Following the identification and delineation of contamination plumes, Mrs. Lee has coordinated and overseen soil remediation activities including remediation by excavation and in-situ bio-remediation.
- *Regulatory Agency Case Closure.* Mrs. Lee has authored several Closure Reports for regulatory agency submittal following successful remediation of contaminated properties. Mrs. Lee also authors Closure Reports for underground storage tank removal activities.

***Lassen Substation Project Assessment***

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

---

**Lassen Substation Project  
Mt. Shasta, Siskiyou County, California**



*Prepared for:*  
**POWER Engineers**

July 20, 2015  
522-04

**ENPLAN**

3179 Bechelli Lane, Suite 100, Redding, CA 96002  
(530) 221-0440  
[www.enplan.com](http://www.enplan.com)

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## 1.0 SUMMARY

This Phase I Environmental Site Assessment (ESA) addresses Siskiyou County Assessor's Parcel Numbers (APNs) 036-220-170 and -280, as well as overhead and underground distribution-line locations associated with the Lassen Substation Project in Mount Shasta, Siskiyou County, California. Previous ESA reports were completed by ENPLAN for APNs 036-220-170 and -280 (hereafter referred to as the proposed Lassen Substation Site, which includes both the proposed substation and laydown yard areas). These studies indicated that the proposed Lassen Substation Site consisted of undeveloped land from at least 1897 to 1959. A residence was built at 504 South Old Stage Road in 1960. A mobile home was placed on the northern portion of 506 South Old Stage Road by 1972. No evidence was encountered to indicate that the proposed Lassen Substation Site was ever used for agricultural purposes such as row crops or orchards.

The proposed Lassen Substation Site contained two residences, a garage, well sheds, storage sheds, and chicken coops during the 2011 and 2014 site reconnaissances. In 2011, the residences were occupied, and in 2014, they were vacant. A propane aboveground storage tank (AST) and heating oil AST were observed in 2011; however, they were removed by 2014.

Aside from a propane AST located at 504 South Old Stage Road, and a residential heating oil AST located at 506 South Old Stage Road, no regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, and underground storage tanks (USTs), were observed to be used, stored, or disposed of on the proposed Lassen Substation Site in 2011. No records were found to indicate that any USTs have been located on the proposed Lassen Substation Site in the past. No regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, and USTs, were observed to be used, stored, or disposed of on the proposed Lassen Substation Site during the 2014 site reconnaissance. No obvious recognized environmental conditions (RECs) were observed for the proposed Lassen Substation Site during the 2011 and 2014 site reconnaissances.

The search of regulatory lists for hazardous materials sites in the vicinity of the property in 2011 and 2014 did not identify any obvious potential off-site sources of

contamination within the American Society for Testing and Materials (ASTM)-specified search distances (up to one mile) of the proposed Lassen Substation Site. No obvious RECs for the proposed Lassen Substation Site were noted from the databases reviewed in 2011 and 2014.

In 2011 and 2014, searches were made for the existence of environmental cleanup liens and Activity and Use Limitations (AULs) against the proposed Lassen Substation Site that were filed or recorded under federal, tribal, state, or local law. The owners of the proposed Lassen Substation Site were listed as: Bernard and Cecile Steger, and Ronald G. and Susan S. Morris in 2011; and Pacificorp, an Oregon corporation, in 2014. No environmental liens or AULs were identified for the proposed Lassen Substation Site in 2011 or 2014.

It was ENPLAN's opinion that no obvious RECs were identified for the proposed Lassen Substation Site during the course of the 2011 and 2014 assessments. No obvious conditions indicative of significant releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the proposed Lassen Substation Site were identified during the course of the 2011 and 2014 assessments. No further environmental investigation of the proposed Lassen Substation Site appeared warranted at that time.

The proposed Lassen Substation Site currently contains two vacant residences, a garage, two well sheds, storage sheds, and chicken coops. The distribution line corridors are located in areas currently containing residences, a mobile home park, a hotel, Eskaton senior apartment community, undeveloped land, Interstate 5, a power substation, a gasoline station, and commercial buildings. No regulated quantities of hazardous materials, including ASTs, USTs, and 55-gallon drums of chemicals, were observed on the property (the term property is used hereafter to include both the proposed Lassen Substation Site and the overhead and underground distribution line corridors as shown on Figure 2). No records were found to indicate that USTs have been located on the property in the past. No obvious RECs were identified for the property during the recent site reconnaissance.

One hundred and six (106) federal, state, local, tribal, and proprietary records databases were reviewed for this assessment. The property was not identified as a

hazardous materials use, storage, disposal, or release site on any of the 106 databases reviewed. No institutional controls or engineering controls were identified for the property. No oil or gas wells were identified on the property. The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified approximate minimum search distance of the property.

Based on the research conducted for this assessment, it is ENPLAN's opinion that no obvious RECs, historical RECs, or controlled RECs were identified during the course of this assessment. No obvious conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the property were identified during the course of this assessment. No further environmental investigation of the property appears warranted at this time. This opinion is based on the information provided to ENPLAN during the course of this assessment. Any data that is missing or was withheld from ENPLAN could alter our opinion.

## **2.0 INTRODUCTION**

This report presents the findings of ENPLAN's Phase I ESA addressing Siskiyou County APNs 036-220-170 and -280, as well as overhead and underground distribution-line locations for the Lassen Substation Project in Mount Shasta, Siskiyou County, California. The proposed Lassen Substation Site currently contains two vacant residences identified as 504 and 506 South Old Stage Road, a garage, two well sheds, storage sheds, and chicken coops. The distribution lines are located in areas containing residences, a mobile home park, a hotel, Eskaton senior apartment community, undeveloped land, Interstate 5, a power substation, a gasoline station, and commercial buildings.

The purpose of this assessment is to permit the client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. This assessment is intended to



constitute “all appropriate inquiry (AAI) into the previous ownership and uses of the property consistent with good commercial or customary practice as defined in CERCLA, 42 U.S.C. §9601(35)(B).” AAI is only the first step to establishing the ability to qualify for CERCLA liability protection – “continuing obligations” apply after purchase.

This evaluation has been performed at the request of POWER Engineers to identify, to the extent feasible pursuant to the processes prescribed in ASTM E 1527-13, RECs in connection with the property. The term “recognized environmental conditions” means 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. Hazardous substances are defined pursuant to CERCLA 42 U.S.C. §9601(14), as interpreted by EPA regulations and the courts. A controlled REC is defined as “a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.” A historical REC is defined as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.”

ENPLAN performed this Phase I ESA for POWER Engineers, in accordance with ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments*. This report is prepared for the sole use and benefit of POWER Engineers, and is based in part upon data provided by POWER Engineers and their representatives. Neither this report, nor any of the information contained herein, shall be used or relied upon for any other purpose by any person or entity other than POWER Engineers.

## 2.1 Scope of Services

ENPLAN's services were performed in accordance with the proposal dated June 2, 2015, and in general conformance with the guidelines presented in ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments*. ENPLAN performed the following tasks in order to identify RECs on and in the immediate vicinity of the subject site:

- Conducted a visual survey of the property to evaluate on-site hazardous materials use, storage, and disposal activities.
- Performed a visual reconnaissance of the immediately adjacent sites.
- Attempted to interview the client representative "user" regarding specialized knowledge, purchase price, and commonly known information via a User-Provided Information Questionnaire. A completed questionnaire was not returned to ENPLAN prior to the completion of this report.
- Interviewed representatives of the local Environmental Health Department.
- Reviewed readily available literature and historic documentation for the property to determine historic site usage from the time of the property's first developed use. Historical documents prior to 1940 were reviewed when available. Documents reviewed included historic U.S.G.S. topographic maps, historic city directories, local building department records, Sanborn fire insurance maps, and historic aerial photographs. A title report was not provided to ENPLAN for review. An environmental lien search and AUL search were not included in the scope of services for this Phase I ESA.
- Reviewed a Phase I ESA report prepared for 504 South Old Stage Road by ENPLAN, dated January 2011.
- Reviewed a Phase I ESA report prepared for 506 South Old Stage Road by ENPLAN, dated June 2011.
- Reviewed a Phase I ESA Update report prepared for 504 and 506 South Old Stage Road by ENPLAN, dated December 2014.
- Reviewed 106 reasonably ascertainable regulatory agency databases concerning chemical use, storage, and disposal for the property and surrounding sites.
- Prepared this report presenting our findings, conclusions and recommendations.

### **3.0 SITE DESCRIPTION**

The Lassen Substation Project covers a large area of land located in Mount Shasta, Siskiyou County, California, including APNs 036-220-170 and -280, as well as overhead and underground distribution-line locations. The proposed Lassen Substation Site currently contains two vacant residences identified as 504 and 506 South Old Stage Road, a garage, two well sheds, storage sheds, and chicken coops. The distribution lines are located in areas containing residences, a mobile home park, a hotel, Eskaton senior apartment community, undeveloped land, Interstate 5, a power substation, a gasoline station, and commercial buildings.

The overall topographic gradient in the vicinity of the property slopes gradually downward towards the southwest. The elevation of the property ranges from approximately 3,680 feet above sea level at the northern end to approximately 3,400 feet above sea level at the southern end. The property is depicted on the United States Geological Survey (USGS) City of Mount Shasta, California, 7.5-minute topographic quadrangle (1998), as shown in Figure 1. Figure 2 depicts the site layout on an aerial photograph.

#### **3.1 Hydrology**

One domestic well was previously located at 506 South Old Stage Road. Depth to groundwater was measured at 6.0 feet below the ground surface on September 1, 1971, in this well (EDR Inquiry Numbers 4341670.2s and 4341686.2s). This well shed is currently empty, and the well tank has been removed. One domestic well was observed at 504 South Old Stage Road during the recent site reconnaissance. However, no information regarding depth to groundwater is available for this well. In the absence of reported groundwater-flow data, it is assumed that groundwater follows surface topography, and flows towards the southwest.

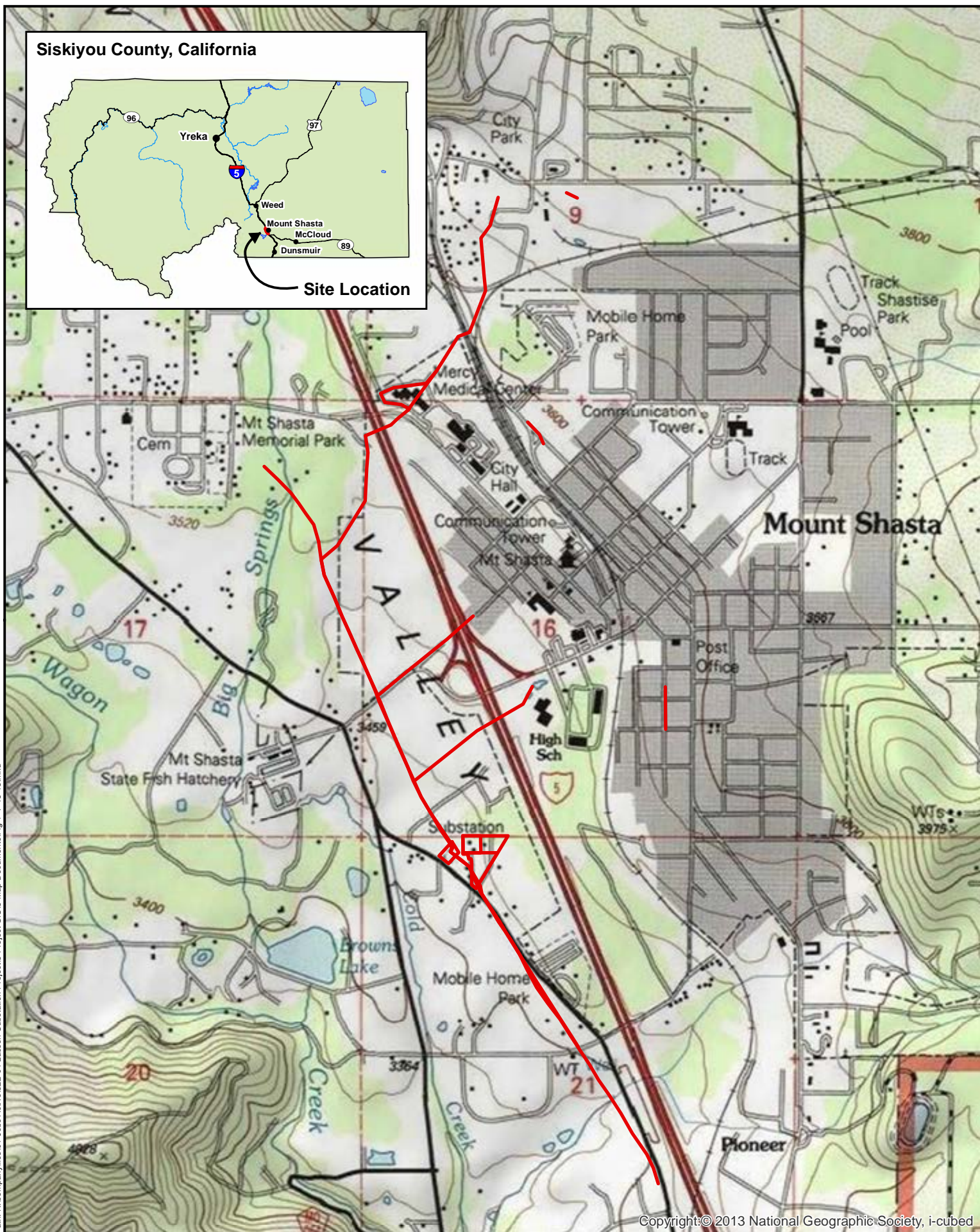
The property is not located within the bounds of a 100- or 500-year flood zone. Portions of the property include areas identified as wetlands on the National Wetland Inventory maps (EDR Inquiry Numbers 4341670.2s and 4341686.2s).



Siskiyou County, California



Site Location



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All depictions are approximate. Not a survey product. 7.15.15

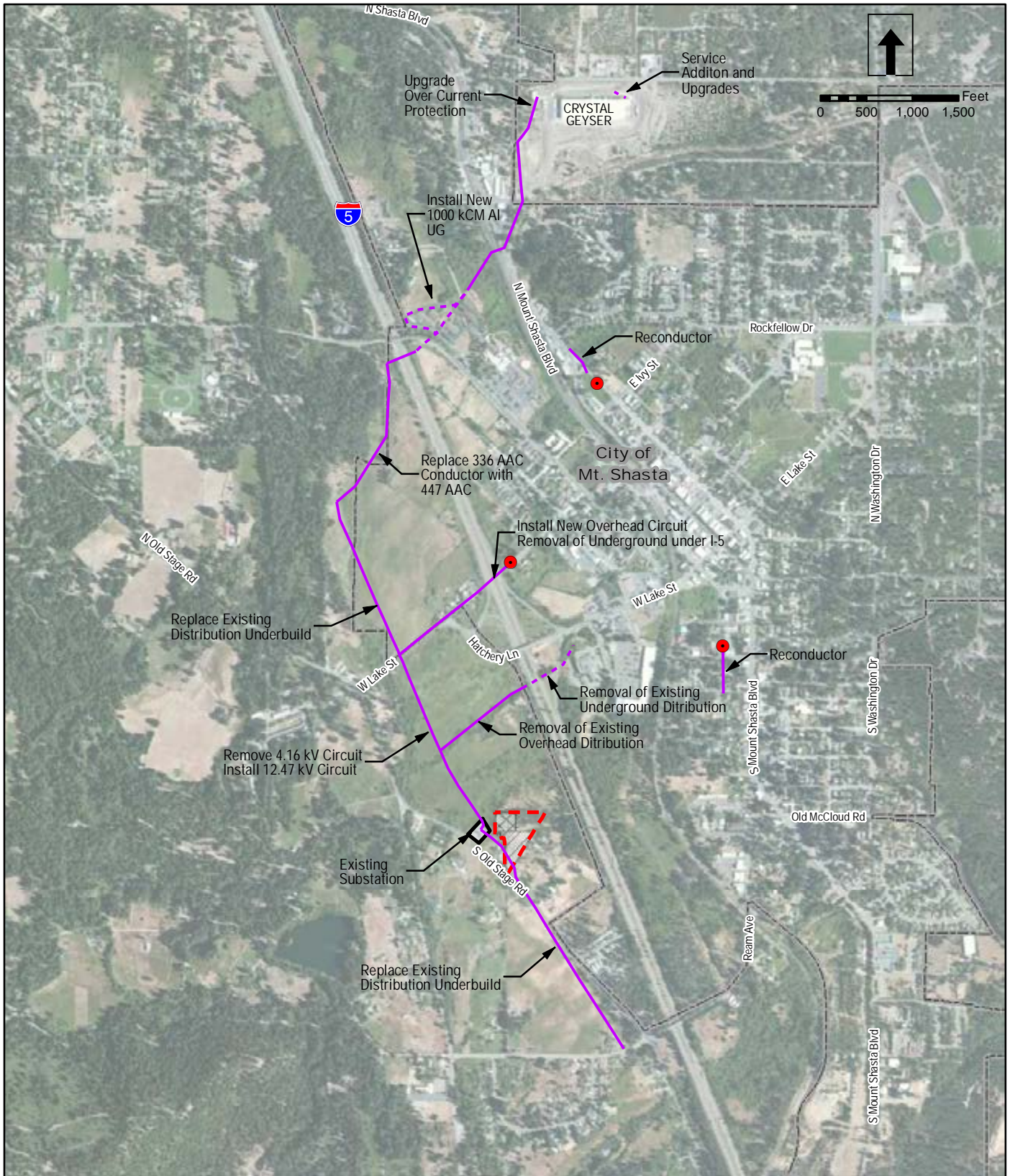


Figure 1  
Vicinity Map



Path: N:\company\files\01-Jobs\Active\522-04 Lassen Substation Project\3-Map Documents\Fig 1 7-15-15.mxd





**LEGEND**

- INSTALL 12.47 TO 4.16 KV STEPDOWN
- OVERHEAD DISTRIBUTION
- - - UNDERGROUND DISTRIBUTION
- ▭ PROPOSED LASSEN SUBSTATION PARCEL
- ▭ EXISTING SUBSTATION (MT. SHASTA)
- ▨ PROPOSED LASSEN SUBSTATION
- ▨ PROPOSED LAYDOWN YARD
- ⊕ CITY LIMITS

**FIGURE 3-2  
PROJECT AREA**

PACIFICORP  
LASSEN SUBSTATION  
PROJECT

## 4.0 SITE RECONNAISSANCE

A field reconnaissance of the site was conducted by Amy E. Lee, a Registered Environmental Property Assessor, on July 7, 2015. Mrs. Lee is an Environmental Professional with over twenty (20) years of experience conducting Phase I ESAs. The property was visually and/or physically observed by walking throughout accessible portions of the property.

The vacant residences were locked at the time of the site reconnaissance, but the interiors were viewed through the windows, where possible. Photographs of the property are included in Appendix A.

The subject property is identified as Siskiyou County APNs 036-220-170 and -280, as well as overhead and underground distribution-line locations associated with the Lassen Substation Project in Mount Shasta, Siskiyou County, California. The proposed Lassen Substation Site currently contains two vacant residences identified as 504 and 506 South Old Stage Road, a garage, two well sheds, storage sheds, and chicken coops. The distribution line corridors extend through and adjacent to numerous parcels with various addresses located in areas containing residences, a mobile home park, a hotel, Eskaton senior apartment community, undeveloped land, Interstate 5, a power substation, a gasoline station, and commercial buildings. Utility pole-mounted transformers were observed on the portions of the property consisting of overhead distribution lines.

The residence at 504 South Old Stage Road consists of a two-story wood-framed structure with a raised wood foundation. A three-car garage is attached to this residence. The garage consists of a corrugated metal structure with a concrete slab foundation. The well shed at this address consists of a wood-framed structure with a concrete slab foundation. An empty corrugated metal shed with a dirt floor and an empty wood-framed chicken coop and wood-framed storage shed are located on the northern end of this parcel.

The residence at 506 South Old Stage Road consists of a single-story mobile home with a raised foundation. A well shed is located to the north of this residence; however the well tank has been removed. The well shed consists of a wood-framed

structure with a concrete slab foundation. An empty wood-framed storage shed with a raised wood foundation is located to the northeast of this residence.

Electric service is provided to the property by Pacific Power. An electric substation (Mount Shasta Substation) is located at 404 South Old Stage Road. Water was provided to 504 South Old Stage Road by an on-site well, and to 506 South Old Stage Road by the local water supply company. 504 South Old Stage Road is connected to an on-site septic system and leach line, and 506 South Old Stage Road is connected to the public sewer system. Refuse collection service is not currently provided to the property. No sumps, hoists, hydraulic lifts, storm drains, basements, or elevators were observed on the property.

No regulated quantities of hazardous materials, including ASTs, USTs, and 55-gallon drums of chemicals, were observed to be used, stored, or disposed of on the property. Waste management and solid waste disposal activities were not observed on the property. Neither discolored water, stained soils, stained pavement, distressed vegetation, nor the presence of an obvious wastewater discharge were noticeable on the subject property. No strong, pungent, or noxious odors were noticeable during the site reconnaissance. No standing surface waters, including pits, ponds, and lagoons, were observed on the property. Storm water flows onto adjacent parcels and streets.

The closest gasoline station to the property is the Pacific Pride Commercial Fueling station, located at 1020 North Mount Shasta Boulevard. This site is not identified as having a reported spill or release of hazardous materials, and it is therefore not considered a REC for the property.

No current or past uses likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products were identified during the site reconnaissance. No obvious RECs were observed for the property during the site reconnaissance.

## **5.0 SURROUNDING PROPERTIES**

The property is located in an area comprised of residences, a mobile home park, a hotel, Eskaton senior apartment community, undeveloped land, Interstate 5, a power substation, a gasoline station, and commercial buildings. ASTs were observed in the



vicinity of the property at a residence located at 508 South Old Stage Road; M&T Lumber Company located at 1014 Mount Shasta Boulevard; and Shell gasoline station located at 1031 Nixon Road.

- 508 South Old Stage Road is not identified as having had a reported release of hazardous materials, and it is therefore not considered a REC for the property.
- 1014 North Mount Shasta Boulevard is identified on the EDR US Historic Automobile Station database. Skinners Roadside Truck Repair, Inc. occupied this site from 2011 to 2012. This site is not identified as having had a reported spill or release of hazardous materials, and it is therefore not considered a REC for the property.
- Shell Service Station, located at 1031 Nixon Road, is identified on the Leaking Underground Storage Tank (LUST) database. A gasoline leak resulted in soil contamination at this facility in 1993. This case received regulatory agency closure in 1994 and is therefore not considered a REC for the property.

## **6.0 INTERVIEWS AND USER-PROVIDED INFORMATION**

All interviews were conducted by Amy E. Lee, a Registered Environmental Property Assessor with over twenty (20) years experience conducting Phase I ESAs.

ENPLAN attempted to conduct an interview with the client representatives, Ms. Kim Quinn and Mr. Michael Strand of POWER Engineers, via a User-Provided Information Questionnaire. The questionnaire was forwarded to Pacific Power. The property covers several parcels of land with various land owners. Pacific Power leases the land, and declined to complete the questionnaire, as they are not the land owners. A copy of the questionnaire is included in Appendix B. A title report was not provided to ENPLAN for review.

The property currently consists of vacant residences, undeveloped land, and utility corridors, and therefore occupants of the property were not interviewed during the recent site reconnaissance.

## **6.1 Local Environmental Health Department**

ENPLAN personnel contacted the Siskiyou County Environmental Health Department on June 30, 2015, to determine if any permits for installation and/or removal of USTs exist for the subject property. No records are on file for the subject property.

## **7.0 RECORDS REVIEW**

In order to obtain information regarding current and past RECs at the site, reasonably ascertainable information from several sources was researched. The results of this research are outlined below.

### **7.1 Aerial Photographs**

In an attempt to identify the likelihood of past property uses having led to RECs in connection with the property or surrounding area, select aerial photographs of the property and surrounding areas were reviewed. Photographs taken in 1951, 1957, 1972, 1974, 1983, 1989, 1998, 2005, 2006, 2009, 2010, and 2012 were available for review. The following observations were made:

1951 to 1957: The majority of the land on and in the vicinity of the property is undeveloped, with the exception of the reconductor locations along Mill Street and Chestnut street, which are developed with commercial and residential buildings. Scattered residences are located along South Old Stage Road and West Lake Street. A commercial facility is located near the north end of the property, along the east side of Mount Shasta Boulevard.

1972 to 1974: Residences are located on the property at 504 and 506 South Old Stage Road. A power substation is now located to the east of these residences. Residences and a mobile home park are located along South Old Stage Road, and residences are located along West Lake Street. Interstate 5 is now located in the vicinity of the property. An apparent lumberyard is located near the north end of the property, east of Mount Shasta Boulevard. The reconductor locations along Mill Street and Chestnut Street remain developed with commercial and residential buildings.

1983 to 1989: The property and vicinity appear similar to the previous photographs, with the following exceptions: a hotel is now located near the underground distribution line to the east of Interstate 5, south of West Lake Boulevard; and apartment buildings are now located near the Pine Street overpass.

1998: The property and adjoining parcels appear similar to the previous photograph, with the exception that the previously observed lumberyard is no longer located near the northern end of the property.

2005 to 2012: The property and adjoining parcels appear similar to the previous photograph, and similar to what was observed during the recent site reconnaissance. Residences remain located on the property at 504 and 506 South Old Stage Road. A power substation remains located to the east of these residences. Residences and a mobile home park are located along South Old Stage Road. Residences are located along West Lake Street. A hotel is located near the underground distribution line to the east of Interstate 5, south of West Lake Boulevard. Apartment buildings are located near the Pine Street overpass. Commercial buildings are located near the northern end of the property, east of Mount Shasta Boulevard. The reconductor locations along Mill Street and Chestnut Street remain developed with commercial and residential buildings.

No obvious RECs were observed for the property from the historic aerial photographs reviewed.

## **7.2 Historical Topographic Maps**

In an attempt to assess past property uses that may have had an environmental impact on the property or surrounding area, select historical topographic maps depicting the property and surrounding areas were reviewed. Maps dated 1897, 1912, 1935, 1954, 1986, and 1998 were available for review. The following observations were made:

1897 to 1912: The property and adjoining parcels were predominantly undeveloped. Roads were present in the vicinity of South Old Stage Road and West Lake Street.

1935: The property and vicinity appear similar to the previous map, with the exception that residences are now located along South Old Stage Road.

1954: A power line is now located on a large portion of the property. Residences are located along South Old Stage Road and West Lake Street. Commercial buildings are located near the northern end of the property. The reconductor locations along Mill Street and Chestnut Street are now developed with buildings.

1986 to 1998: Three buildings are shown on the property in the location of 504 and 506 South Old Stage Road. A utility substation is located to the east of these buildings. Residences and a trailer park/mobile home park are located along South Old Stage Road. Apartment buildings and Mercy Medical Center are located near the Pine Street overpass. Commercial buildings are located near the northern end of the property, east of Mount Shasta Boulevard. Interstate 5 is now located in the vicinity of the property. The majority of the land within the City of Mount Shasta is shaded grey on these maps indicating a developed area, and individual structures are not shown in the reconductor locations along Mill Street and Chestnut Street.

No obvious RECs were observed for the property from the historic topographic maps reviewed.

### **7.3 Sanborn Fire Insurance Maps**

Sanborn fire insurance maps for Mount Shasta were reviewed. Coverage of the property was not available (EDR Inquiries 4341670.3 and 4341686.3).

### **7.4 City Directories**

Business directories including city, cross reference, and telephone directories were reviewed, if available, at approximate five-year intervals for the years spanning from 1992 through 2013. During the course of this study, ENPLAN utilized Environmental Data Resources, Inc. (EDR) as an information source for historic city directories. The property addresses of 504 and 506 South Old Stage Road were not listed in 1992, and were listed as residences from 1995 to 2013. The remainder of the property consists of distribution line corridors that extend through and adjacent to numerous parcels with various addresses. The distribution line portions of the property

were not included in the city directory research. No obvious RECs were observed for the property from the historic city directories reviewed.

## **7.5 Munger Oil and Gas Maps**

Locations of oil and gas wells were reviewed in the Munger Map Book of California and Alaska Oil and Gas Fields. According to page W-1, no oil or gas wells have been drilled on or adjacent to the property.

## **8.0 PREVIOUS ENVIRONMENTAL REPORTS REVIEW**

The referenced Phase I ESA reports prepared by ENPLAN dated January and June 2011 were reviewed. The 2011 reports were prepared for the proposed Lassen Substation Site located on Siskiyou County APNs 036-220-170 and -280. Historical research conducted in 2011 indicated that the proposed Lassen Substation Site consisted of undeveloped land from at least 1897 to 1959. A residence was built at 504 South Old Stage Road in 1960. A mobile home was placed on the northern portion of 506 South Old Stage Road by 1972. The proposed Lassen Substation Site contained two residences, a garage, well sheds, storage sheds, and chicken coops during the 2011 site reconnaissance. No evidence was encountered to indicate that the proposed Lassen Substation Site was ever used for agricultural purposes such as row crops or orchards.

Aside from a propane AST located at 504 South Old Stage Road, and a residential heating oil AST located at 506 South Old Stage Road, no regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, and USTs, were observed to be used, stored, or disposed of on the proposed Lassen Substation Site in 2011. No records were found to indicate that any USTs have been located on the proposed Lassen Substation Site in the past.

The search of regulatory lists for hazardous materials sites in the vicinity of the proposed Lassen Substation Site did not identify any obvious potential off-site sources of contamination within the ASTM-specified search distances (up to one mile) of the proposed Lassen Substation Site. No obvious RECs for the proposed Lassen Substation Site were noted from the 91 databases reviewed in 2011.

A search was made for the existence of environmental cleanup liens against the proposed Lassen Substation Site that were filed or recorded under federal, tribal, state, or local law in 2011. The owners of the proposed Lassen Substation Site were listed as Bernard and Cecile Steger, and Ronald G. and Susan S. Morris. No environmental liens or AULs were identified for the proposed Lassen Substation Site.

It was ENPLAN's opinion that no obvious RECs were identified for the proposed Lassen Substation Site during the course of the 2011 assessments. No obvious conditions indicative of significant releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products on, at, in, or to the proposed Lassen Substation Site were identified during the course of the 2011 assessments. No further environmental investigation of the proposed Lassen Substation Site appeared warranted at that time.

The referenced Phase I ESA Update report prepared by ENPLAN dated December 2014 was reviewed. The 2014 report was prepared for the proposed Lassen Substation Site located on Siskiyou County APNs 036-220-170 and -280. The proposed Lassen Substation Site contained two vacant residences, a garage, two well sheds, storage sheds, and chicken coops in 2014. The previously observed propane AST and heating oil AST had been removed. No regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or USTs, were observed to be used, stored, or disposed of on the proposed Lassen Substation Site during the 2014 reconnaissance. No obvious RECs were observed for the proposed Lassen Substation Site during the 2014 reconnaissance.

The proposed Lassen Substation Site was not identified as a hazardous materials use, storage, disposal, or release site on any of the 106 databases reviewed in 2014. No institutional controls or engineering controls were identified for the proposed Lassen Substation Site. No oil and/or gas wells were identified on the proposed Lassen Substation Site. The search of regulatory lists for hazardous materials sites in the vicinity of the proposed Lassen Substation Site did not identify any obvious potential off-site sources of contamination within the ASTM-specified approximate minimum search distance of the proposed Lassen Substation Site. No obvious RECs for the property were noted from the 106 databases reviewed in 2014.

A search was made for the existence of environmental cleanup liens and AULs against the proposed Lassen Substation Site that were filed or recorded under federal, tribal, state, or local law in 2014. The owner was identified as Pacificorp, an Oregon corporation. No environmental liens or AULs were identified for the proposed Lassen Substation Site in 2014.

Based on the research conducted for the 2014 assessment, it was ENPLAN's opinion that no obvious new RECs, historical RECs, or controlled RECs were identified for the proposed Lassen Substation Site during the course of the 2014 Phase I ESA Update. No obvious conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products on, at, in, or to the proposed Lassen Substation Site were identified during the course of the 2014 assessment. No further environmental investigation of the subject property appeared warranted at that time.

## **9.0 REGULATORY AGENCY DATABASE REVIEW**

To ascertain reported areas of possible environmental impairment on or in the vicinity of the property, one hundred and six (106) federal, state, local, tribal, and proprietary records databases were reviewed. During the course of this study, ENPLAN utilized EDR as an information source for environmental records. Records were also reviewed on the California Regional Water Quality Control Board's (RWQCB) GeoTracker website. A summary of the EDR Radius Map Report with GeoCheck is provided in Appendix C; a copy of the complete report is available upon request.

The property was not identified as a hazardous materials use, storage, disposal, or release site on any of the 106 databases reviewed. No institutional controls or engineering controls were identified for the subject property. No oil and/or gas wells were identified on the subject property. The following sixteen (16) sites were identified in the immediate vicinity of the property:

1. Stephen N. Brown Property, located at 512 South Old Stage Road, is identified on the Historic UST (HIST UST) database. One 550-gallon gasoline UST was installed at this address in 1973. This site is not identified



as having had a reported spill or release of hazardous materials, and it is therefore not considered a REC for the property.

2. Chevron Service Station #98674, located at 411 West Lake Street, is identified on several databases including the Leaking UST (LUST) database. Five USTs were installed at this facility in 1967, including two 10,000-gallon gasoline USTs, a 5,000-gallon diesel UST, a 550-gallon waste oil UST, and a 1,000-gallon waste oil UST. Four USTs are currently located at this facility, consisting of three 10,000-gallon gasoline USTs and one 5,000-gallon diesel UST. A waste oil leak resulted in groundwater contamination at this facility in 1988. This site received regulatory agency closure in 1993, and is therefore not considered a REC for the property.
3. Chateau Shasta Mobile Home & RV Park, located at 704 South Old Stage Road, is identified on the Facility Index Systems (FINDS) database as a site of environmental interest due to the community water system at this facility. This site is not identified as having had a reported spill or release of hazardous materials, and it is therefore not considered a REC for the property.
4. Mt. Shasta CHP, located at 618 West Jessie Street, is identified on the AST database, the HIST UST database, the Statewide Environmental Evaluation and Planning System (SWEEPS) UST database, the Hazardous Waste Information System (HAZNET) database, the California Hazardous Material Incident Reporting System (CHMIRS) database, and the FINDS database. One gasoline UST and one waste oil UST were located at this facility. This site is identified as a gasoline service station. In 2005, the auto shut-off failed on a gas pump, and approximately 22 gallons of gasoline spilled into wetlands next to the station. Based on the date and controlled isolated nature of this incident, it is not considered a REC for the property.
5. Lake Siskiyou Mutual Water Company, located at 720 West Ream Avenue, is identified on the FINDS database. This site is not identified as having had a reported spill or release of hazardous materials, and it is therefore not considered a REC for the property.
6. 111 Morgan Way is identified on the CHMIRS database. A deer carcass was reported in an unknown creek at this facility in 2011. Due to the nature and date of this incident, it is not considered a REC for the property.
7. Mercy Medical Center, located at 914 Pine Street, is identified on the LUST database. A 1,200-gallon diesel UST was installed at this site in 1976. Soil contaminated with diesel was reported at this facility in 1994. This case

received regulatory agency closure in 1994, and is therefore not considered a REC for the property.

8. Cross Petroleum, located at 1012 North Mount Shasta Boulevard, is identified on the LUST database, the HIST UST database, and the SWEEPS UST database. A 12,000-gallon diesel UST and two 12,000-gallon gasoline USTs were installed at this facility in 1984. A diesel and gasoline leak resulted in contaminated groundwater at this site. This case received regulatory agency closure in 2005, and is therefore not considered a REC for the property.
9. 1014 North Mount Shasta Boulevard is identified on the EDR US Historic Automobile Station database. Skinners Roadside Truck Repair, Inc. occupied this site from 2011 to 2012. This site is not identified as having had a reported spill or release of hazardous materials, and it is therefore not considered a REC for the property.
10. Shell Service Station, located at 1031 Nixon Road, is identified on the LUST database. A gasoline leak resulted in soil contamination at this facility in 1993. This case received regulatory agency closure in 1994, and is therefore not considered a REC for the property.
11. Dannon Waters North/CCDA Waters LLC/Coca Cola Danone Water, located at 210 Ski Village, is identified on the HAZNET database, the Waste Data System (WDS) database, the National Pollutant Discharge Elimination System Database, and the Event Notification Facility (ENF) database. This site is not identified as having had a reported spill or release of hazardous materials, and it is therefore not considered a REC for the property.
12. Gene Erickson Trucking, located at 305 Ski Village Drive, is identified on the HAZNET database, the FINDS database, the Hazardous Waste and Substances Sites List (also known as the Cortese List), and the LUST database. A diesel spill resulted in soil contamination at this facility in 1992. This case received regulatory agency closure in 1993, and is therefore not considered a REC for the property.
13. Mount Shasta Division Class II Landfill/P&M, located at 241 Ski Village Drive, is identified on the WMUDS/SWAT database and the Historic UST database. This site is not identified as having had a reported spill or release of hazardous materials, and it is therefore not considered a REC for the property.
14. Suburban Propane, located at 1020-1030 North Mount Shasta Boulevard and 1027 Nixon Road, is identified on the FINDS database and the HAZNET database. This site is not identified as having had a reported spill or release

of hazardous materials, and it is therefore not considered a REC for the property.

15. Mt. Shasta Tire Company (Bill Ackerman Tire Company), located at 811 North Mount Shasta Boulevard, is identified on the FINDS database and the HAZNET database. This site is not identified as having had a reported spill or release of hazardous materials, and it is therefore not considered a REC for the property.

16. Shasta Lube & Oil, located at 805 North Mount Shasta Boulevard, is identified on the EDR US Historic Automobile Station database and the HAZNET database. This site is not identified as having had a reported spill or release of hazardous materials, and it is therefore not considered a REC for the property.

One hundred and eleven (111) additional hazardous materials use, storage, disposal, or release sites were identified within the approximate minimum search distance<sup>1</sup> of the subject property. Seventy five (75) of the 111 identified hazardous materials use, storage, or disposal sites have not had a reported release of hazardous materials and are therefore not considered a REC for the subject property. Thirty-three (33) of the thirty-six (36) identified sites that have had a reported spill or release of hazardous materials have received regulatory agency closure, and are therefore not considered a REC for the subject property. The following three (3) hazardous materials release sites have not received regulatory agency closure:

1. McGregor Residence, located approximately 0.5 miles northeast of the property at 200 North A Street, is identified on the LUST database. A diesel leak resulted in contaminated groundwater at this site. The status of this case is listed as “preliminary site assessment underway.” ENPLAN reviewed the RWQCB GeoTracker website for this case, and this site is not listed as an open RWQCB case on the GeoTracker website. Based on this information, this site is not considered a REC for the property.

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<sup>1</sup> Minimum search distances prescribed in the ASTM standard are based on the specific database being reviewed and vary from the subject property only through to all lands within a one-mile radius of the subject property.

2. Hawkins Family Trust, located approximately 0.5 miles northeast of the property at 305 East Lake Street, is identified on the LUST database. A heater fuel leak resulted in contaminated groundwater at this site. The status of this case is listed as “preliminary site assessment workplan submitted.” ENPLAN reviewed the RWQCB GeoTracker website for this case, and this site is not listed as an open RWQCB case on the GeoTracker website. Based on this information, this site is not considered a REC for the property.
3. Abreu Property, located approximately 0.25 miles west of the property at 755 Lassen Lane, is identified on the LUST database. A gasoline leak resulted in undefined contamination at this site. The status of this case is listed as “post remedial action monitoring.” ENPLAN reviewed the RWQCB GeoTracker website for this case, and this site is not listed as an open RWQCB case on the GeoTracker website. Based on this information, this site is not considered a REC for the property.

No obvious potential off-site sources of contamination were identified within the ASTM-specified approximate minimum search distance of the subject property. No obvious RECs for the property or adjoining parcels were noted from the 106 government databases reviewed.

## **10.0 FINDINGS AND OPINION**

This Phase I ESA addresses Siskiyou County APNs 036-220-170 and -280, as well as overhead and underground distribution-line locations associated with the Lassen Substation Project in Mount Shasta, Siskiyou County, California. Previous ESA reports conducted for APNs 036-220-170 and -280 (proposed Lassen Substation Site) indicated that the proposed Lassen Substation Site consisted of undeveloped land from at least 1897 to 1959. A residence was built at 504 South Old Stage Road in 1960. A mobile home was placed on the northern portion of 506 South Old Stage Road by 1972. No evidence was encountered to indicate that the proposed Lassen Substation Site was ever used for agricultural purposes such as row crops or orchards.

The proposed Lassen Substation Site contained two residences, a garage, well sheds, storage sheds, and chicken coops during the 2011 and 2014 site reconnaissances. In 2011, the residences were occupied, and in 2014, they were

vacant. A propane AST and heating oil AST were observed in 2011; however, they were removed by 2014.

Aside from a propane AST located at 504 South Old Stage Road, and a residential heating oil AST located at 506 South Old Stage Road, no regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, and USTs, were observed to be used, stored, or disposed of on the proposed Lassen Substation Site in 2011. No records were found to indicate that any USTs have been located on the proposed Lassen Substation Site in the past. No regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, and USTs, were observed to be used, stored, or disposed of on the proposed Lassen Substation Site during the 2014 site reconnaissance. No obvious RECs were observed for the proposed Lassen Substation Site during the 2011 and 2014 site reconnaissances.

The search of regulatory lists for hazardous materials sites in the vicinity of the property in 2011 and 2014 did not identify any obvious potential off-site sources of contamination within the ASTM-specified search distances (up to one mile) of the proposed Lassen Substation Site. No obvious RECs for the proposed Lassen Substation Site were noted from the databases reviewed in 2011 and 2014.

In 2011 and 2014, searches were conducted for the existence of environmental cleanup liens and AULs against the proposed Lassen Substation Site that were filed or recorded under federal, tribal, state, or local law. The owners of the proposed Lassen Substation Site were listed as Bernard and Cecile Steger, and Ronald G. and Susan S. Morris in 2011; and Pacificorp, an Oregon corporation, in 2014. No environmental liens or AULs were identified for the proposed Lassen Substation Site in 2011 or 2014.

It was ENPLAN's opinion that no obvious RECs were identified for the proposed Lassen Substation Site during the course of the 2011 and 2014 assessments. No obvious conditions indicative of significant releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the proposed Lassen Substation Site were identified during the course of the 2011 and 2014 assessments. No further environmental investigation of the proposed Lassen Substation Site appeared warranted at that time.

The proposed Lassen Substation Site currently contains two vacant residences, a garage, two well sheds, storage sheds, and chicken coops. The distribution line corridors are located in areas currently containing residences, a mobile home park, a hotel, Eskaton senior apartment community, undeveloped land, Interstate 5, a power substation, a gasoline station, and commercial buildings. Regulated quantities of hazardous materials including ASTs, USTs, and 55-gallon drums of chemicals were not observed on the property. No records were found to indicate that USTs have been located on the property in the past. No obvious RECs were identified for the property during the recent site reconnaissance.

One hundred and six (106) federal, state, local, tribal, and proprietary records databases were reviewed for this assessment. The property was not identified as a hazardous materials use, storage, disposal, or release site on any of the 106 databases reviewed. No institutional controls or engineering controls were identified for the property. No oil or gas wells were identified on the property. The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified approximate minimum search distance of the property.

Based on the research conducted for this assessment, it is ENPLAN's opinion that no obvious RECs, historical RECs, or controlled RECs were identified during the course of this assessment. No obvious conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the property were identified during the course of this assessment. No further environmental investigation of the property appears warranted at this time. This opinion is based on the information provided to ENPLAN during the course of this assessment. Any data that is missing or was withheld from ENPLAN could alter our opinion.

## **11.0 CONCLUSIONS**

ENPLAN has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-13, addressing Siskiyou County APNs 036-220-170 and -280, as well as the overhead and underground distribution-line locations associated with the Lassen Substation Project in Mount Shasta, Siskiyou County, California. Any exceptions to, or deletions from, this practice are described under the Scope of Services on page 5 of this report. This assessment has revealed no obvious evidence of RECs, historical RECs, or controlled RECs in connection with the property. No further environmental investigation of the property appears warranted at this time.




## 12.0 CERTIFICATION

This Phase I ESA Report has been prepared by ENPLAN at the request of POWER Engineers, and has been reviewed and approved by the undersigned. The research, interviews, and field work conducted for this assessment were completed by Amy E. Lee, a Registered Environmental Property Assessor with over twenty (20) years experience conducting Phase I ESAs.

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

The scope of effort upon which this report is based is intended to provide a reasonable assessment of environmental risk for the client. This effort was not absolutely exhaustive and the quality of the assessment is necessarily dependent on the quality of the information supplied to ENPLAN by all sources cited. No geology was performed during the course of this assessment. No information contained in this report is intended to be relied upon by any party as geology. Inspection and data collection were carried out by ENPLAN staff according to accepted standards. However, inspection was mainly surficial and the identification of possible environmental risks or contamination was limited accordingly. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property. Therefore, this report does not carry with it any express or implied warranty that environmental risks associated with the subject site have been totally excluded or precisely characterized.

*Reviewed and Approved by:*

  
\_\_\_\_\_  
Amy E. Lee, REPA #157732  
Environmental Assessor

July 2015

## 13.0 LIMITATIONS

This report has been prepared for the exclusive use of POWER Engineers, as it pertains to the property described herein. The conclusions in this report are opinions, based on readily available information obtained to date, within the scope of work authorized by POWER Engineers. Use of, or reliance on the information and opinions contained in this report by other parties without first consulting this office is at those parties' own risk.

The results contained in this report are based upon the information acquired during this assessment. It is possible that variations could exist beyond or between points observed during the course of this assessment. Also, changes in observed conditions could occur at some time in the future due to contamination migration, variations in rainfall, temperature, and/or other factors not apparent at the time of the field evaluation.

It should be noted that any level of environmental assessment cannot ascertain that a property is completely free of chemical or toxic substances; therefore, ENPLAN cannot offer the certification of a "clean" site. ENPLAN believes that the scope of work performed has been appropriate to allow the client to make informed business decisions.

ENPLAN has strived to prepare this report in accordance with generally accepted environmental practices in this community, as well as good commercial and customary practice for ESAs. No warranty or guarantee is expressed or implied.

## 14.0 REFERENCES

- AVERILL H. MUNGER, 1994, Munger Map Book of California and Alaska Oil and Gas Fields.
- ENPLAN. January 2011. Phase I Environmental Site Assessment, 504 South Old Stage Road, Mount Shasta, California.
- ENPLAN. June 2011. Phase I Environmental Site Assessment, 506 South Old Stage Road, Mount Shasta, California.
- ENPLAN. December 2014. Phase I Environmental Site Assessment Update, 504 and 506 South Old Stage Road, Mount Shasta, California.
- ENVIRONMENTAL DATA RESOURCES, INC. The EDR Radius Map Report with GeoCheck, Inquiry Number: 4341670.2s and 4341686.2s, June 30, 2015.
- ENVIRONMENTAL DATA RESOURCES, INC. The EDR Certified Sanborn Map Report, Inquiry Number: 4341670.3 and 4341686.3, June 30, 2015.
- ENVIRONMENTAL DATA RESOURCES, INC. The EDR-City Directory Image Report, Inquiry Number: 4341670.5 and 4341686.5, July 1, 2015.
- ENVIRONMENTAL DATA RESOURCES, INC. The EDR Aerial Photo Decade Package, Inquiry Number: 4341670.12 and 4341686.12, July 6, 2015.
- REGIONAL WATER QUALITY CONTROL BOARD, GeoTracker website, July 10, 2015.
- SISKIYOU COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, Personal Communication, June 30, 2015.
- USGS. 1897. Shasta Special, California Quadrangle, 15-minute topographic map.
- \_\_\_\_\_. 1912. Shasta, California Quadrangle, 60-minute topographic map.
- \_\_\_\_\_. 1935. Dunsmuir, California Quadrangle, 30-minute topographic map.
- \_\_\_\_\_. 1954. Weed, California Quadrangle, 15-minute topographic map.
- \_\_\_\_\_. 1986 and 1998. City of Mount Shasta, California Quadrangle, 7.5-minute topographic map.

## **APPENDIX A**

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### **Site Photographs**

## PHOTOGRAPHS



Photo 1. View facing northwest from the southern end of the property along West Ream Avenue.



Photo 2. View facing southeast of the portion of the property in the vicinity of South Old Stage Road and Fox Farm Lane.



Photo 3. View facing northwest of the portion of the property in the vicinity of South Old Stage Road and Fox Farm Lane.



Photo 4. View facing north of 506 South Old Stage Road.



## PHOTOGRAPHS



Photo 5. View facing north of 504 South Old Stage Road.



Photo 6. View of the existing Mount Shasta Substation at 404 South Old Stage Rd.



Photo 7. View of the underground distribution area near The Tree House Motor Inn at 111 Morgan Way.



Photo 8. View facing southeast of the property southwest of Hatchery Lane.

## PHOTOGRAPHS



Photo 9. View facing northwest of the property northwest of Hatchery Lane.



Photo 10. View facing northeast of the property along West Jessie Street.



Photo 11. View facing south of the property southwest of the Pine Street overpass.



Photo 12. View facing north of the north end of the property in the vicinity of Crisp Road.



## **APPENDIX B**

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### **User-Provided Information Questionnaire**

**USER-PROVIDED INFORMATION QUESTIONNAIRE**

**DATE: June 30, 2015**

**CLIENT CONTACT: Kim Quinn, POWER Engineers**

**PROPERTY: Lassen Substation Project, City of Mount Shasta, Siskiyou County**

THE FOLLOWING INFORMATION **MUST** BE PROVIDED TO ENPLAN IN ORDER TO MEET ASTM STANDARD E 1527-13.

PLEASE COMPLETE THIS FORM AND E-MAIL OR FAX IT TO **ENPLAN AT 530-221-6963** AT YOUR EARLIEST CONVENIENCE. THANK YOU.

1. **TITLE REPORT** – PLEASE PROVIDE ENPLAN WITH A COPY.
  
2. Are you aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?  

\_\_\_\_\_YES                      \_\_\_\_\_NO
  
3. Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?  

\_\_\_\_\_YES                      \_\_\_\_\_NO
  
4. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?  

\_\_\_\_\_YES                      \_\_\_\_\_NO
  
5. Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?  

\_\_\_\_\_YES                      \_\_\_\_\_NO
  
6. Do you have any specialized knowledge or experience related to the property or nearby properties?  

\_\_\_\_\_YES                      \_\_\_\_\_NO

7. Are you aware of any commonly known or reasonably ascertainable information about the property or nearby properties that would help identify conditions indicative of releases or threatened releases?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO

8. Do you know the past uses of the property?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO  
(If yes, please list)

9. Do you know of specific chemicals that are present or once were present at the property?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO  
(If yes, please list)

10. Do you know of spills or other chemical releases that have taken place at the property?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO  
(If yes, please list)

11. Do you know of any environmental cleanups that have taken place at the property?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO  
(If yes, please list)

12. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

\_\_\_\_\_ YES \_\_\_\_\_ NO

If no, is the lower purchase price due to contamination that is known or believed to be present at the property?

\_\_\_\_\_ YES \_\_\_\_\_ NO

13. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

\_\_\_\_\_ YES \_\_\_\_\_ NO

14. Property owner            NAME \_\_\_\_\_  
  PHONE NUMBER \_\_\_\_\_

15. Property manager        NAME \_\_\_\_\_  
  PHONE NUMBER \_\_\_\_\_

16. Occupant                    NAME \_\_\_\_\_  
  PHONE NUMBER \_\_\_\_\_

17. Reason for performing Phase I Environmental Site Assessment?

\_\_\_\_\_ To qualify for land owner liability protections to CERCLA liability

\_\_\_\_\_ OTHER: \_\_\_\_\_  
\_\_\_\_\_

18. Are you aware of any of the following documents that may exist for the property?

a. Environmental Site Assessment Reports            \_\_\_\_\_ YES \_\_\_\_\_ NO

b. Environmental Compliance Audit Reports            \_\_\_\_\_ YES \_\_\_\_\_ NO

c. Environmental Permits (e.g. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, npdes permits, underground injection permits)

\_\_\_\_\_ YES \_\_\_\_\_ NO

d. Registrations for underground and aboveground storage tanks

\_\_\_\_\_ YES \_\_\_\_\_ NO

- e. Registrations for underground injection systems \_\_\_\_\_ YES \_\_\_\_\_ NO
- f. Material safety data sheets \_\_\_\_\_ YES \_\_\_\_\_ NO
- g. Community right-to-know plan \_\_\_\_\_ YES \_\_\_\_\_ NO
- h. Safety plans, preparedness and prevention plans, spill prevention, countermeasure, and control plans \_\_\_\_\_ YES \_\_\_\_\_ NO
- i. Reports regarding hydro geologic conditions on the property or surrounding area \_\_\_\_\_ YES \_\_\_\_\_ NO
- j. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property \_\_\_\_\_ YES \_\_\_\_\_ NO
- k. Hazardous waste generator notices or reports \_\_\_\_\_ YES \_\_\_\_\_ NO
- l. Geotechnical studies \_\_\_\_\_ YES \_\_\_\_\_ NO
- m. Risk assessments \_\_\_\_\_ YES \_\_\_\_\_ NO
- n. Recorded activity and use limitations \_\_\_\_\_ YES \_\_\_\_\_ NO

If yes on (a-n) above, will copies be provided to ENPLAN for review?  
\_\_\_\_\_ YES \_\_\_\_\_ NO

COMPLETED BY:

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

DATE \_\_\_\_\_

## **APPENDIX C**

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### **Executive Summary, *The EDR Radius Map with GeoCheck*** *(Full report available upon request)*

## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

SOUTH OLD STAGE ROAD  
MOUNT SHASTA, CA 96067

#### COORDINATES

Latitude (North): 41.3048000 - 41° 18' 17.28"  
Longitude (West): 122.3206000 - 122° 19' 14.16"  
Universal Transverse Mercator: Zone 10  
UTM X (Meters): 556876.2  
UTM Y (Meters): 4572604.0  
Elevation: 3441 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 41122-C3 CITY OF MOUNT SHASTA, CA  
Most Recent Revision: 1986

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120706, 20120704  
Source: USDA



MAPPED SITES SUMMARY

Target Property Address:  
SOUTH OLD STAGE ROAD  
MOUNT SHASTA, CA 96067

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	CHEVRON SS #98674 MT	411 LAKE ST W	LUST	Higher	1 ft.
B2	STEPHEN N BROWN	512 S OLD STAGE RD	HIST UST	Lower	1 ft.
B3	CHATEAU SHASTA MOBIL	704 SOUTH OLD STAGE	FINDS	Lower	1 ft.
C4	CHP - MT. SHASTA	618 W. JESSIE	AST	Higher	1 ft.
C5		618 W, JESSIE ST.	CHMIRS	Higher	1 ft.
C6	CALIFORNIA HIGHWAY P	618 W JESSIE ST	HAZNET	Higher	1 ft.
C7		614 WEST JESSE ST	ERNS	Higher	1 ft.
C8	CALIFORNIA HIGHWAY P	618 W JESSIE ST	HIST UST, SWEEPS UST	Higher	1 ft.
C9	CALIFORNIA HIGHWAY P	618 W JESSIE ST	FINDS	Higher	1 ft.
C10	CALIFORNIA HIGHWAY P	618 W. JESSIE ST.	UST	Higher	1 ft.
A11	LAKE ST. STATION	411 W. LAKE ST.	UST	Higher	1 ft.
A12	LAKE STREET STATION	411 W LAKE STREET	CA FID UST, SWEEPS UST	Higher	1 ft.
A13	LAKE ST STATION	411 W LAKE ST	HAZNET	Higher	1 ft.
A14	CHEVRON SS #98674 MT	411 WEST LAKE STREET	RGA LUST	Higher	1 ft.
A15	98674	411 WEST LAKE ST	HIST UST	Higher	1 ft.
A16		411 W LAKE ST	EDR US Hist Auto Stat	Higher	1 ft.
C17	STAGE STOP II (EXXON	311 LAKE ST W	LUST	Higher	177, 0.034, NNW
C18	STAGE STOP II TEXACO	311 W LAKE ST	HIST UST, SWEEPS UST	Higher	195, 0.037, NNW
C19	RITE AID NO 6103	310 WEST LAKE STREET	RCRA-LQG	Higher	195, 0.037, NNW
C20	RITE AID NO 6103	310 WEST LAKE STREET	FINDS	Higher	195, 0.037, NNW
D21	JAMES B. NILE	825 W REAM AVE	HIST UST	Lower	212, 0.040, SE
C22	SPORTS & SPIRITS CHE	300 WEST LAKE STREET	UST	Higher	255, 0.048, NNW
C23		300 W LAKE ST	EDR US Hist Auto Stat	Higher	255, 0.048, NNW
C24	SPORTS & SPIRITS	300 W LAKE ST	HIST UST	Higher	255, 0.048, NNW
C25	SPORTS & SPIRITS	300 W LAKE ST	FINDS	Higher	255, 0.048, NNW
C26	SPORTS & SPIRITS	300 W LAKE ST	SWEEPS UST	Higher	255, 0.048, NNW
27		317 SOUTH OLD STAGE	CDL	Lower	276, 0.052, WSW
28		I-5 N/O LAKE ST.	CHMIRS	Higher	414, 0.078, North
D29	LAKE SISKIYOU MUTUAL	720 W REAM AVE	FINDS	Lower	427, 0.081, SE
E30	KRAGEN AUTO PARTS ST	124 MORGAN WAY	HAZNET	Higher	491, 0.093, NNE
E31	O'REILLY AUTO PARTS	124 MORGAN WAY	FINDS	Higher	491, 0.093, NNE
F32	MOUNT SHASTA FISH HA	3N OLD STAGE ROAD	ENF	Higher	501, 0.095, NW
F33	LOCATED AT MT. SHAST	3 NORTH OLD STAGE RO	FINDS	Higher	501, 0.095, NW
F34	DEPARTMENT OF FISH A	3 NORTH OLD STAGE RD	HAZNET	Higher	512, 0.097, NW
F35	MT. SHASTA HATCHERY	#3 NORTH OLD STAGE R	HIST UST	Higher	512, 0.097, NW
F36	MOUNT SHASTA FISH HA	3 N OLD STAGE RD	HAZNET	Higher	512, 0.097, NW
F37	CALIFORNIA DEPARTMEN	3 N OLD STAGE RD	FINDS	Higher	512, 0.097, NW
E38		111 MORGAN WAY	CHMIRS	Higher	526, 0.100, NNE
E39	MOUNT SHASTA SHELL	205 W LAKE ST	FINDS	Higher	602, 0.114, NNE

MAPPED SITES SUMMARY

Target Property Address:  
SOUTH OLD STAGE ROAD  
MOUNT SHASTA, CA 96067

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">E40</a>		205 W LAKE ST	EDR US Hist Auto Stat	Higher	602, 0.114, NNE
<a href="#">E41</a>	SUBURBAN PROPANE	205 LAKE ST W	LUST	Higher	602, 0.114, NNE
<a href="#">E42</a>	MOUNT SHASTA SHELL	205 W LAKE ST	HAZNET	Higher	602, 0.114, NNE
<a href="#">E43</a>	VANGAS, INC.	205 W LAKE ST	HIST UST, SWEEPS UST	Higher	602, 0.114, NNE
<a href="#">E44</a>	SUBURBAN PROPANE,LP	205 W LAKE ST	HAZNET	Higher	602, 0.114, NNE
<a href="#">E45</a>		160 MORGAN WAY	EDR US Hist Auto Stat	Higher	703, 0.133, NE
<a href="#">G46</a>	MT. SHASTA ELEM	501 CEDAR ST.	AST	Higher	790, 0.150, NNE
<a href="#">G47</a>	MOUNT SHASTA ELEMENT	501 CEDAR ST	FINDS	Higher	790, 0.150, NNE
<a href="#">G48</a>	MOUNT SHASTA ELEMENT	501 CEDAR ST	HIST UST	Higher	790, 0.150, NNE
<a href="#">G49</a>	1X DR DONALD RATLEY	619 SPRING ST	HAZNET	Higher	792, 0.150, NNE
<a href="#">50</a>	MOUNT SHASTA DAIRY	508 N OLD STAGE RD	HIST UST	Higher	1053, 0.199, NW
<a href="#">G51</a>	U.S. CELLULAR I??I??	604 PINE ST	FINDS	Higher	1086, 0.206, NNE
<a href="#">H52</a>	RITE AID #6103	310 W LAKE ST	HAZNET	Higher	1186, 0.225, NNE
<a href="#">H53</a>	RITE AID #6103	310 W LAKE ST	FINDS	Higher	1186, 0.225, NNE
<a href="#">H54</a>		CORNER OF PINE & LAK	CDL	Higher	1360, 0.258, NNE
<a href="#">I55</a>		110 WATER ST	EDR US Hist Auto Stat	Higher	1386, 0.262, NE
<a href="#">J56</a>	RAMBOS TRUCK STOP	TRUCK VILLAGE DR	LUST	Higher	1455, 0.276, North
<a href="#">J57</a>	SOUTHERN PACIFC MT S	ALMA ST	LUST	Higher	1455, 0.276, North
<a href="#">J58</a>	P&M CEDAR PRODUCTS	SKI VILLAGE DR	LUST	Higher	1455, 0.276, North
<a href="#">K59</a>	SHOP	110 W CASTLE ST	HIST UST	Higher	1583, 0.300, NNE
<a href="#">L60</a>	USDA FOREST SERVICE	204 W ALMA ST	HAZNET	Higher	1602, 0.303, NNE
<a href="#">L61</a>	MOUNT SHASTA RANGER	204 W ALMA ST	HIST UST	Higher	1602, 0.303, NNE
<a href="#">L62</a>	MT. SHASTA RANGER ST	204 WEST ALMA	AST	Higher	1602, 0.303, NNE
<a href="#">L63</a>	USFS, SHASTA TRINITY	204 W ALMA ST	FINDS	Higher	1602, 0.303, NNE
<a href="#">L64</a>	SERCO MANAGEMENT SER	204 W ALMA ST	HAZNET	Higher	1602, 0.303, NNE
<a href="#">L65</a>	USDA - MOUNT SHASTA	204 W ALMA ST	HIST UST, SWEEPS UST	Higher	1602, 0.303, NNE
<a href="#">M66</a>	SISKIYOU CO PUB WKS	401 MT SHASTA BLVD	LUST	Higher	1700, 0.322, ENE
<a href="#">N67</a>	VANNI PROPERTY	1119 REAM AVENUE	LUST	Higher	1702, 0.322, ESE
<a href="#">N68</a>		1107 REAM AVE	EDR US Hist Auto Stat	Higher	1737, 0.329, ESE
<a href="#">N69</a>	CUSTOM DESIGN	1108 REAM AVE	HAZNET	Higher	1740, 0.330, ESE
<a href="#">70</a>	MOUNT SHASTA PRINTIN	612 NORTH MOUNT SHAS	HAZNET	Higher	1743, 0.330, NNE
<a href="#">I71</a>	PACIFICORP - MOUNT S	412 MILL ST	FINDS	Higher	1776, 0.336, NE
<a href="#">L72</a>	COMMERCIAL BUILDING	506 NORTH MT. SHASTA	LUST, SLIC	Higher	1784, 0.338, NNE
<a href="#">L73</a>	MOUNT SHASTA PIT STO	500 N MOUNT SHASTA B	FINDS	Higher	1790, 0.339, NNE
<a href="#">L74</a>	FREEMAN'S TEXACO	500 N MOUNT SHASTA B	HIST UST	Higher	1790, 0.339, NNE
<a href="#">L75</a>		500 N MOUNT SHASTA B	EDR US Hist Auto Stat	Higher	1790, 0.339, NNE
<a href="#">L76</a>	FREEMAN'S FAST LUBE	500 N MOUNT SHASTA B	HAZNET	Higher	1790, 0.339, NNE
<a href="#">L77</a>	FREEMAN S FAST LUBE	500 N MT. SHASTA BLV	FINDS	Higher	1790, 0.339, NNE
<a href="#">O78</a>	MT SHASTA CLEANERS	110 SISQUYOU AVE	RCRA-SQG, FINDS	Higher	1797, 0.340, East

MAPPED SITES SUMMARY

Target Property Address:  
SOUTH OLD STAGE ROAD  
MOUNT SHASTA, CA 96067

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
O79	CONSTRUCTION OF LOWE	104 SISKIYOU AVE	NPDES	Higher	1804, 0.342, East
K80		111 W LAKE ST	EDR US Hist Cleaners	Higher	1882, 0.356, NE
K81	CHEVRON SS #922219 M	101 LAKE ST W	LUST	Higher	1901, 0.360, NE
K82	MT. SHASTA CHEVRON	101 W. LAKE	SWEEPS UST	Higher	1901, 0.360, NE
K83		101 W LAKE ST	EDR US Hist Auto Stat	Higher	1909, 0.362, NE
K84	MT. SHASTA CHEVRON	101 WEST LAKE STREET	CA FID UST	Higher	1909, 0.362, NE
K85	CHEVRON SS MT SHASTA	101 WEST LAKE STREET	RGA LUST	Higher	1909, 0.362, NE
K86	BROWERS MOUNT SHASTA	101 W LAKE BLVD	HAZNET	Higher	1909, 0.362, NE
K87	RAMSHAW'S ALPINE SHE	101 W LAKE ST	HIST UST	Higher	1909, 0.362, NE
O88		220 SISKIYOU AVE	EDR US Hist Auto Stat	Higher	1912, 0.362, East
K89	MT. SHASTA MINI-MARK	411 N MOUNT SHASTA B	HIST UST	Higher	1945, 0.368, NNE
K90	MOUNT SHASTA TIRE AN	412 NORTH MOUNT SHAS	HIST UST	Higher	1949, 0.369, NNE
K91	MT SHASTA MINI MART	411 MT SHASTA BLVD N	LUST	Higher	1951, 0.370, NNE
K92	BETTER HOMES REALTY	407 N MOUNT SHASTA B	HIST UST	Higher	1954, 0.370, NNE
N93	CUSTOM DESIGNS	1108 1/2 REAM AVE	HAZNET	Higher	2016, 0.382, ESE
P94		805 N MOUNT SHASTA B	EDR US Hist Auto Stat	Higher	2041, 0.387, North
P95	SHASTA LUBE & OIL	805 N MT SHASTA BLVD	HAZNET	Higher	2041, 0.387, North
L96		430 CHESTNUT ST	CHMIRS	Higher	2060, 0.390, NNE
L97	MT SHASTA CUSTOMS	415 CHESTNUT ST	HAZNET	Higher	2062, 0.391, NNE
L98	DAVES QUALITY AUTO C	415 CHESTNUT ST	HAZNET	Higher	2062, 0.391, NNE
L99	MT SHASTA TIRE & AUT	415 CHESTNUT	HIST CORTESE, LUST	Higher	2062, 0.391, NNE
L100		415 CHESTNUT ST	EDR US Hist Auto Stat	Higher	2062, 0.391, NNE
L101	MOUNT SHASTA TIRE AN	415 CHESTNUT ST	HIST UST	Higher	2062, 0.391, NNE
L102	MT SHASTA TIRE & AUT	415 CHESTNUT ST	LUST	Higher	2062, 0.391, NNE
L103	MT. SHASTA CUSTOMS S	415 CHESTNUT ST	FINDS	Higher	2062, 0.391, NNE
L104	JOHN'S GARAGE	415 CHESTNUT	HAZNET	Higher	2062, 0.391, NNE
P105	MT. SHASTA TIRE CO.	811 N. MT SHASTA BLV	FINDS	Higher	2062, 0.391, North
P106	BILL ACKERMAN TIRE C	811 N MT SHASTA BLVD	HAZNET	Higher	2062, 0.391, North
K107	UNOCAL SS #3914 MT S	MT SHASTA BLVD	LUST	Higher	2065, 0.391, NNE
K108	CLASS III WASTE PILE	MT SHASTA BLVD	WMUDS/SWAT	Higher	2065, 0.391, NNE
L109		ALMA ST BETWEEN ALDE	CHMIRS	Higher	2076, 0.393, NNE
M110		508 S MT SHASTA BLVD	ERNS	Higher	2078, 0.394, ENE
Q111	PACIFIC POWER & LIGH	425 S MOUNT SHASTA B	HIST UST	Higher	2080, 0.394, NE
Q112	SISKIYOU COUNTY ROAD	401 S MOUNT SHASTA B	HAZNET	Higher	2098, 0.397, NE
Q113	ROAD MAINTENANCE DIS	401 S MOUNT SHASTA B	HIST UST	Higher	2098, 0.397, NE
Q114	SISKIYOU CO PUB WKS	401 MT SHASTA	HIST CORTESE, LUST	Higher	2126, 0.403, NE
M115	SJ DENHAM CHRYSLER D	603 S MOUNT SHASTA B	HAZNET	Higher	2145, 0.406, ENE
M116	SJ DENHAM CHRYSLER J	603 S MOUNT SHASTA B	FINDS	Higher	2145, 0.406, ENE
M117		603 S MOUNT SHASTA B	EDR US Hist Auto Stat	Higher	2145, 0.406, ENE

MAPPED SITES SUMMARY

Target Property Address:  
SOUTH OLD STAGE ROAD  
MOUNT SHASTA, CA 96067

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
M118	KENS BODY SHOP	603 S MOUNT SHASTA B	HAZNET	Higher	2145, 0.406, ENE
M119	BRUNO'S GARAGE/CHRYSLER	603 S MOUNT SHASTA B	HAZNET	Higher	2145, 0.406, ENE
Q120	MT SHASTA WHEEL ALIG	308 MT SHASTA	HIST CORTESE, LUST	Higher	2164, 0.410, NE
M121		612 S MOUNT SHASTA B	EDR US Hist Auto Stat	Higher	2168, 0.411, ENE
M122	FOSTER AUTOMOTIVE	614 S MT SHASTA BLVD	HAZNET	Higher	2170, 0.411, ENE
M123	ANDY'S TRANSMISSION	614 S MOUNT SHASTA B	FINDS	Higher	2170, 0.411, ENE
M124	PACIFIC BELL	614 S MT SHASTA BLVD	RCRA NonGen / NLR, FINDS	Higher	2170, 0.411, ENE
M125		614 S MOUNT SHASTA B	EDR US Hist Auto Stat	Higher	2170, 0.411, ENE
R126	CTY MOUNT SHASTA/PUB	305 N MOUNT SHASTA B	HAZNET	Higher	2188, 0.414, NE
R127	MT SHASTA CS	305 NORTH MT SHASTA	ENF	Higher	2188, 0.414, NE
R128	CITY OF MT. SHASTA	305 NORTH MOUNT SHAS	FINDS	Higher	2188, 0.414, NE
R129	ROSEBURG MILL	100 LAKE ST W	US BROWNFIELDS	Higher	2197, 0.416, NE
R130	THE FIFTH SEASON	300 N MOUNT SHASTA B	HAZNET	Higher	2200, 0.417, NE
S131	SOUTHERN SISKIYOU NE	316 CHESTNUT STREET	HAZNET	Higher	2202, 0.417, NNE
Q132	SOUSA READY MIX LLC		US MINES	Higher	2205, 0.418, NE
S133	MOUNT SHASTA BOTTLIN	302 CHESTNUT ST	FINDS	Higher	2227, 0.422, NNE
S134	MT SHASTA BOTTLNG WR	302 CHESTNUT ST	LUST	Higher	2227, 0.422, NNE
S135	MT SHASTA BOTTLNG WR	302 CHESTNUT	HIST CORTESE, LUST	Higher	2227, 0.422, NNE
S136	PEPSIE COLA BOTTLING	302 CHESTNUT ST	HIST UST	Higher	2227, 0.422, NNE
T137	MT SHAST WHEEL TIRE	308 S MT SHASTA BLVD	HAZNET	Higher	2259, 0.428, NE
T138	MT SHASTA WHEEL ALIG	308 MT SHASTA BLVD	LUST	Higher	2266, 0.429, NE
T139		302 S MOUNT SHASTA B	EDR US Hist Cleaners	Higher	2267, 0.429, NE
R140	GERALD SMITH	224 N MOUNT SHASTA B	HAZNET	Higher	2272, 0.430, NE
U141	MERCY MEDICAL CENTER	914 PINE ST	AST	Higher	2343, 0.444, North
U142	MERCY MEDICAL CENTER	914 PINE	HIST CORTESE, LUST	Higher	2343, 0.444, North
U143	MERCY MEDICAL CENTER	914 PINE ST	HAZNET	Higher	2343, 0.444, North
U144	MERCY MEDICAL CENTER	914 PINE ST	LUST	Higher	2343, 0.444, North
U145	MERCY MEDICAL CENTER	914 PINE ST	FINDS	Higher	2343, 0.444, North
U146	MERCY MEDICAL	914 PINE ST	HIST UST, SWEEPS UST	Higher	2343, 0.444, North
Q147	RALPH & SHERRY PETER	210 SMITH ST	HAZNET	Higher	2361, 0.447, NE
P148	MOUNT SHASTA KOA	900 N MOUNT SHASTA B	FINDS	Higher	2382, 0.451, North
T149		115 MCCLOUD AVENUE	CHMIRS	Higher	2398, 0.454, NE
P150	MOUNTAIN VIEW AUTO B	912 SHASTA BLVD	FINDS	Higher	2403, 0.455, North
P151		912 N MOUNT SHASTA B	EDR US Hist Auto Stat	Higher	2403, 0.455, North
R152	TRI COUNTY BANK	204 CHESTNUT ST	HAZNET	Higher	2475, 0.469, NE
R153	E. NORMAN PAUL BEACO	206 S MOUNT SHASTA B	HIST UST	Higher	2481, 0.470, NE
R154	MOUNT SHASTA DRY CLE	206 SOUTH MOUNT SHAS	HAZNET	Higher	2481, 0.470, NE
R155		206 S MOUNT SHASTA B	EDR US Hist Cleaners	Higher	2481, 0.470, NE
V156	LAUREL CREST MANOR	201 EUGENE ST	HIST CORTESE, LUST	Higher	2484, 0.470, ENE

MAPPED SITES SUMMARY

Target Property Address:  
SOUTH OLD STAGE ROAD  
MOUNT SHASTA, CA 96067

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
V157	LAUREL QREST MANOR	201 EUGENE	HAZNET	Higher	2484, 0.470, ENE
R158	FAST GAS	205 S. MT. SHASTA B.	HIST UST	Higher	2486, 0.471, NE
R159	PACIFIC BELL	100 OREM ST	HAZNET	Higher	2517, 0.477, NE
V160	VIRGIL L KARNATZ DDS	705 SOUTH A STREET	HAZNET	Higher	2532, 0.480, ENE
R161	PACIFIC BELL	100 OREM STREET	RCRA-SQG, FINDS, HIST UST, SWEEPS UST	Higher	2541, 0.481, NE
R162	AT&T CALIFORNIA - TA	108 OREM ST	FINDS	Higher	2541, 0.481, NE
R163	PACIFIC BELL (TA-U19	108 OREM ST	UST	Higher	2541, 0.481, NE
164	JOE SPINI	207 MERRITT AVE	HIST UST	Higher	2548, 0.483, ENE
W165		204 OLD MCCLOUD ROAD	CHMIRS	Higher	2555, 0.484, East
R166	ROSEBERG COMMERCE	1900 SOUTH MT. SHAST	US BROWNFIELDS	Higher	2568, 0.486, NE
S167		314 E. CASTLE	CHMIRS	Higher	2587, 0.490, NNE
R168	IRMA COFFEEN	213 E LAKE ST	HIST UST	Higher	2599, 0.492, NE
169		205 SHASTA CT	EDR US Hist Auto Stat	Higher	2604, 0.493, NE
W170	MT. SHASTA CENTER/U.	811 MT SHASTA BLVD	HIST UST	Higher	2612, 0.495, East
X171	ROSEBURG LUMBER MILL	HIGHWAY 5 AND SOUTH	VCP, ENVIROSTOR	Higher	2641, 0.500, SE
Y172	ROSEBURG COMMERCE PA	SOUTH MT. SHASTA BLV	US BROWNFIELDS	Higher	2651, 0.502, ESE
Y173	OLD MT. SHASTA LUMBE	WEST OF SOUTH MT. SH	US BROWNFIELDS	Higher	2655, 0.503, ESE
X174	SISKIYOU OPPORTUNITY	1516 S MT SHASTA BLV	SWRCY	Higher	2660, 0.504, SE
X175	ROSS PROPERTY	MT. SHASTA BLVD.	LUST	Higher	2661, 0.504, SE
W176		904 S MOUNT SHASTA B	EDR US Hist Auto Stat	Higher	2693, 0.510, East
Z177	CROSS PETROLEUM	1012 N MOUNT SHASTA	HIST UST, SWEEPS UST	Higher	2751, 0.521, North
Z178	CROSS PETROLEUM	1012 N. MT. SHASTA B	UST	Higher	2751, 0.521, North
X179	PEPSI COLA, BEER WAR	1604 S MOUNT SHASTA	HIST UST	Higher	2753, 0.521, SE
Z180		1014 N MOUNT SHASTA	EDR US Hist Auto Stat	Higher	2760, 0.523, North
Y181	PACIFIC BELL	1219 S MT SHASTA BLV	RCRA-SQG, FINDS, HAZNET	Higher	2762, 0.523, ESE
X182		1634 S MOUNT SHASTA	EDR US Hist Auto Stat	Higher	2778, 0.526, SE
AA183	MT. SHASTA SHELL	1000 SOUTH MT. SHAST	HIST UST	Higher	2785, 0.527, East
AA184	SHELL SS MT SHASTA	1000 MT SHASTA BLVD	LUST	Higher	2785, 0.527, East
AA185	CROSS PETROLEUM	1012 MT SHASTA BLVD	LUST	Higher	2794, 0.529, East
X186	EQUIPMENT YARD	139 CHURCH ST	HIST UST	Higher	2808, 0.532, SE
AB187	MCGREGOR RESIDENCE	200 N A ST	LUST	Higher	2831, 0.536, NE
188		917 LASSEN LN	EDR US Hist Auto Stat	Higher	2833, 0.537, NW
Z189		1032 N MOUNT SHASTA	EDR US Hist Auto Stat	Higher	2851, 0.540, North
190	MT. SHASTA 76	101 LAKE ST.	UST	Lower	2856, 0.541, South
X191	FORMER TRUCK REPAIR	EAST OF SOUTH MR. SH	US BROWNFIELDS	Higher	2870, 0.544, SE
AB192	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST	Higher	2883, 0.546, NE
193	HAWKINS FAMILY TRUST	305 EAST LAKE STREET	LUST	Higher	2895, 0.548, NE
AB194	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST	Higher	2898, 0.549, NE
V195	BACON RICK RESIDENCE	300 IDA	HIST CORTESE, LUST	Higher	2920, 0.553, ENE

MAPPED SITES SUMMARY

Target Property Address:  
SOUTH OLD STAGE ROAD  
MOUNT SHASTA, CA 96067

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">196</a>	B. FERRARIS	450 SO. WASH DR.	HIST UST	Higher	3039, 0.576, ENE
<a href="#">197</a>		2224 S MOUNT SHASTA	EDR US Hist Auto Stat	Higher	3180, 0.602, SE
<a href="#">AC198</a>	SISSION ELEMENTARY	601 E. ALMA	AST	Higher	3519, 0.666, NNE
<a href="#">AC199</a>	SISSON ELMENTARY SCH	601 EAST ALMA STREET	UST, HIST UST, SWEEPS UST	Higher	3519, 0.666, NNE
<a href="#">AD200</a>	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST	Higher	3636, 0.689, NW
<a href="#">AD201</a>	ABREU PROPERTY	755 LASSEN LANE	LUST	Higher	3638, 0.689, NW
<a href="#">AE202</a>	PORTEOUS LOGGING	1313 SCENIC	HIST CORTESE, LUST	Higher	4541, 0.860, NNW
<a href="#">AE203</a>	PORTEOUS LOGGING	1313 SCENIC DR	LUST	Higher	4541, 0.860, NNW
<a href="#">204</a>	PHIL WARD	1530 HILL	HIST CORTESE, LUST	Higher	5116, 0.969, WNW
<a href="#">AF205</a>	SHELL SS DON ERICKSO	1031 NIXON	HIST CORTESE, LUST	Higher	5152, 0.976, North
<a href="#">AF206</a>	SHELL SS DON ERICKSO	1031 NIXON	LUST	Higher	5152, 0.976, North

# EXECUTIVE SUMMARY

## TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

## DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls  
LUCIS..... Land Use Control Information System

### ***State- and tribal - equivalent NPL***

RESPONSE..... State Response Sites



## EXECUTIVE SUMMARY

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Information System

### ***State and tribal leaking storage tank lists***

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

INDIAN UST..... Underground Storage Tanks on Indian Land

FEMA UST..... Underground Storage Tank Listing

### ***State and tribal voluntary cleanup sites***

INDIAN VCP..... Voluntary Cleanup Priority Listing

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

ODI..... Open Dump Inventory

HAULERS..... Registered Waste Tire Haulers Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

#### ***Local Lists of Hazardous waste / Contaminated Sites***

US CDL..... Clandestine Drug Labs

HIST Cal-Sites..... Historical Calsites Database

SCH..... School Property Evaluation Program

Toxic Pits..... Toxic Pits Cleanup Act Sites

US HIST CDL..... National Clandestine Laboratory Register

#### ***Local Land Records***

LIENS 2..... CERCLA Lien Information

LIENS..... Environmental Liens Listing

DEED..... Deed Restriction Listing

#### ***Records of Emergency Release Reports***

HMIRS..... Hazardous Materials Information Reporting System

LDS..... Land Disposal Sites Listing

MCS..... Military Cleanup Sites Listing

SPILLS 90..... SPILLS 90 data from FirstSearch

#### ***Other Ascertainable Records***

DOT OPS..... Incident and Accident Data

DOD..... Department of Defense Sites

FUDS..... Formerly Used Defense Sites

CONSENT..... Superfund (CERCLA) Consent Decrees

## EXECUTIVE SUMMARY

ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
CA BOND EXP. PLAN.....	Bond Expenditure Plan
UIC.....	UIC Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
Notify 65.....	Proposition 65 Records
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
WDS.....	Waste Discharge System
Financial Assurance.....	Financial Assurance Information Listing
PROC.....	Certified Processors Database
HWT.....	Registered Hazardous Waste Transporter Database
HWP.....	EnviroStor Permitted Facilities Listing
MWMP.....	Medical Waste Management Program Listing
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
EPA WATCH LIST.....	EPA WATCH LIST
US FIN ASSUR.....	Financial Assurance Information
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH DOE.....	Steam-Electric Plant Operation Data
2020 COR ACTION.....	2020 Corrective Action Program List
PRP.....	Potentially Responsible Parties

### **EDR HIGH RISK HISTORICAL RECORDS**

#### ***EDR Exclusive Records***

EDR MGP..... EDR Proprietary Manufactured Gas Plants

### **EDR RECOVERED GOVERNMENT ARCHIVES**

#### ***Exclusive Recovered Govt. Archives***

RGA LF..... Recovered Government Archive Solid Waste Facilities List

### **SURROUNDING SITES: SEARCH RESULTS**

Surrounding sites were identified in the following databases.

## EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### **STANDARD ENVIRONMENTAL RECORDS**

#### ***Federal RCRA generators list***

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 03/10/2015 has revealed that there is 1 RCRA-LQG site within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RITE AID NO 6103	310 WEST LAKE STREET	NNW 0 - 1/8 (0.037 mi.)	C19	24

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/10/2015 has revealed that there are 3 RCRA-SQG sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>MT SHASTA CLEANERS</i></b>	<b><i>110 SISQUYOU AVE</i></b>	<b><i>E 1/4 - 1/2 (0.340 mi.)</i></b>	<b><i>O78</i></b>	<b><i>76</i></b>
<b><i>PACIFIC BELL</i></b>	<b><i>100 OREM STREET</i></b>	<b><i>NE 1/4 - 1/2 (0.481 mi.)</i></b>	<b><i>R161</i></b>	<b><i>164</i></b>
<b><i>PACIFIC BELL</i></b>	<b><i>1219 S MT SHASTA BLV</i></b>	<b><i>ESE 1/2 - 1 (0.523 mi.)</i></b>	<b><i>Y181</i></b>	<b><i>193</i></b>

#### ***Federal ERNS list***

ERNS: The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The source of this database is the U.S. EPA.

A review of the ERNS list, as provided by EDR, and dated 03/30/2015 has revealed that there are 2 ERNS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	614 WEST JESSE ST	0 - 1/8 (0.000 mi.)	C7	13

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	508 S MT SHASTA BLVD	ENE 1/4 - 1/2 (0.394 mi.)	M110	108

### **State- and tribal - equivalent CERCLIS**

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 05/04/2015 has revealed that there is 1 ENVIROSTOR site within approximately 1.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ROSEBURG LUMBER MILL</b> Facility Id: 60000458 Status: Active	<b>HIGHWAY 5 AND SOUTH</b>	<b>SE 1/2 - 1 (0.500 mi.)</b>	<b>X171</b>	<b>173</b>

### **State and tribal leaking storage tank lists**

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 03/13/2015 has revealed that there are 37 LUST sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON SS #98674 MT Global Id: T0609300138 Status: Completed - Case Closed Status: Case Closed	411 LAKE ST W	0 - 1/8 (0.000 mi.)	A1	8
STAGE STOP II (EXXON) Global Id: T0609300169 Status: Completed - Case Closed Status: Case Closed	311 LAKE ST W	NNW 0 - 1/8 (0.034 mi.)	C17	20
SUBURBAN PROPANE Global Id: T0609300177 Status: Completed - Case Closed Status: Case Closed	205 LAKE ST W	NNE 0 - 1/8 (0.114 mi.)	E41	44
RAMBOS TRUCK STOP Global Id: T0609300147 Status: Completed - Case Closed	TRUCK VILLAGE DR	N 1/4 - 1/2 (0.276 mi.)	J56	54

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOUTHERN PACIFC MT S Global Id: T0609300165 Global Id: T0609300151 Status: Completed - Case Closed Status: Case Closed	ALMA ST	N 1/4 - 1/2 (0.276 mi.)	J57	55
P&M CEDAR PRODUCTS Global Id: T0609300152 Status: Completed - Case Closed	SKI VILLAGE DR	N 1/4 - 1/2 (0.276 mi.)	J58	58
SISKIYOU CO PUB WKS Status: Case Closed	401 MT SHASTA BLVD	ENE 1/4 - 1/2 (0.322 mi.)	M66	67
VANNI PROPERTY Global Id: T10000001506 Status: Completed - Case Closed	1119 REAM AVENUE	ESE 1/4 - 1/2 (0.322 mi.)	N67	67
<b>COMMERCIAL BUILDING</b> Status: Case Closed	<b>506 NORTH MT. SHASTA</b>	<b>NNE 1/4 - 1/2 (0.338 mi.)</b>	<b>L72</b>	<b>73</b>
CHEVRON SS #922219 M Global Id: T0609300142 Status: Completed - Case Closed Status: Case Closed	101 LAKE ST W	NE 1/4 - 1/2 (0.360 mi.)	K81	80
MT SHASTA MINI MART Global Id: T0609300153 Status: Completed - Case Closed Status: Case Closed	411 MT SHASTA BLVD N	NNE 1/4 - 1/2 (0.370 mi.)	K91	90
<b>MT SHASTA TIRE &amp; AUT</b> Global Id: T0609300140 Status: Completed - Case Closed	<b>415 CHESTNUT</b>	<b>NNE 1/4 - 1/2 (0.391 mi.)</b>	<b>L99</b>	<b>99</b>
MT SHASTA TIRE & AUT Status: Case Closed	415 CHESTNUT ST	NNE 1/4 - 1/2 (0.391 mi.)	L102	102
UNOCAL SS #3914 MT S Global Id: T0609300135 Status: Completed - Case Closed Status: Case Closed	MT SHASTA BLVD	NNE 1/4 - 1/2 (0.391 mi.)	K107	104
<b>SISKIYOU CO PUB WKS</b> Global Id: T0609300146 Status: Completed - Case Closed	<b>401 MT SHASTA</b>	<b>NE 1/4 - 1/2 (0.403 mi.)</b>	<b>Q114</b>	<b>110</b>
<b>MT SHASTA WHEEL ALIG</b> Global Id: T0609300144 Status: Completed - Case Closed	<b>308 MT SHASTA</b>	<b>NE 1/4 - 1/2 (0.410 mi.)</b>	<b>Q120</b>	<b>116</b>
MT SHASTA BOTTLNG WR Status: Case Closed	302 CHESTNUT ST	NNE 1/4 - 1/2 (0.422 mi.)	S134	143
<b>MT SHASTA BOTTLNG WR</b> Global Id: T0609300160 Status: Completed - Case Closed	<b>302 CHESTNUT</b>	<b>NNE 1/4 - 1/2 (0.422 mi.)</b>	<b>S135</b>	<b>143</b>
MT SHASTA WHEEL ALIG Status: Case Closed	308 MT SHASTA BLVD	NE 1/4 - 1/2 (0.429 mi.)	T138	146
<b>MERCY MEDICAL CENTER</b> Global Id: T0609300163 Status: Completed - Case Closed	<b>914 PINE</b>	<b>N 1/4 - 1/2 (0.444 mi.)</b>	<b>U142</b>	<b>147</b>
MERCY MEDICAL CENTER Status: Case Closed	914 PINE ST	N 1/4 - 1/2 (0.444 mi.)	U144	150

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>LAUREL CREST MANOR</b> Global Id: T0609300167 Status: Completed - Case Closed Status: Case Closed	<b>201 EUGENE ST</b>	<b>ENE 1/4 - 1/2 (0.470 mi.)</b>	<b>V156</b>	<b>158</b>
ROSS PROPERTY Global Id: T0609314902 Status: Completed - Case Closed	MT. SHASTA BLVD.	SE 1/2 - 1 (0.504 mi.)	X175	188
SHELL SS MT SHASTA Global Id: T0609300161 Status: Completed - Case Closed Status: Case Closed	1000 MT SHASTA BLVD	E 1/2 - 1 (0.527 mi.)	AA184	197
CROSS PETROLEUM Global Id: T0609300174 Status: Completed - Case Closed Status: Case Closed	1012 MT SHASTA BLVD	E 1/2 - 1 (0.529 mi.)	AA185	199
MCGREGOR RESIDENCE Status: Preliminary site assessment underway	200 N A ST	NE 1/2 - 1 (0.536 mi.)	AB187	203
PRIVATE RESIDENCE Global Id: T0609313545 Status: Completed - Case Closed	PRIVATE RESIDENCE	NE 1/2 - 1 (0.546 mi.)	AB192	207
HAWKINS FAMILY TRUST Status: Preliminary site assessment workplan submitted	305 EAST LAKE STREET	NE 1/2 - 1 (0.548 mi.)	193	212
PRIVATE RESIDENCE Global Id: T0609315027 Status: Completed - Case Closed	PRIVATE RESIDENCE	NE 1/2 - 1 (0.549 mi.)	AB194	212
<b>BACON RICK RESIDENCE</b> Global Id: T0609300171 Status: Completed - Case Closed Status: Case Closed	<b>300 IDA</b>	<b>ENE 1/2 - 1 (0.553 mi.)</b>	<b>V195</b>	<b>218</b>
PRIVATE RESIDENCE Global Id: T0609327399 Status: Completed - Case Closed	PRIVATE RESIDENCE	NW 1/2 - 1 (0.689 mi.)	AD200	222
ABREU PROPERTY Status: Post remedial action monitoring	755 LASSEN LANE	NW 1/2 - 1 (0.689 mi.)	AD201	224
<b>PORTEOUS LOGGING</b> Global Id: T0609300145 Status: Completed - Case Closed	<b>1313 SCENIC</b>	<b>NNW 1/2 - 1 (0.860 mi.)</b>	<b>AE202</b>	<b>224</b>
PORTEOUS LOGGING Status: Case Closed	1313 SCENIC DR	NNW 1/2 - 1 (0.860 mi.)	AE203	226
<b>PHIL WARD</b> Global Id: T0609300175 Status: Completed - Case Closed Status: Case Closed	<b>1530 HILL</b>	<b>WNW 1/2 - 1 (0.969 mi.)</b>	<b>204</b>	<b>226</b>
<b>SHELL SS DON ERICKSO</b> Global Id: T0609300162 Status: Completed - Case Closed	<b>1031 NIXON</b>	<b>N 1/2 - 1 (0.976 mi.)</b>	<b>AF205</b>	<b>228</b>
SHELL SS DON ERICKSO Status: Case Closed	1031 NIXON	N 1/2 - 1 (0.976 mi.)	AF206	229

## EXECUTIVE SUMMARY

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 03/13/2015 has revealed that there is 1 SLIC site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>COMMERCIAL BUILDING</b> Global Id: T0609306191 Facility Status: Completed - Case Closed	<b>506 NORTH MT. SHASTA</b>	<b>NNE 1/4 - 1/2 (0.338 mi.)</b>	<b>L72</b>	<b>73</b>

### **State and tribal registered storage tank lists**

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 03/13/2015 has revealed that there are 7 UST sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CALIFORNIA HIGHWAY P Facility Id: 47-001-017949	618 W. JESSIE ST.	0 - 1/8 (0.000 mi.)	C10	15
LAKE ST. STATION Facility Id: 47-001-100594	411 W. LAKE ST.	0 - 1/8 (0.000 mi.)	A11	15
SPORTS & SPIRITS CHE Facility Id: 47-001-880007	300 WEST LAKE STREET	NNW 0 - 1/8 (0.048 mi.)	C22	27
PACIFIC BELL (TA-U19) Facility Id: 47-001-880055	108 OREM ST	NE 1/4 - 1/2 (0.481 mi.)	R163	167
CROSS PETROLEUM Facility Id: 47-001-880091	1012 N. MT. SHASTA B	N 1/2 - 1 (0.521 mi.)	Z178	192
<b>SISSON ELEMENTARY SCH</b> Facility Id: 47-001-057793	<b>601 EAST ALMA STREET</b>	<b>NNE 1/2 - 1 (0.666 mi.)</b>	<b>AC199</b>	<b>221</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MT. SHASTA 76 Facility Id: 47-001-880079	101 LAKE ST.	S 1/2 - 1 (0.541 mi.)	190	205

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, and dated 08/01/2009 has revealed that there are 5 AST sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHP - MT. SHASTA	618 W. JESSIE	0 - 1/8 (0.000 mi.)	C4	10
MT. SHASTA ELEM	501 CEDAR ST.	NNE 1/8 - 1/4 (0.150 mi.)	G46	49
MT. SHASTA RANGER ST	204 WEST ALMA	NNE 1/4 - 1/2 (0.303 mi.)	L62	63
MERCY MEDICAL CENTER	914 PINE ST	N 1/4 - 1/2 (0.444 mi.)	U141	147
SISSION ELEMENTARY	601 E. ALMA	NNE 1/2 - 1 (0.666 mi.)	AC198	221



## EXECUTIVE SUMMARY

### ***State and tribal voluntary cleanup sites***

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 05/04/2015 has revealed that there is 1 VCP site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ROSEBURG LUMBER MILL</b> Status: Active Facility Id: 60000458	<b>HIGHWAY 5 AND SOUTH</b>	<b>SE 1/2 - 1 (0.500 mi.)</b>	<b>X171</b>	<b>173</b>

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 03/23/2015 has revealed that there are 5 US BROWNFIELDS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROSEBURG MILL	100 LAKE ST W	NE 1/4 - 1/2 (0.416 mi.)	R129	132
ROSEBERG COMMERCE	1900 SOUTH MT. SHAST	NE 1/4 - 1/2 (0.486 mi.)	R166	169
ROSEBURG COMMERCE PA	SOUTH MT. SHASTA BLV	ESE 1/2 - 1 (0.502 mi.)	Y172	182
OLD MT. SHASTA LUMBE	WEST OF SOUTH MT. SH	ESE 1/2 - 1 (0.503 mi.)	Y173	185
FORMER TRUCK REPAIR	EAST OF SOUTH MR. SH	SE 1/2 - 1 (0.544 mi.)	X191	205

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 03/16/2015 has revealed that there is 1 SWRCY site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SISKIYOU OPPORTUNITY Cert Id: RC4384	1516 S MT SHASTA BLV	SE 1/2 - 1 (0.504 mi.)	X174	187

## EXECUTIVE SUMMARY

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CLASS III WASTE PILE	MT SHASTA BLVD	NNE 1/4 - 1/2 (0.391 mi.)	K108	105

### **Local Lists of Hazardous waste / Contaminated Sites**

CDL: A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

A review of the CDL list, as provided by EDR, and dated 12/31/2014 has revealed that there are 2 CDL sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported Facility Id: 199912053	CORNER OF PINE & LAK	NNE 1/4 - 1/2 (0.258 mi.)	H54	53

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported Facility Id: 201010010	317 SOUTH OLD STAGE	WSW 0 - 1/8 (0.052 mi.)	27	30

### **Local Lists of Registered Storage Tanks**

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 2 CA FID UST sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>LAKE STREET STATION</b> Facility Id: 47000062 Status: A	<b>411 W LAKE STREET</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A12</b>	<b>15</b>
MT. SHASTA CHEVRON Facility Id: 47000063 Status: A	101 WEST LAKE STREET	NE 1/4 - 1/2 (0.362 mi.)	K84	86

## EXECUTIVE SUMMARY

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 35 HIST UST sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CALIFORNIA HIGHWAY P</b> Facility Id: 00000035388 Facility Id: 00000017949	<b>618 W JESSIE ST</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>C8</b>	<b>13</b>
98674 Facility Id: 00000063132	411 WEST LAKE ST	0 - 1/8 (0.000 mi.)	A15	18
<b>STAGE STOP II TEXACO</b> Facility Id: 00000031473	<b>311 W LAKE ST</b>	<b>NNW 0 - 1/8 (0.037 mi.)</b>	<b>C18</b>	<b>22</b>
SPORTS & SPIRITS Facility Id: 00000007027	300 W LAKE ST	NNW 0 - 1/8 (0.048 mi.)	C24	28
MT. SHASTA HATCHERY Facility Id: 00000015702	#3 NORTH OLD STAGE R	NW 0 - 1/8 (0.097 mi.)	F35	40
<b>VANGAS, INC.</b> Facility Id: 00000031438	<b>205 W LAKE ST</b>	<b>NNE 0 - 1/8 (0.114 mi.)</b>	<b>E43</b>	<b>46</b>
MOUNT SHASTA ELEMENT Facility Id: 00000057792	501 CEDAR ST	NNE 1/8 - 1/4 (0.150 mi.)	G48	49
MOUNT SHASTA DAIRY Facility Id: 00000028768	508 N OLD STAGE RD	NW 1/8 - 1/4 (0.199 mi.)	50	51
SHOP Facility Id: 00000031468	110 W CASTLE ST	NNE 1/4 - 1/2 (0.300 mi.)	K59	60
MOUNT SHASTA RANGER Facility Id: 00000060383	204 W ALMA ST	NNE 1/4 - 1/2 (0.303 mi.)	L61	62
<b>USDA - MOUNT SHASTA</b> Facility Id: 00000052007	<b>204 W ALMA ST</b>	<b>NNE 1/4 - 1/2 (0.303 mi.)</b>	<b>L65</b>	<b>64</b>
FREEMAN'S TEXACO Facility Id: 00000045774	500 N MOUNT SHASTA B	NNE 1/4 - 1/2 (0.339 mi.)	L74	74
RAMSHAW'S ALPINE SHE Facility Id: 00000057653	101 W LAKE ST	NE 1/4 - 1/2 (0.362 mi.)	K87	87
MT. SHASTA MINI-MARK Facility Id: 00000001865	411 N MOUNT SHASTA B	NNE 1/4 - 1/2 (0.368 mi.)	K89	89
MOUNT SHASTA TIRE AN Facility Id: 00000069232	412 NORTH MOUNT SHAS	NNE 1/4 - 1/2 (0.369 mi.)	K90	90
BETTER HOMES REALTY Facility Id: 00000031467	407 N MOUNT SHASTA B	NNE 1/4 - 1/2 (0.370 mi.)	K92	92
MOUNT SHASTA TIRE AN Facility Id: 00000069036	415 CHESTNUT ST	NNE 1/4 - 1/2 (0.391 mi.)	L101	101
PACIFIC POWER & LIGH Facility Id: 00000002904	425 S MOUNT SHASTA B	NE 1/4 - 1/2 (0.394 mi.)	Q111	108
ROAD MAINTENANCE DIS Facility Id: 00000001770	401 S MOUNT SHASTA B	NE 1/4 - 1/2 (0.397 mi.)	Q113	109
PEPSIE COLA BOTTLING Facility Id: 00000066658	302 CHESTNUT ST	NNE 1/4 - 1/2 (0.422 mi.)	S136	145
<b>MERCY MEDICAL</b> Facility Id: 00000050369	<b>914 PINE ST</b>	<b>N 1/4 - 1/2 (0.444 mi.)</b>	<b>U146</b>	<b>151</b>

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
E. NORMAN PAUL BEACO Facility Id: 00000010022	206 S MOUNT SHASTA B	NE 1/4 - 1/2 (0.470 mi.)	R153	156
FAST GAS Facility Id: 00000010107	205 S. MT. SHASTA B.	NE 1/4 - 1/2 (0.471 mi.)	R158	160
<b>PACIFIC BELL</b> Facility Id: 00000014723	<b>100 OREM STREET</b>	<b>NE 1/4 - 1/2 (0.481 mi.)</b>	<b>R161</b>	<b>164</b>
JOE SPINI Facility Id: 00000049066	207 MERRITT AVE	ENE 1/4 - 1/2 (0.483 mi.)	164	167
IRMA COFFEEN Facility Id: 00000045067	213 E LAKE ST	NE 1/4 - 1/2 (0.492 mi.)	R168	172
MT. SHASTA CENTER/U. Facility Id: 00000041886	811 MT SHASTA BLVD	E 1/4 - 1/2 (0.495 mi.)	W170	173
<b>CROSS PETROLEUM</b> Facility Id: 00000054541	<b>1012 N MOUNT SHASTA</b>	<b>N 1/2 - 1 (0.521 mi.)</b>	<b>Z177</b>	<b>190</b>
PEPSI COLA, BEER WAR Facility Id: 00000066633	1604 S MOUNT SHASTA	SE 1/2 - 1 (0.521 mi.)	X179	192
MT. SHASTA SHELL Facility Id: 00000061663	1000 SOUTH MT. SHAST	E 1/2 - 1 (0.527 mi.)	AA183	197
EQUIPMENT YARD Facility Id: 00000068978	139 CHURCH ST	SE 1/2 - 1 (0.532 mi.)	X186	202
B. FERRARIS Facility Id: 00000028811	450 SO. WASH DR.	ENE 1/2 - 1 (0.576 mi.)	196	220
<b>SISSON ELEMENTARY SCH</b> Facility Id: 00000057793	<b>601 EAST ALMA STREET</b>	<b>NNE 1/2 - 1 (0.666 mi.)</b>	<b>AC199</b>	<b>221</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STEPHEN N BROWN Facility Id: 00000011835	512 S OLD STAGE RD	0 - 1/8 (0.000 mi.)	B2	9
JAMES B. NILE Facility Id: 00000027121	825 W REAM AVE	SE 0 - 1/8 (0.040 mi.)	D21	27

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 11 SWEEPS UST sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CALIFORNIA HIGHWAY P</b> Comp Number: 17949 Status: A Tank Status: A	<b>618 W JESSIE ST</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>C8</b>	<b>13</b>
<b>LAKE STREET STATION</b> Comp Number: 880076 Status: A Tank Status: A	<b>411 W LAKE STREET</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A12</b>	<b>15</b>

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>STAGE STOP II TEXACO</b> Comp Number: 31473 Status: A Tank Status: A	<b>311 W LAKE ST</b>	<b>NNW 0 - 1/8 (0.037 mi.)</b>	<b>C18</b>	<b>22</b>
SPORTS & SPIRITS Comp Number: 7027 Status: A Tank Status: A	300 W LAKE ST	NNW 0 - 1/8 (0.048 mi.)	C26	29
<b>VANGAS, INC.</b> Comp Number: 31438 Status: A Tank Status: A	<b>205 W LAKE ST</b>	<b>NNE 0 - 1/8 (0.114 mi.)</b>	<b>E43</b>	<b>46</b>
<b>USDA - MOUNT SHASTA</b> Comp Number: 60383 Status: A Tank Status: A	<b>204 W ALMA ST</b>	<b>NNE 1/4 - 1/2 (0.303 mi.)</b>	<b>L65</b>	<b>64</b>
MT. SHASTA CHEVRON Comp Number: 880079 Status: A Tank Status: A	101 W. LAKE	NE 1/4 - 1/2 (0.360 mi.)	K82	84
<b>MERCY MEDICAL</b> Comp Number: 50369 Status: A Tank Status: A	<b>914 PINE ST</b>	<b>N 1/4 - 1/2 (0.444 mi.)</b>	<b>U146</b>	<b>151</b>
<b>PACIFIC BELL</b> Comp Number: 14723 Status: A Tank Status: A	<b>100 OREM STREET</b>	<b>NE 1/4 - 1/2 (0.481 mi.)</b>	<b>R161</b>	<b>164</b>
<b>CROSS PETROLEUM</b> Comp Number: 54541 Status: A Tank Status: A	<b>1012 N MOUNT SHASTA</b>	<b>N 1/2 - 1 (0.521 mi.)</b>	<b>Z177</b>	<b>190</b>
<b>SISSON ELEMENTARY SCH</b> Comp Number: 57793 Status: A Tank Status: A	<b>601 EAST ALMA STREET</b>	<b>NNE 1/2 - 1 (0.666 mi.)</b>	<b>AC199</b>	<b>221</b>

### **Records of Emergency Release Reports**

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 04/14/2015 has revealed that there are 8 CHMIRS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported OES Incident Number: 05-1673	618 W, JESSIE ST.	0 - 1/8 (0.000 mi.)	C5	10

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported Date Completed: 12-JUN-88 OES Incident Number: 8801863	I-5 N/O LAKE ST.	N 0 - 1/8 (0.078 mi.)	28	30
Not reported OES Incident Number: 11-3408	111 MORGAN WAY	NNE 0 - 1/8 (0.100 mi.)	E38	41
Not reported OES Incident Number: 14-0995	430 CHESTNUT ST	NNE 1/4 - 1/2 (0.390 mi.)	L96	95
Not reported OES Incident Number: 05-4870	ALMA ST BETWEEN ALDE	NNE 1/4 - 1/2 (0.393 mi.)	L109	107
Not reported OES Incident Number: '10-2217	115 MCCLOUD AVENUE	NE 1/4 - 1/2 (0.454 mi.)	T149	153
Not reported OES Incident Number: '10-1062	204 OLD MCCLOUD ROAD	E 1/4 - 1/2 (0.484 mi.)	W165	167
Not reported OES Incident Number: 02-5108	314 E. CASTLE	NNE 1/4 - 1/2 (0.490 mi.)	S167	171

### **Other Ascertainable Records**

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/10/2015 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>PACIFIC BELL</b>	<b>614 S MT SHASTA BLVD</b>	<b>ENE 1/4 - 1/2 (0.411 mi.)</b>	<b>M124</b>	<b>119</b>

US MINES: Mines Master Index File. The source of this database is the Dept. of Labor, Mine Safety and Health Administration.

A review of the US MINES list, as provided by EDR, and dated 12/30/2014 has revealed that there is 1 US MINES site within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOUSA READY MIX LLC		NE 1/4 - 1/2 (0.418 mi.)	Q132	136

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal

## EXECUTIVE SUMMARY

Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 01/18/2015 has revealed that there are 29 FINDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CALIFORNIA HIGHWAY P	618 W JESSIE ST	0 - 1/8 (0.000 mi.)	C9	14
RITE AID NO 6103	310 WEST LAKE STREET	NNW 0 - 1/8 (0.037 mi.)	C20	26
SPORTS & SPIRITS	300 W LAKE ST	NNW 0 - 1/8 (0.048 mi.)	C25	29
O'REILLY AUTO PARTS	124 MORGAN WAY	NNE 0 - 1/8 (0.093 mi.)	E31	34
LOCATED AT MT. SHAST	3 NORTH OLD STAGE RO	NW 0 - 1/8 (0.095 mi.)	F33	39
CALIFORNIA DEPARTMEN	3 N OLD STAGE RD	NW 0 - 1/8 (0.097 mi.)	F37	41
MOUNT SHASTA SHELL	205 W LAKE ST	NNE 0 - 1/8 (0.114 mi.)	E39	43
MOUNT SHASTA ELEMENT	501 CEDAR ST	NNE 1/8 - 1/4 (0.150 mi.)	G47	49
U.S. CELLULAR I??I??	604 PINE ST	NNE 1/8 - 1/4 (0.206 mi.)	G51	51
RITE AID #6103	310 W LAKE ST	NNE 1/8 - 1/4 (0.225 mi.)	H53	53
USFS, SHASTA TRINITY	204 W ALMA ST	NNE 1/4 - 1/2 (0.303 mi.)	L63	63
PACIFICORP - MOUNT S	412 MILL ST	NE 1/4 - 1/2 (0.336 mi.)	I71	73
MOUNT SHASTA PIT STO	500 N MOUNT SHASTA B	NNE 1/4 - 1/2 (0.339 mi.)	L73	74
FREEMAN S FAST LUBE	500 N MT. SHASTA BLV	NNE 1/4 - 1/2 (0.339 mi.)	L77	76
<b>MT SHASTA CLEANERS</b>	<b>110 SISQUIYOU AVE</b>	<b>E 1/4 - 1/2 (0.340 mi.)</b>	<b>O78</b>	<b>76</b>
MT. SHASTA CUSTOMS S	415 CHESTNUT ST	NNE 1/4 - 1/2 (0.391 mi.)	L103	102
MT. SHASTA TIRE CO.	811 N. MT SHASTA BLV	N 1/4 - 1/2 (0.391 mi.)	P105	103
SJ DENHAM CHRYSLER J	603 S MOUNT SHASTA B	ENE 1/4 - 1/2 (0.406 mi.)	M116	113
ANDY'S TRANSMISSION	614 S MOUNT SHASTA B	ENE 1/4 - 1/2 (0.411 mi.)	M123	119
<b>PACIFIC BELL</b>	<b>614 S MT SHASTA BLVD</b>	<b>ENE 1/4 - 1/2 (0.411 mi.)</b>	<b>M124</b>	<b>119</b>
CITY OF MT. SHASTA	305 NORTH MOUNT SHAS	NE 1/4 - 1/2 (0.414 mi.)	R128	132
MOUNT SHASTA BOTTLIN	302 CHESTNUT ST	NNE 1/4 - 1/2 (0.422 mi.)	S133	142
MERCY MEDICAL CENTER	914 PINE ST	N 1/4 - 1/2 (0.444 mi.)	U145	151
MOUNT SHASTA KOA	900 N MOUNT SHASTA B	N 1/4 - 1/2 (0.451 mi.)	P148	152
MOUNTAIN VIEW AUTO B	912 SHASTA BLVD	N 1/4 - 1/2 (0.455 mi.)	P150	154
<b>PACIFIC BELL</b>	<b>100 OREM STREET</b>	<b>NE 1/4 - 1/2 (0.481 mi.)</b>	<b>R161</b>	<b>164</b>
AT&T CALIFORNIA - TA	108 OREM ST	NE 1/4 - 1/2 (0.481 mi.)	R162	166
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHATEAU SHASTA MOBIL	704 SOUTH OLD STAGE	0 - 1/8 (0.000 mi.)	B3	10
LAKE SISKIYOU MUTUAL	720 W REAM AVE	SE 0 - 1/8 (0.081 mi.)	D29	32

NPDES: A listing of NPDES permits, including stormwater.

A review of the NPDES list, as provided by EDR, and dated 05/18/2015 has revealed that there is 1 NPDES site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CONSTRUCTION OF LOWE	104 SISKIYOU AVE	E 1/4 - 1/2 (0.342 mi.)	O79	78



## EXECUTIVE SUMMARY

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 6 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MT SHASTA TIRE &amp; AUT</b> Reg Id: 470006	<b>415 CHESTNUT</b>	<b>NNE 1/4 - 1/2 (0.391 mi.)</b>	<b>L99</b>	<b>99</b>
<b>SISKIYOU CO PUB WKS</b> Reg Id: 470012	<b>401 MT SHASTA</b>	<b>NE 1/4 - 1/2 (0.403 mi.)</b>	<b>Q114</b>	<b>110</b>
<b>MT SHASTA WHEEL ALIG</b> Reg Id: 470010	<b>308 MT SHASTA</b>	<b>NE 1/4 - 1/2 (0.410 mi.)</b>	<b>Q120</b>	<b>116</b>
<b>MT SHASTA BOTTLNG WR</b> Reg Id: 470026	<b>302 CHESTNUT</b>	<b>NNE 1/4 - 1/2 (0.422 mi.)</b>	<b>S135</b>	<b>143</b>
<b>MERCY MEDICAL CENTER</b> Reg Id: 470029	<b>914 PINE</b>	<b>N 1/4 - 1/2 (0.444 mi.)</b>	<b>U142</b>	<b>147</b>
<b>LAUREL CREST MANOR</b> Reg Id: 470033	<b>201 EUGENE ST</b>	<b>ENE 1/4 - 1/2 (0.470 mi.)</b>	<b>V156</b>	<b>158</b>

ENF: A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

A review of the ENF list, as provided by EDR, and dated 04/30/2015 has revealed that there are 2 ENF sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOUNT SHASTA FISH HA Status: Historical Status: Historical Facility Id: 241795	3N OLD STAGE ROAD	NW 0 - 1/8 (0.095 mi.)	F32	34
MT SHASTA CS Status: Historical Status: Withdrawn Status: Active Facility Id: 631296	305 NORTH MT SHASTA	NE 1/4 - 1/2 (0.414 mi.)	R127	122

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency. This database begins with calendar year 1993.

A review of the HAZNET list, as provided by EDR, and dated 12/31/2013 has revealed that there are 38 HAZNET sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CALIFORNIA HIGHWAY P GEPaid: CAL000037505	618 W JESSIE ST	0 - 1/8 (0.000 mi.)	C6	12

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAKE ST STATION GEPaid: CAL000308273	411 W LAKE ST	0 - 1/8 (0.000 mi.)	A13	17
KRAGEN AUTO PARTS ST GEPaid: CAL000187639	124 MORGAN WAY	NNE 0 - 1/8 (0.093 mi.)	E30	32
DEPARTMENT OF FISH A GEPaid: CAC001003880	3 NORTH OLD STAGE RD	NW 0 - 1/8 (0.097 mi.)	F34	39
MOUNT SHASTA FISH HA GEPaid: CAL000249745	3 N OLD STAGE RD	NW 0 - 1/8 (0.097 mi.)	F36	40
MOUNT SHASTA SHELL GEPaid: CAC002560206	205 W LAKE ST	NNE 0 - 1/8 (0.114 mi.)	E42	46
SUBURBAN PROPANE,LP GEPaid: CAC001477920	205 W LAKE ST	NNE 0 - 1/8 (0.114 mi.)	E44	48
1X DR DONALD RATLEY GEPaid: CAC000829072	619 SPRING ST	NNE 1/8 - 1/4 (0.150 mi.)	G49	50
RITE AID #6103 GEPaid: CAL000282557	310 W LAKE ST	NNE 1/8 - 1/4 (0.225 mi.)	H52	51
USDA FOREST SERVICE GEPaid: CAL000022955	204 W ALMA ST	NNE 1/4 - 1/2 (0.303 mi.)	L60	60
SERCO MANAGEMENT SER GEPaid: CAL000291635	204 W ALMA ST	NNE 1/4 - 1/2 (0.303 mi.)	L64	64
CUSTOM DESIGN GEPaid: CAL000240075	1108 REAM AVE	ESE 1/4 - 1/2 (0.330 mi.)	N69	71
MOUNT SHASTA PRINTIN GEPaid: CAL000123506	612 NORTH MOUNT SHAS	NNE 1/4 - 1/2 (0.330 mi.)	70	72
FREEMAN'S FAST LUBE GEPaid: CAL000298832	500 N MOUNT SHASTA B	NNE 1/4 - 1/2 (0.339 mi.)	L76	76
BROWERS MOUNT SHASTA GEPaid: CAC002253648	101 W LAKE BLVD	NE 1/4 - 1/2 (0.362 mi.)	K86	87
CUSTOM DESIGNS GEPaid: CAL000303634	1108 1/2 REAM AVE	ESE 1/4 - 1/2 (0.382 mi.)	N93	92
SHASTA LUBE & OIL GEPaid: CAL000211593	805 N MT SHASTA BLVD	N 1/4 - 1/2 (0.387 mi.)	P95	95
MT SHASTA CUSTOMS GEPaid: CAL000310522	415 CHESTNUT ST	NNE 1/4 - 1/2 (0.391 mi.)	L97	96
DAVES QUALITY AUTO C GEPaid: CAL000237902	415 CHESTNUT ST	NNE 1/4 - 1/2 (0.391 mi.)	L98	98
JOHN'S GARAGE GEPaid: CAL000112453	415 CHESTNUT	NNE 1/4 - 1/2 (0.391 mi.)	L104	102
BILL ACKERMAN TIRE C GEPaid: CAL000058550	811 N MT SHASTA BLVD	N 1/4 - 1/2 (0.391 mi.)	P106	103
SISKIYOU COUNTY ROAD GEPaid: CAL000116696	401 S MOUNT SHASTA B	NE 1/4 - 1/2 (0.397 mi.)	Q112	109
SJ DENHAM CHRYSLER D GEPaid: CAL000277676	603 S MOUNT SHASTA B	ENE 1/4 - 1/2 (0.406 mi.)	M115	112
KENS BODY SHOP GEPaid: CAL912664195	603 S MOUNT SHASTA B	ENE 1/4 - 1/2 (0.406 mi.)	M118	114

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BRUNO'S GARAGE/CHRYSLER GEPaid: CAL000037942	603 S MOUNT SHASTA B	ENE 1/4 - 1/2 (0.406 mi.)	M119	115
FOSTER AUTOMOTIVE GEPaid: CAL000092736	614 S MT SHASTA BLVD	ENE 1/4 - 1/2 (0.411 mi.)	M122	118
CTY MOUNT SHASTA/PUB GEPaid: CAC001307168	305 N MOUNT SHASTA B	NE 1/4 - 1/2 (0.414 mi.)	R126	122
THE FIFTH SEASON GEPaid: CAL000249587	300 N MOUNT SHASTA B	NE 1/4 - 1/2 (0.417 mi.)	R130	134
SOUTHERN SISKIYOU NE GEPaid: CAL921543419	316 CHESTNUT STREET	NNE 1/4 - 1/2 (0.417 mi.)	S131	136
MT SHAST WHEEL TIRE GEPaid: CAL000036874	308 S MT SHASTA BLVD	NE 1/4 - 1/2 (0.428 mi.)	T137	145
GERALD SMITH GEPaid: CAC002681320	224 N MOUNT SHASTA B	NE 1/4 - 1/2 (0.430 mi.)	R140	147
MERCY MEDICAL CENTER GEPaid: CAL000074760	914 PINE ST	N 1/4 - 1/2 (0.444 mi.)	U143	149
RALPH & SHERRY PETER GEPaid: CAC002690326	210 SMITH ST	NE 1/4 - 1/2 (0.447 mi.)	Q147	152
TRI COUNTY BANK GEPaid: CAC002593222	204 CHESTNUT ST	NE 1/4 - 1/2 (0.469 mi.)	R152	155
MOUNT SHASTA DRY CLEANING GEPaid: CAL000128190	206 SOUTH MOUNT SHASTA	NE 1/4 - 1/2 (0.470 mi.)	R154	156
LAUREL QUEST MANOR GEPaid: CAC001215920	201 EUGENE	ENE 1/4 - 1/2 (0.470 mi.)	V157	160
PACIFIC BELL GEPaid: CAT080015878	100 OREM ST	NE 1/4 - 1/2 (0.477 mi.)	R159	161
VIRGIL L KARNATZ DDS GEPaid: CAL000176765	705 SOUTH A STREET	ENE 1/4 - 1/2 (0.480 mi.)	V160	162

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 22 EDR US

## EXECUTIVE SUMMARY

Hist Auto Stat sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	411 W LAKE ST	0 - 1/8 (0.000 mi.)	A16	19
Not reported	300 W LAKE ST	NNW 0 - 1/8 (0.048 mi.)	C23	27
Not reported	205 W LAKE ST	NNE 0 - 1/8 (0.114 mi.)	E40	43
Not reported	160 MORGAN WAY	NE 1/8 - 1/4 (0.133 mi.)	E45	49
Not reported	110 WATER ST	NE 1/4 - 1/2 (0.262 mi.)	I55	54
Not reported	1107 REAM AVE	ESE 1/4 - 1/2 (0.329 mi.)	N68	70
Not reported	500 N MOUNT SHASTA B	NNE 1/4 - 1/2 (0.339 mi.)	L75	75
Not reported	101 W LAKE ST	NE 1/4 - 1/2 (0.362 mi.)	K83	86
Not reported	220 SISKIYOU AVE	E 1/4 - 1/2 (0.362 mi.)	O88	88
Not reported	805 N MOUNT SHASTA B	N 1/4 - 1/2 (0.387 mi.)	P94	94
Not reported	415 CHESTNUT ST	NNE 1/4 - 1/2 (0.391 mi.)	L100	101
Not reported	603 S MOUNT SHASTA B	ENE 1/4 - 1/2 (0.406 mi.)	M117	114
Not reported	612 S MOUNT SHASTA B	ENE 1/4 - 1/2 (0.411 mi.)	M121	118
Not reported	614 S MOUNT SHASTA B	ENE 1/4 - 1/2 (0.411 mi.)	M125	121
Not reported	912 N MOUNT SHASTA B	N 1/4 - 1/2 (0.455 mi.)	P151	154
Not reported	205 SHASTA CT	NE 1/4 - 1/2 (0.493 mi.)	169	173
Not reported	904 S MOUNT SHASTA B	E 1/2 - 1 (0.510 mi.)	W176	189
Not reported	1014 N MOUNT SHASTA	N 1/2 - 1 (0.523 mi.)	Z180	193
Not reported	1634 S MOUNT SHASTA	SE 1/2 - 1 (0.526 mi.)	X182	196
Not reported	917 LASSEN LN	NW 1/2 - 1 (0.537 mi.)	188	203
Not reported	1032 N MOUNT SHASTA	N 1/2 - 1 (0.540 mi.)	Z189	204
Not reported	2224 S MOUNT SHASTA	SE 1/2 - 1 (0.602 mi.)	197	220

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there are 3 EDR US Hist Cleaners sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	111 W LAKE ST	NE 1/4 - 1/2 (0.356 mi.)	K80	79
Not reported	302 S MOUNT SHASTA B	NE 1/4 - 1/2 (0.429 mi.)	T139	146
Not reported	206 S MOUNT SHASTA B	NE 1/4 - 1/2 (0.470 mi.)	R155	157

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

RGA LUST: The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

A review of the RGA LUST list, as provided by EDR, has revealed that there are 2 RGA LUST sites

## EXECUTIVE SUMMARY

within approximately 0.5 miles of the target property.

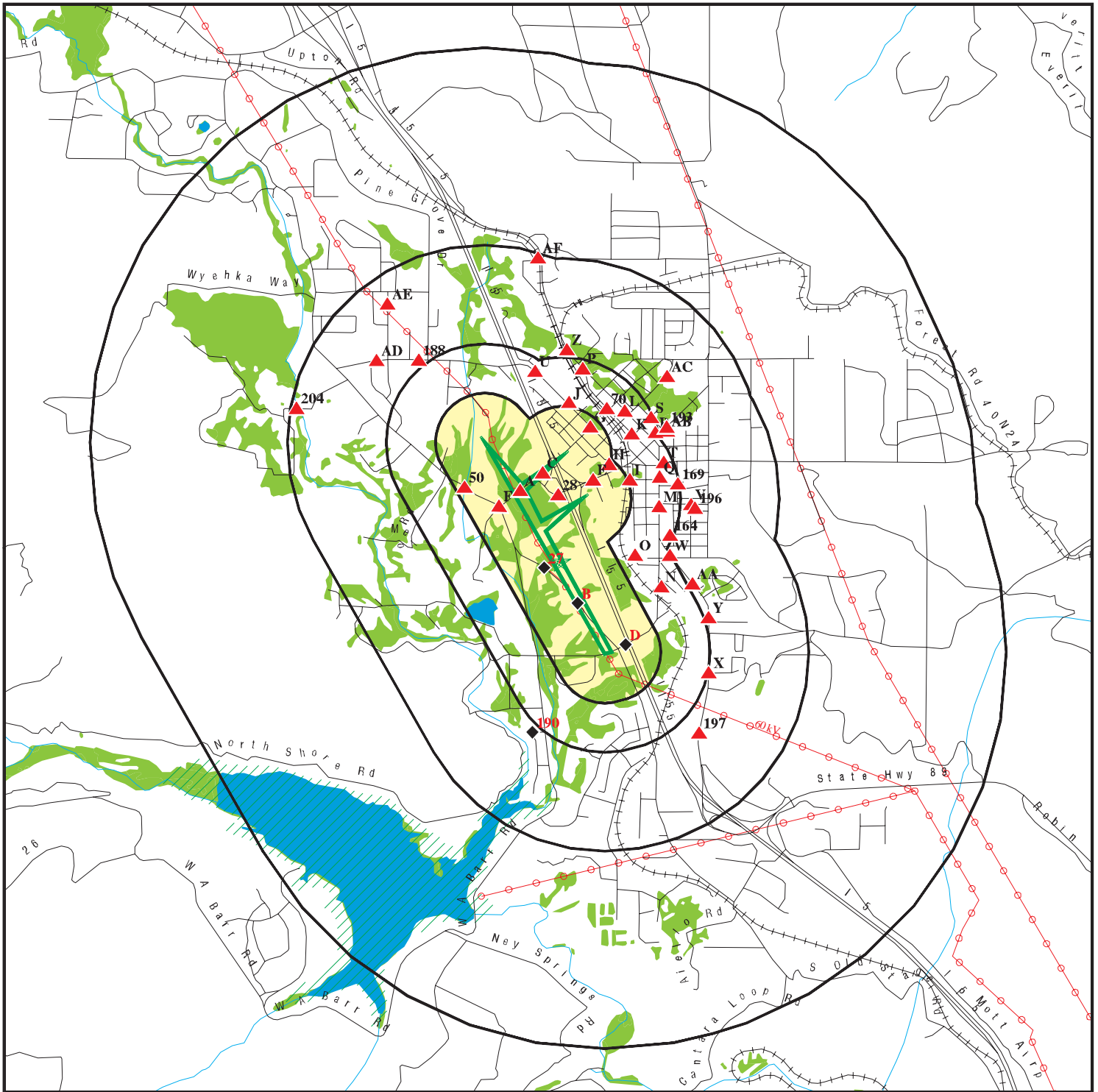
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON SS #98674 MT	411 WEST LAKE STREET	0 - 1/8 (0.000 mi.)	A14	18
CHEVRON SS MT SHASTA	101 WEST LAKE STREET	NE 1/4 - 1/2 (0.362 mi.)	K85	87


## EXECUTIVE SUMMARY


Due to poor or inadequate address information, the following sites were not mapped. Count: 5 records.


<u>Site Name</u>	<u>Database(s)</u>
ABANDONED ASBESTOS MINES	CERC-NFRAP
P&M CEDAR PRODUCTS	LUST
RAMBOS TRUCK STOP	LUST
ROSS PROPERTY	LUST
THE LANDING-OLD MILL SECTION	ENVIROSTOR

# OVERVIEW MAP - 4341670.2S



 Target Property

 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants

 National Priority List Sites

 Dept. Defense Sites


 Indian Reservations BIA

 Power transmission lines

 100-year flood zone

 500-year flood zone

 National Wetland Inventory

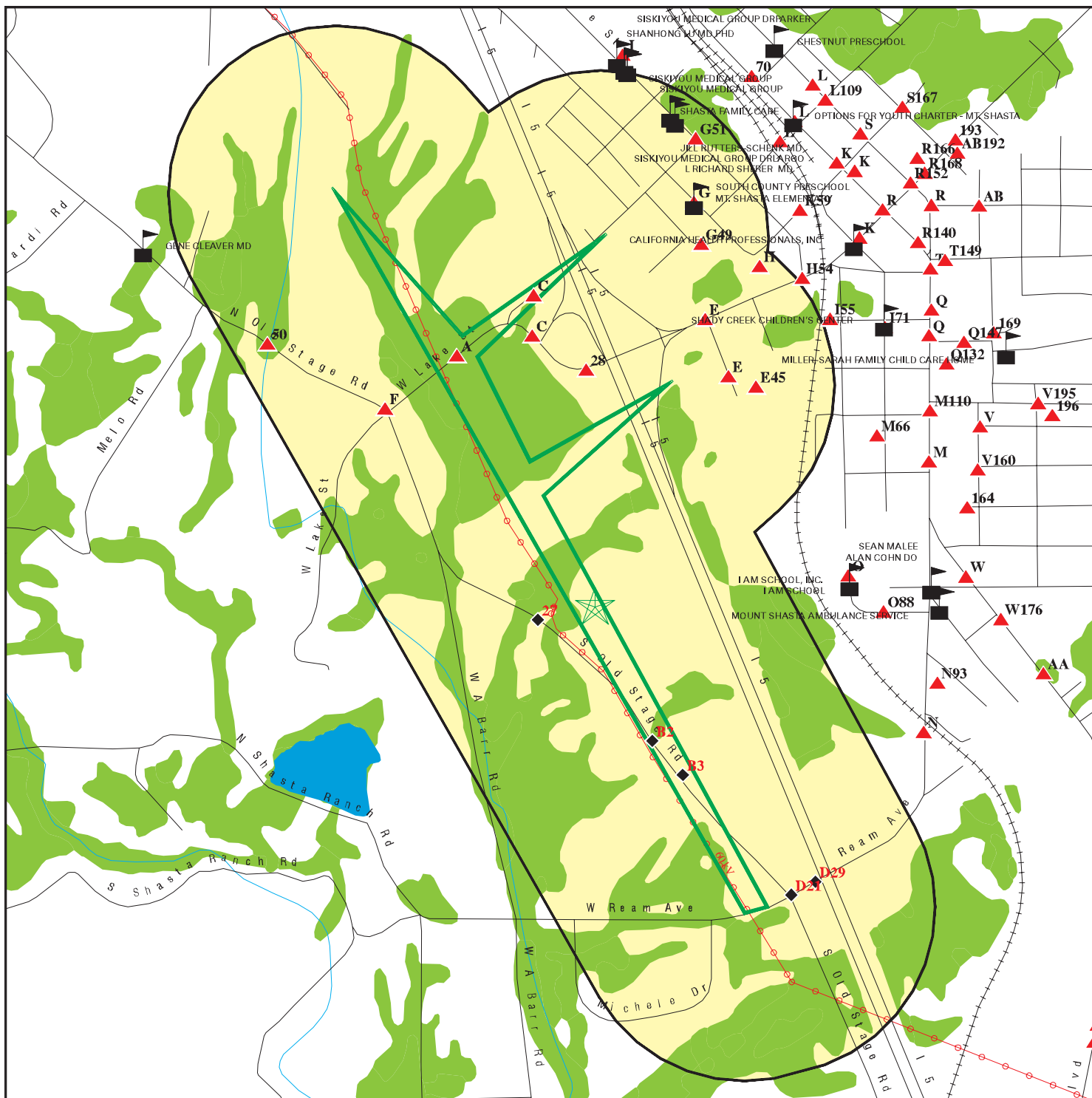
 Areas of Concern














This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Lassen Substation Project  
 ADDRESS: South Old Stage Road  
 Mount Shasta CA 96067  
 LAT/LONG: 41.3048 / 122.3206

CLIENT: Enplan  
 CONTACT: Amy Lee  
 INQUIRY #: 4341670.2s  
 DATE: June 30, 2015 7:02 pm

# DETAIL MAP - 4341670.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Power transmission lines
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p><b>SITE NAME:</b> Lassen Substation Project  <b>ADDRESS:</b> South Old Stage Road                  Mount Shasta CA 96067  <b>LAT/LONG:</b> 41.3048 / 122.3206</p>	<p><b>CLIENT:</b> Enplan  <b>CONTACT:</b> Amy Lee  <b>INQUIRY #:</b> 4341670.2s  <b>DATE:</b> June 30, 2015 7:07 pm</p>
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Count: 5 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CITY OF MOUNT SHASTA	S117333354	THE LANDING-OLD MILL SECTION	MOUNT SHASTA BOULEVARD AND MOU	96067	ENVIROSTOR
MT SHASTA	S104163898	P&M CEDAR PRODUCTS	SKI VILLAGE DR	96067	LUST
MT SHASTA	1003879381	ABANDONED ASBESTOS MINES	19 MI SO OF MT SHASTA	96067	CERC-NFRAP
MT SHASTA	S104403737	RAMBOS TRUCK STOP	TRUCK VILLAGE DR	96067	LUST
MT. SHASTA	S106127599	ROSS PROPERTY	MT. SHASTA BLVD.	96067	LUST

## **APPENDIX D**

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### **Qualifications Statement**

**AMY LEE**  
*Environmental Assessor*

**Education:** Bachelor of Science in Forestry and Natural Resource Management, June 1994, California Polytechnic State University, San Luis Obispo, CA, GPA 3.5

40-Hour OSHA Hazardous Materials Course and Yearly 8-Hour Refresher Course

Registered Environmental Assessor I-07387 from 1999 through 2012 (program terminated on July 1, 2012)

Registered Environmental Property Assessor #157732, National Registry of Environmental Professionals

Amy Lee has more than twenty years experience in performing all aspects of environmental site assessments, site characterizations, and remediation plans in conformance with ASTM Standards, under the supervision of registered geologists and engineers. Mrs. Lee has performed Phase I and Phase II Assessments on commercial, industrial, and residential properties throughout California. Her work includes conducting site reconnaissances, evaluating historical research, reviewing regulatory agency records and government databases, interpreting aerial photographs, sampling soil and groundwater, interpreting laboratory data, and preparing final reports that include recommendations for remediation. Mrs. Lee has authored numerous Closure Reports, Work Plans, and Health and Safety Plans for regulatory agency submittal.

Representative Experience:

- *Phase I Environmental Site Assessments.* As an Environmental Professional, Mrs. Lee specializes in performing Phase I Environmental Site Assessments in conformance with ASTM Standard E1527-13. Phase I Environmental Site Assessments are conducted to identify recognized environmental conditions in connection with a property. The term “recognized environmental conditions” means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.
- *Environmental Audits.* Mrs. Lee has conducted Site Closure Environmental Audits for properties in southern California. Services performed include an initial site reconnaissance to identify areas of potential environmental concern; soil and groundwater sampling and analysis; and preparation of a Site Closure Environmental Audit report.

- *Phase II Environmental Site Assessments.* Mrs. Lee has conducted numerous Phase II Environmental Site Assessments on properties located throughout the state of California. Phase II studies have been performed to determine the presence or absence of soil and groundwater contamination at a property after a recognized environmental condition has been identified during the course of a Phase I Environmental Site Assessment. Mrs. Lee has experience identifying and defining petroleum hydrocarbon, solvents, agricultural chemicals, and metals-based contamination plumes in both the soil and groundwater.
- *Soil Remediation.* Following the identification and delineation of contamination plumes, Mrs. Lee has coordinated and overseen soil remediation activities including remediation by excavation and in-situ bio-remediation.
- *Regulatory Agency Case Closure.* Mrs. Lee has authored several Closure Reports for regulatory agency submittal following successful remediation of contaminated properties. Mrs. Lee also authors Closure Reports for underground storage tank removal activities.