

APPENDIX 5.14A

Final Phase I ESA

Phase I Environmental Site Assessment

ALMOND 2 POWER PLANT

Ceres, Stanislaus County, California

WKA No. 8383.01

February 9, 2009

Prepared for:

Turlock Irrigation District

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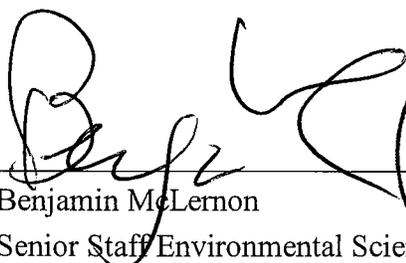
Phase I Environmental Site Assessment
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Wallace-Kuhl & Associates, Inc. (WKA), on behalf of the Turlock Irrigation District, prepared this Phase I Environmental Site Assessment for the proposed Almond 2 Power Plant, which is north of the existing Almond Power Plant, in Ceres, Stanislaus County, California. We declare that, to the best of our professional knowledge and belief, the report preparer and reviewer meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and have the “specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.” Resumes of the key staff who prepared this report are included in Appendix A.

WALLACE-KUHL & ASSOCIATES, INC.

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Phase I Environmental Site Assessment
ALMOND 2 POWER PLANT

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- 1 Agency Database Search Summary

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- A Resumes
- B ASTM E 1527-05 User Questionnaire
- C EDR® Radius Map Report Executive Summary
- D Preliminary Screen For Potential Vapor Intrusion Conditions Matrix

Attached CD contains: EDR® Reports: (Radius Map Report, Aerial Photographic Decade Package, Historical Topographic Maps, Sanborn Map Search, City Directory Abstract), and Phase I ESA, Almond 2 Power Plant (WKA No. 8383.01, dated February 9, 2009).



ALMOND 2 POWER PLANT

EXECUTIVE SUMMARY

The proposed Almond 2 Power Plant (site) is located adjacent to and north of the existing Turlock Irrigation District (TID) Almond Power Plant in, Ceres, Stanislaus County, California. The site is comprised of Stanislaus County Assessor's Parcel Number (APN) 041-060-039 and is owned by TID. Surrounding land use consists of industrial development.

- The site was a portion of a larger land area developed for agricultural use by at least the 1950s.
- Agricultural activity on the site continued until approximately 2004 when WinCo Foods purchased land for their distribution facility. This land purchase included the site.
- WinCo Foods removed soil from the site, leaving an open borrow pit across the majority of the site. Interviews with TID personnel revealed the borrow pit depth was on average approximately 6.5 feet below the existing grade.
- TID purchased approximately 30,000 cubic yards of soil from the City of Turlock, which came from the construction of a stormwater pond in Turlock. The source of the fill material was agricultural land. It is not known if the fill material was sampled for potential contaminants prior to being placed on site.
- The soil was then placed on the site as fill material for the borrow pit and compacted.
- Given that the fill material reportedly came from an agricultural field and was not sampled prior to being brought on the site, WKA can not make a determination as to the condition of the fill material on the site with regards to possible persistent pesticides.
- Given the documentation reviewed concerning the neighboring agency listed facilities, it appears that none of the facilities reviewed has impacted the site. However, groundwater in the area to the north of the site (beneath Stanislaus Farm Supply) is impacted with Nitrates.
- Based on the completion of the pVIC-screening matrix, WKA concludes it is presumed *unlikely* that a pVIC currently exists beneath the site.



Based on the above, if the water supplied to the site is to be from a domestic well and/or tied into the domestic well at the existing TID Almond Power Plant, it may be prudent to sample and test that well(s) for Nitrates given the Nitrate contaminated groundwater beneath Stanislaus Farm Supply.

Additionally, given that the fill material on the site originated from an agricultural field and no documentation was provided indicating sampling and testing of the fill material, it may be prudent to have that material sampled and tested for persistent pesticide residuals.

WKA has performed this ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527-05 for the site known as the Almond 2 Power Plant. This assessment has revealed no evidence of historical or existing RECs in connection with the site.



ALMOND 2 POWER PLANT

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to evaluate an approximate three-acre area of land (herein referred to as site) north of the existing Turlock Irrigation District's Almond Power Plant located at 4500 Crows Landing Road in Ceres, Stanislaus County, California for evidence of potential Recognized Environmental Conditions (RECs) resulting from current and/or former site activities. According to the American Society of Testing and Materials (ASTM) Standard E 1527-05 the term REC is defined as "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*" (ASTM, 2005).

According to the ASTM, "this practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on CERCLA [Comprehensive Environmental Response, Compensation and Liability Act] liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"): that is, the practice that constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B)."

1.2 Scope of Services

Wallace-Kuhl & Associates, Inc. (WKA) has completed this ESA for the site shown on various maps included as Figures 1 through 3. Mr. Randy C. Baysinger, Assistant General Manager, Power Supply Administration, for the Turlock Irrigation District (TID), authorized this assessment on December 23, 2008. This ESA has been performed in conformance with the ASTM Standard E 1527-05 and the scope and limitations defined in WKA proposal, 7PR08171, dated December 11, 2008. The scope of this assessment included the following:

- Site Reconnaissance
- Interviews



- Records Review
- Report Preparation

1.3 Special Terms and Conditions

TID authorized WKA to perform a search for recorded Environmental Liens and Activity and Use Limitations (AULs) for the Stanislaus County Assessor Parcel Number (APN) related to the site. However, the search was performed inadvertently on the wrong parcel number. Results of that search are discussed in Section 4.3.5.

1.4 User Provided Information

Mr. Baysinger, Assistant General Manager for TID, completed an ASTM User Questionnaire regarding the site on December 23, 2008. Discussion regarding his responses is provided in the following section. A copy of the completed questionnaire is included in Appendix B.

In summary, Mr. Baysinger was not aware of any records of Environmental Liens or AULs currently recorded against the site. Mr. Baysinger stated he has no specialized knowledge or experience related to the site. Mr. Baysinger indicated the site was priced at fair market value. Mr. Baysinger stated he was aware of the general site history as agricultural in nature. Mr. Baysinger stated that he is not aware of any obvious indicators that point to the presence or likely presence of existing contamination at the site. He was aware of an agricultural supply business located north of the site.



2.0 SITE DESCRIPTION

2.1 Site and Vicinity General Characteristics

The site is located adjacent to and north of the existing TID Almond Power Plant in Ceres, Stanislaus, California (Figures 1 and 2). The site is comprised of Stanislaus County Assessor's Parcel Number (APN) 041-060-039 and is owned by TID. Surrounding land use consists of industrial development.

2.2 Site Reconnaissance

A visual site reconnaissance was conducted by WKA on January 23, 2009. On the date of the site reconnaissance it was raining and the ground surface was wet. The site was undeveloped, appeared to have been recently leveled, and was essentially featureless. Color photographs of the site taken on the date of the site reconnaissance are included in Figure 4.

The boundaries of the site were indicated in the field by wooden stakes. The perimeters of the site contained a short growth of grasses. A chain link fence separated the site from the surrounding parcels. North of and adjacent to the site was an unlined stormwater detention basin which received stormwater drainage from the parking lot/hard surfaced areas on the WinCo Foods facility which was located northwest and west of the site.

The eastern perimeter of the site, nearest the southeastern corner, contained a collection of windblown tumbleweeds and paper and plastic debris accumulated at the chain link fence.

2.2.1 Municipal Infrastructure and Utilities

The existing TID Almond Power Plant is located south of the site. Two separate 69,000 kilovolts (kV), electrical power lines were located east of the site. The power lines originated from the TID plant. A flush mounted utility box was located near the southwestern corner of the site. Pole-mounted electrical transformers were located approximately 700 feet south of the site. Also south of the site, south of the existing TID plant were 230,000 kV power lines mounted on steel towers.



Water is currently supplied to the TID plant from a domestic well. No wells or provisions for potable water were observed on the site itself. The TID plant contains a private septic system and leech field. No provisions for wastewater were observed on the site.

2.3 Adjoining Properties

The site is located within a largely industrial area of Ceres. North of the site is a stormwater detention basin, beyond that is a ditch and Stanislaus Farm Supply. Stanislaus Farm Supply is later discussed in Section 4.3. South of the site is a stormwater detention basin and the existing TID Almond Power Plant. West of the site is a 700,000 square foot grocery and perishable distribution center of WinCo Foods. To the east the site is bounded by railroad tracks and a mobile home sales facility.



3.0 INTERVIEWS

Interviews with various persons familiar with the site vicinity, including representatives of public agencies, were conducted for the purpose of identifying past and present uses, which may have contributed to RECs on the site. Results of those interviews are discussed in the following sections.

3.1 Owner or Key Site Manager

Mr. Randy Baysinger (Assistant General Manager for TID) was interviewed by telephone and electronic mail on several occasions throughout the completion of this report. Mr. Devin Chapin, plant manager (Almond Power Plant) was interviewed on the date of the site reconnaissance and by telephone on February 3, 2009. Information gathered from both gentlemen indicated the following about the site:

- The site was previously in alfalfa and possibly corn prior to 2004, at which time WinCo Foods constructed their distribution facility.
- During construction of the WinCo Foods distribution facility, WinCo Foods removed soil from the site, leaving a borrow pit.
- The depth of the borrow pit was on average approximately 6.5 feet below the existing grade.
- TID purchased approximately 30,000 cubic yards of soil from the City of Turlock, which came from the construction of a stormwater pond in Turlock.
- The source of the fill material was agricultural land. To the best of TID's knowledge, the fill material came from an alfalfa field.
- The soil was then placed on the site as fill material for the borrow pit and compacted.
- It is not known if the fill material was sampled for potential contaminants prior to being placed on site

3.2 Occupants (Multi-family or Major)

The site was vacant during the site reconnaissance, therefore no occupants were interviewed.



3.3 Past and Present Owners, Operators, and/or Occupants

On February 4, 2009, WKA contacted Mr. Darrell Sever, Maintenance Manager at the WinCo Foods distribution facility, concerning the history of the site. According to Mr. Sever, the site was used for agricultural prior to the time WinCo purchased a larger land area that included the site. Soil from the site was removed and utilized in construction. The borrow pit that remained was used as a stormwater detention pond. TID brought in soil, filled in a portion of the borrow pit, and compacted the site. The smaller detention basin to the north of the site is a remnant of the larger borrow pit.

Mr. Sever stated that WinCo Foods does not have any underground storage tanks at their facility. Two aboveground diesel storage tanks are located on the distribution facility, northwesterly of the site. Mr. Sever thought that Stanislaus Farm Supply may have owned the site prior to WinCo Foods acquisition.

On February 4, 2009, WKA contacted Mr. Ed Tobler, Operations Manager with Stanislaus Farm Supply, concerning the history of the site. Mr. Tobler has had knowledge of the site and vicinity for at least the past 31 years. He stated Stanislaus Farm Supply did not own the site prior to WinCo's acquisition. Mr. Tobler was aware, however, of the general site history due to its proximity to Stanislaus Farm Supply and his time spent in the area. Mr. Tobler recalled alfalfa and corn had been grown on the site for cattle feed. He also recalled that the site might have been planted in strawberries.

3.4 State and/or Local Government Officials

The Stanislaus County Department of Environmental Resources (SCDER) was contacted on January 6, 2009 concerning files related to APNs 041-060-37 (the site) and 041-060-26 (TID Almond Power Plant). According to Mrs. Charmaine Champagne, with the SCDER, she could not locate files pertaining to the WinCo Foods facility and explained that another party may have removed them for review. She did however find a business file for the TID Almond Power Plant. She stated she encountered no evidence of files in the system that would indicate hazardous materials clean-ups for either the WinCo Foods facility or the TID Almond Power Plant.



3.5 Abandoned Properties

As referenced in 40 CFR Part 312, in the case of inquiries conducted at “abandoned properties,” as defined in §312.23(d), “where there is evidence of potential unauthorized uses of the site or evidence of uncontrolled access to the site, the environmental professional’s inquiry must include interviewing one or more (as necessary) owners or occupants of neighboring or nearby properties from which it appears possible to have observed uses of, or releases at, such abandoned properties...” No evidence of potential unauthorized uses, or evidence of uncontrolled access to the site was observed. Therefore, WKA did not interview owners or occupants of neighboring properties.



4.0 RECORDS REVIEW

The purpose of the records review is to obtain and review information concerning the current and historical use of the site and adjoining properties that would help identify the presence of RECs in connection with the site. The records review included review and discussion of the following, as available:

- Physical Setting Source(s)
- Historical Use Information
- Environmental Record Sources

4.1 Physical Setting Source(s)

The site is depicted on the 1987 United States Geological Survey (USGS) 7.5 Minute topographic map of the *Ceres, California Quadrangle* as undeveloped land. The site is located within the northwestern quarter of Section 21, Township 4 South, Range 9 East, Mount Diablo Base and Meridian, at an elevation of approximately +75 feet relative to mean sea level (msl).

4.1.1 Regional and Local Geology

The site is located in the Great Valley geomorphic province of California, a large, elongate, northwest-trending structural trough, generally constrained to the west by the Coast Ranges and to the east by the foothills of the Sierra Nevada Range (Norris and Webb, 1990). The Great Valley consists of two valleys lying end-to-end, with the Sacramento Valley to the north and the San Joaquin Valley to the south.

The Sacramento and San Joaquin Valleys have been filled to their present elevations with thick sequences of sediment derived from both marine and continental sources. The sedimentary deposits range in thickness from relatively thin deposits along the eastern valley edge to more than 25,000 feet in the south central portion of the Great Valley (Norris and Webb, 1990). The sedimentary geologic formations of the Great Valley province vary in age from Jurassic to Quaternary, with the older deposits being primarily marine in origin. Younger sediments are continentally derived and were typically deposited in lacustrine, fluvial, and alluvial environments with their main source being the Sierra Nevada Range.



The State of California Department of Mines and Geology, *Geologic Map of the California*, shows the site to be underlain by Alluvium, lake, playa and terrace deposits (Jennings, 1991).

4.1.2 Soil Survey

On February 2, 2009, WKA accessed the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS). The WSS "...provides soil data and information produced by the National Cooperative Soil Survey. It is operated by the USDA Natural Resources Conservation Service (NRCS) and provides access to the largest natural resource information system in the world..." (USDA, 2009).

According to the WWS the site soils are comprised of Hanford sandy loam. The Hanford series soils consist of very deep; well-drained soils that formed in moderately coarse textured alluvium dominantly from granite. Hanford soils are on stream bottoms, floodplains and alluvial fans.

4.1.3 Regional and Local Groundwater

The site is located within the Sacramento River Hydrologic Basin, as defined by the California Department of Water Resources (DWR). The closest DWR-monitored wells are located more than one-quarter of a mile from the site; therefore, it would be of little beneficial use in estimating depth of groundwater beneath the site.

Review of the May 9, 2007 *Semi-Annual Groundwater Monitoring Report and Pilot Study Report* for Stanislaus Farm Supply, located north of the site, indicates that groundwater in the vicinity ranged from approximately 14 to 56 feet below the ground surface in early 2007 and the groundwater flow direction is to the northwest (SECOR, 2007).

4.2 Historical Use Information

Historical information was reviewed to develop a history of the previous uses of the site and surrounding area, in order to evaluate the site and adjoining properties for evidence of RECs. Standard historical sources reviewed during the preparation of this report included the following, as available:



- Sanborn® Maps
- Topographic Maps
- Oil and Gas Well Maps
- Aerial Photographs
- Ownership Records
- Building Department Records
- Local Street Directories
- Zoning and Land Use Records
- Other Historical Sources
- Prior Assessments

Discussion of these historical sources is provided in the following sections.

4.2.1 Sanborn® Maps

Sanborn® Maps with coverage of the site were sought through Environmental Data Resources, Inc. (EDR®). EDR® is a national commercial provider of environmental database information. Sanborn® Maps are detailed drawings of site development, and were typically used by fire insurance companies to determine site fire insurability. According to EDR®, Sanborn® Map coverage of the site is not available (EDR®, 2009a).

4.2.2 Topographic Maps

Historical USGS topographic maps with coverage of the site and outlying land areas were reviewed. Topographic maps of the *Ceres, California Quadrangle* for years 1916, 1953, 1969, 1976, 1987 were available for review (EDR®, 2009b). The maps are discussed individually below by year. Copies of the topographic maps compiled by EDR® with coverage of the site are included on the CD attached to the back cover of this report.

1916

Scale: 1:31,680

The site is mapped as part of a larger land area that is void of development. A canal is mapped approximately 700 feet south of the site and is labeled as “Lateral No 2.” A single structure and



unimproved road are mapped northwest of the site. Crows Landing Road and Service Road are mapped, however they are not labeled.

1953
Scale: 1:24,000

The site is mapped similar to the previously reviewed 1916 map. No structures or indications of agriculture are mapped on the site. Railroad tracks are mapped adjacent to the eastern boundary of the site.

1969
Scale: 1:24,000

No changes to the site have been mapped on the 1969 map in relation to the 1953 map reviewed above. Orchards are mapped to the northeast and southwest of the site.

1976
Scale: 1:24,000

The site remains mapped as vacant land. No significant changes to the site or immediate vicinity are mapped.

1987
Scale: 1:24,000

No significant changes to the site are shown on the 1987 topographic map.

4.2.3 Oil and Gas Well Maps

Review of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) Map W5-3, dated April 6, 2003, indicates the site is not located in a designated natural gas field. No DOGGR wells are located on or within at least one mile of the site (DOGGR, 2003).



4.2.4 Aerial Photographs

Historical aerial photographs of the site and general vicinity were compiled by EDR®. Photographs covering the years 1957, 1979, 1984, 1987, 1998 and 2005 were available for review (EDR®, 2009c). The results of the review are discussed below by year. Copies of the aerial photographs provided through EDR® are included on the CD attached to the back cover of this report.

1957

Scale: 1 inch = 555 feet

In the 1957 aerial photograph, the site contains two different types of agriculture. The northern approximate one-half is part of a larger land area containing a rowcrop of some kind. The southern approximate one-half of the site is part of a larger land area that also contains a rowcrop of some kind. The northern portion of the site is lighter in color than the southern portion of the site, indicating differing types of agriculture. The surrounding area is agricultural in nature.

1979

Scale: 1 inch = 600 feet

In the 1979 aerial photograph the site contains a wheat or hay crop, given the surface patterning and color on the site. The site is a part of a larger land area containing this crop. The surrounding area has not significantly changed in relation to the 1957 aerial photograph.

1984

Scale: 1 inch = 690 feet

The site appears to contain a rowcrop. No other significant changes are visible on the site.

1987

Scale: 1 inch = 666 feet

In the 1987 photograph, the site and surrounding area is relatively unchanged from the 1984 photograph.



1998

Scale: 1 inch = 666 feet

In the 1998 photograph, the site remains relatively unchanged from the previous photographs. The TID power plant to the south has been constructed by this time.

2005

Scale: 1 inch = 484 feet

In the 2005 aerial, the majority of the site appears to be part of a larger borrow pit as described in Sections 3.1 and 3.3. WinCo Foods distribution facility, to the west, has been constructed.

4.2.5 Ownership Records

Available ownership information was reviewed through the Stanislaus County Assessor's Office. According to the Stanislaus County Assessor's Office, the owner of the site is listed as "TID."

4.2.6 Building Department Records

Given the lack of development on the site, it was not deemed warranted to inquire about building department records in order for the environmental professional to make a determination regarding RECs on the site.

4.2.7 Local Street Directories

Local street directories with coverage of site were obtained from EDR®. These documents contain business and residential listings based on street number identifiers. The nearest site address of 4500 Crows Landing Road (the existing TID plant) was not listed on the business directories reviewed by EDR® (EDR®, 2009d). A copy of the EDR® City Directory is provided on the CD attached to the back cover of this report.

4.2.8 Zoning and Land Use Records

Zoning information for the site was retrieved from the City of Ceres Zoning Map. According to the map, the site is zoned as PC-50 (Planned Community) (City of Ceres, 2008).



4.2.9 Other Historical Sources

Review of additional historical sources was not warranted in order for the Environmental Professional to make a determination as to evidence of potential RECs on the site.

4.2.10 Prior Assessments

No prior ESAs or other reports were reviewed or made available to WKA for review during the preparation of this report.

4.3 Environmental Record Sources

EDR[®] was contacted to provide a summary of facilities listed on regulatory agency databases (EDR[®], 2009e). Table 1 (attached) is a summary of the researched ASTM required *Standard Environmental Record Sources*, as well as several *Additional Environmental Record Sources*, as defined in Sections 8.2.1 and 8.2.2 of the ASTM Standard. For additional reference, the Executive Summary of the EDR[®] report is included in Appendix D. A copy of the entire EDR[®] report is included on the CD attached to the back cover of this report.

4.3.1 Site-Related Database Search Results

At the time the EDR[®] Report was published, the only known address near the site was 4500 Crows Landing Road which is the existing TID Almond Power Plant to the south of the site. 4500 Crows Landing Road is listed on the EDR[®] Report as “Target Property” however the site (or actual Target Property) is north of the existing TID Almond Power Plant. Given the close proximity of the site to the TID Almond Power Plant and considering where the origin point of the EDR[®] search radii was located (on the site), the EDR[®] Report is still a viable source of information and the search radii conducted by EDR[®] remain valid. The site is not listed on any of the database reviewed by EDR[®].

4.3.2 Federal Database Search Results

The TID Almond Power Plant was listed on the Environmental Protection Agency’s (EPA) *Integrated Compliance Information System (ICIS)*, and the *Facility Index System/Facility Registry System (FINDS)* databases. The TID Almond Power Plant appears to be listed for an



“administrative penalty.” No details of the nature of the administrative penalty or other violations were noted in the EDR[®] Report.

4.3.3 State and County Database Search Results

The EDR[®] Report indicates Stanislaus Farm Supply (624 East Service Road) and West Elementary School (Morgan Road) are listed on the Department of Toxic Substances Control’s *ENVIROSTOR* database. The West Elementary School is likely located on the database due to assessments performed during pre-construction. The status of the West Elementary School is listed as “No Further Action.”

Concerning Stanislaus Farm Supply, WKA reviewed the May 9, 2007 *Semi-Annual Groundwater Monitoring Report and Pilot Study Report*, prepared by completed by SECOR International, for Stanislaus Farm Supply. According to that report, the groundwater beneath the facility is indicated to be impacted with nitrates. The report contained maps showing groundwater flow direction, which is to the northwest (in relation to the site) toward an extraction well (EX-2) located approximately 1,132 feet northwest of the site. The closest groundwater monitoring well to the site is MW-5, which is located approximately 470 feet north of the site.

MW-5 contained concentrations of Nitrate at 327.0 milligrams per liter (mg/L), Nitrate as Nitrogen at 74.0 mg/L and Ammonia Nitrogen at 15.9 mg/L. The Environmental Protection Agency’s Maximum Contaminant Levels (MCL) for these constituents are 45 mg/L, 10 mg/L and NE (Not Established) respectively. The report did not show any monitoring wells located on the site (SECOR, 2007).

4.3.4 Preliminary Screen For Potential Vapor Intrusion Conditions

WKA conducted a preliminary screening for potential vapor intrusion conditions (pVIC) beneath the site using a pVIC-screening matrix¹. The matrix included performing a *Search Distance Test* to identify if there are any known or suspect contaminated sites surrounding or upgradient of the site within specific search radii, a *Chemicals of Concern (COC) Test* (for those known or suspect contaminated sites identified within the *Search Distance Test*) to evaluate whether or not COC

¹ The Preliminary Screen for Potential Vapor Intrusion Conditions was based on the guidelines presented in the ASTM E 2600-08 *Standard Practice for Assessment of Vapor Intrusion Into Structures on Property Involved in Real Estate Transactions*.



are likely to be present, and a *Critical Distance Test* to evaluate whether or not COC in a contaminated plume may be within the critical distance of the site (100 feet for non-petroleum hydrocarbon contaminants, and 30 feet for petroleum hydrocarbon contaminants). The Potential Vapor Intrusion Screening Matrix is included in Appendix D.

Based on the completion of the pVIC-screening matrix, it is presumed *unlikely* that a pVIC currently exists beneath the site.

4.3.5 Environmental Lien Search

Additionally, an environmental lien search for the site was requested through EDR[®]. However the search was inadvertently performed on the wrong parcel. Though site history does not indicate that a clean-up action that may have required a lien be placed on the site, WKA has requested a new report. TID will be notified if information encountered in the lien search report, significantly changes the conclusions and recommendations of this report.



5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Data Gaps

The time intervals between the Standard Historical Sources (i.e., topographic maps, aerial photographs, other historical sources) exceeded the ASTM minimum five-year period. However, the use of the site appears unchanged within the time gaps, and therefore, research of the site use during the time gaps is not required by the ASTM Standard (Refer to *Section 8.3.2.1 – Intervals* of the ASTM E 1527-05 standard).

No significant data gaps were identified during the preparation of this report that affects the ability of the Environmental Professional to identify RECs on the site.

5.2 Conclusions

In summary, the historical land use research dating back to the early 1900s, which included reviews of topographic maps, aerial photography, and other ASTM standard historical sources revealed the was a portion of a larger land area developed for agricultural use by at least the 1950s. Agricultural activity on the site continued until approximately 2004 when WinCo Foods purchased land for their distribution facility. This land purchase included the site.

WinCo Foods removed soil from the site, leaving an open borrow pit across the majority of the site. Interviews with TID personal revealed the borrow pit was on average approximately 6.5 feet below the existing grade. TID purchased approximately 30,000 cubic yards of soil from the City of Turlock, which came from the construction of a stormwater pond in Turlock. The source of the fill material was agricultural land. It is not known if the fill material was sampled for potential contaminants prior to being placed on site. The soil was then placed on the site as fill material for the borrow pit and compacted.

Given that the fill material reportedly came from an agricultural field and was not sampled prior to being brought on the site, WKA can not make a determination as to the condition of the fill material on the site with regards to possible persistent pesticides.



Given the documentation reviewed concerning the neighboring agency listed facilities, it appears that none of the facilities reviewed has impacted the site. However, groundwater in the area to the north of the site (beneath Stanislaus Farm Supply) is impacted with Nitrates.

Based on the completion of the pVIC-screening matrix, WKA concludes it is presumed *unlikely* that a pVIC currently exists beneath the site.

WKA has performed this ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527-05 for the site known as the Almond 2 Power Plant. This assessment has revealed no evidence of historical or existing RECs in connection with the site.

Any exceptions to, or deletions from, this practice are described in Section 5.4 of this report. A full copy of this ESA report, in a .pdf format, is included on the attached CD.

5.3 Recommendations

Based on the above, if the water supplied to the site is to be from a domestic well and/or tied into the domestic well at the existing TID Almond Power Plant, it may be prudent to sample and test that well(s) for Nitrates given the Nitrate contaminated groundwater beneath Stanislaus Farm Supply.

Additionally, given that the fill material on the site originated from an agricultural field and no documentation was provided indicating sampling and testing of the fill material, it may be prudent to have that material sampled and tested for persistent pesticide residuals.

5.4 Exceptions and/or Deletions

No exceptions or deletions from the ASTM E 1527-05 standard were made during the performance of this ESA.

5.5 Additional Services

Non-scope considerations, such as assessment for naturally occurring asbestos (NOA), wetlands evaluation, indoor air quality, laboratory testing of the soils and groundwater beneath the site for environmental contaminants (such as agricultural-related pesticides, termiticides, polychlorinated



biphenyls [PCBs], or arsenic and lead), and assessments for asbestos containing materials and lead-based paint were not included or requested as part of this ESA. Additionally, this ESA did not include conducting a vapor intrusion assessment in accordance with the *ASTM E 2600-08 Standard Practice for Assessment of Vapor Intrusion Into Structures on Property Involved in Real Estate Transactions*. These additional components can be provided as part of a Phase II assessment, if requested or warranted.



6.0 LIMITATIONS

The statements and conclusions in this report are based upon the scope of work described above and on observations made only on the date of the field reconnaissance, January 23, 2009. Work was performed using a degree of skill consistent with that of competent environmental consulting firms performing similar work in the area. Information regarding the site that is *publicly available* and *practically reviewable*, as described in the ASTM standard, was obtained. Additional research or receipt of information regarding the site that was not disclosed or available to WKA during this assessment may result in revision of the conclusions. The conclusions in this report should be reevaluated if site conditions change. No recommendation is made as to the suitability of the site for any purpose. The results of this assessment do not preclude the possibility that materials currently or in the future defined as hazardous are present on the site, nor do the results of this work guarantee the potability of groundwater beneath the site. This report is applicable only to the investigated site and should not be used for any other property. No warranty is expressed or implied.

This report is viable for one year from the publication date of the report provided the following components are updated within 180 days of the date of purchase or (for transactions not involving an acquisition) the date of the intended transaction:

- Interviews with current owners/occupants and/or in order to identify changes in site conditions or uses since the publication date of this report
- Searches for recorded environmental cleanup liens
- Visual inspection of the site and of adjoining properties with emphasis on changes in conditions or uses since the publication date of this report
- A current review of federal, state, tribal and county databases
- The declaration by the environmental professional responsible for the assessment.

Environmental Site Assessments completed more than one year prior to the date of purchase must be reviewed and updated in order for the *Environmental Site Assessment* to be considered valid per Section 4.6 (*Continued Viability of Environmental Site Assessment*), and Sections 4.7 and 8.4 (*Prior Assessment Usage*) of the ASTM E 1527-05 Standard.



7.0 REFERENCES

- ASTM International. 2005. American Society for Testing and Materials, ASTM Standard E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, 100 Barr Harbor Drive, P.O. Box C700, West Conshohocken, Pennsylvania (November 2005).
- ASTM International. 2008. American Society for Testing and Materials, ASTM Standard E 2600-08, *Standard Practice for Assessment of Vapor Intrusion Into Structures on Property Involved in Real Estate Transactions*, 100 Barr Harbor Drive, P.O. Box C700, West Conshohocken, Pennsylvania (March 2008).
- County of Stanislaus, Department of Environmental Resources, 2009.
- County of Stanislaus, Assessor's Office, 2009.
- Environmental Data Resources, Inc. (EDR®) 2009a. *Certified Sanborn Map Report, 4500 Crows Landing Road, Turlock, California, Inquiry Number 2389371.2s*, Milford, Connecticut, (December 24, 2008).
- Environmental Data Resources, Inc. (EDR®) 2009b. *The EDR Topographic Map Report, 4500 Crows Landing Road, Turlock, California, Inquiry Number 2389371.4*, Milford, Connecticut, (December 24, 2008).
- Environmental Data Resources, Inc. (EDR®) 2009c. *The EDR Aerial Photo Decade Package, 4500 Crows Landing Road, Turlock, California, Inquiry Number 2389371.5*, Milford, Connecticut, (December 24, 2008).
- Environmental Data Resources, Inc. (EDR®) 2009d. *The EDR City Directory Abstract, 4500 Crows Landing Road, Turlock, California, Inquiry Number 2389371.6*, Milford, Connecticut, (December 24, 2008).
- Environmental Data Resources, Inc. (EDR®) 2009e. *EDR Radius Map Report with GeoCheck, 4500 Crows Landing Road, Turlock, California, Inquiry Number 2389371.4*, Milford, Connecticut, (December 24, 2008).
- Environmental Data Resources, Inc. (EDR®) 2009f. *EDR Environmental Lien Search, 4500 Crows Landing Road, Turlock, California, Inquiry Number 2389371.4*, Milford, Connecticut, (December 24, 2008).
- Jennings, C.W., et al, State of California Department of Mines and Geology, *Geologic Map of California* [map]. 1:750,000, California Geologic Data Map Series, Map No. 2 (Geology). Capitol Heights, MD: William Heintz Map Corporation, 1991.
- Norris, R. M., Webb, R. W., 1990, *Geology of California* Second Edition, John Wiley and Sons, Inc. New York.

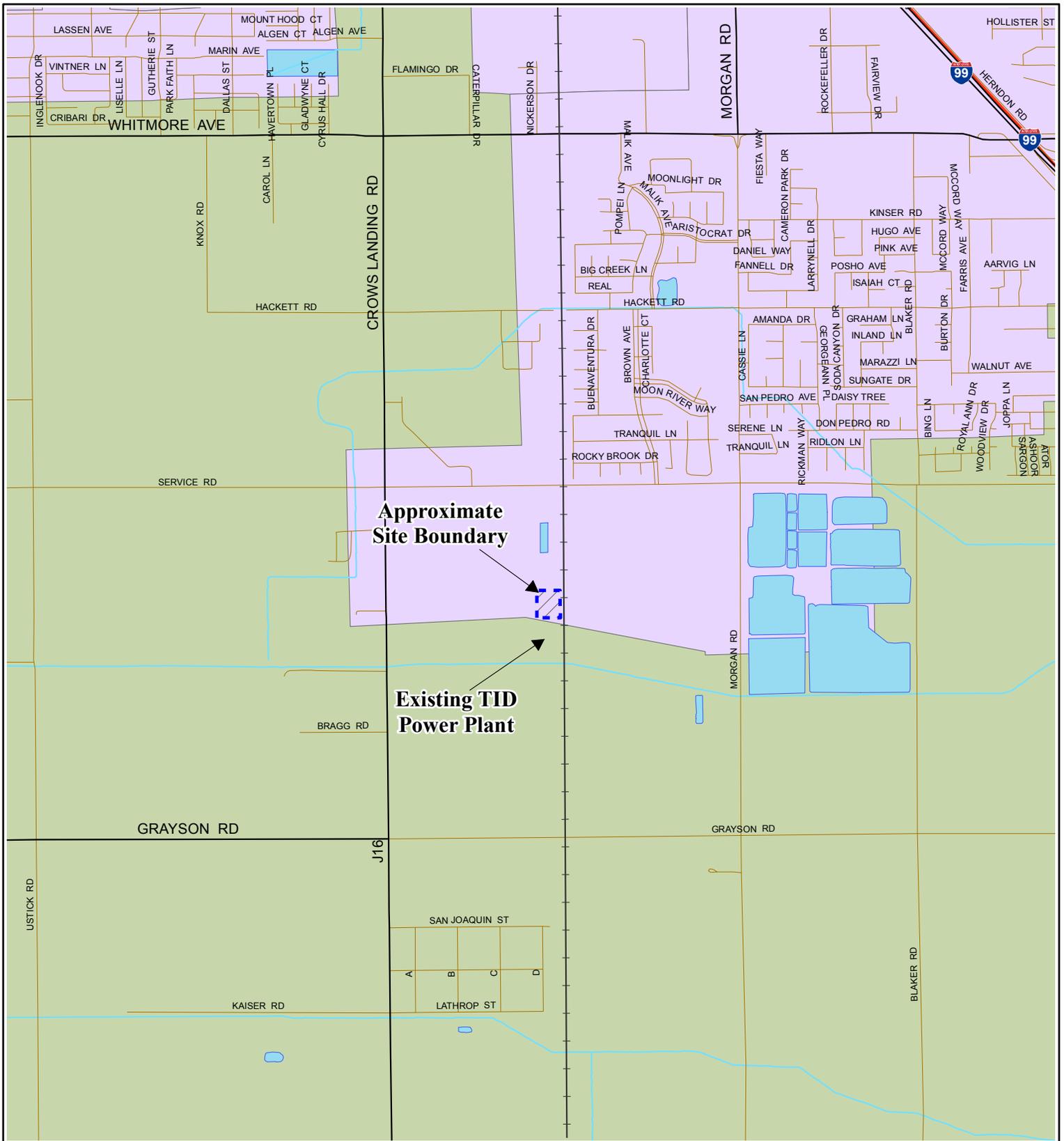


SECOR, 2007, *Semi-Annual Groundwater Monitoring Report and Pilot Study Report*, SECOR
Project No. 770T.43420.01.

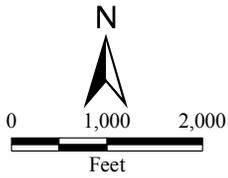
State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources, 2003,
[Well Locations Map] W5-3, [map], scale unknown.

United States Department of Agriculture (USDA), Natural Resources Conservation
Service (NRCS), *Web Soil Survey*,
<<http://soils.usda.gov/technical/classification/osd/index.html>> (2009).



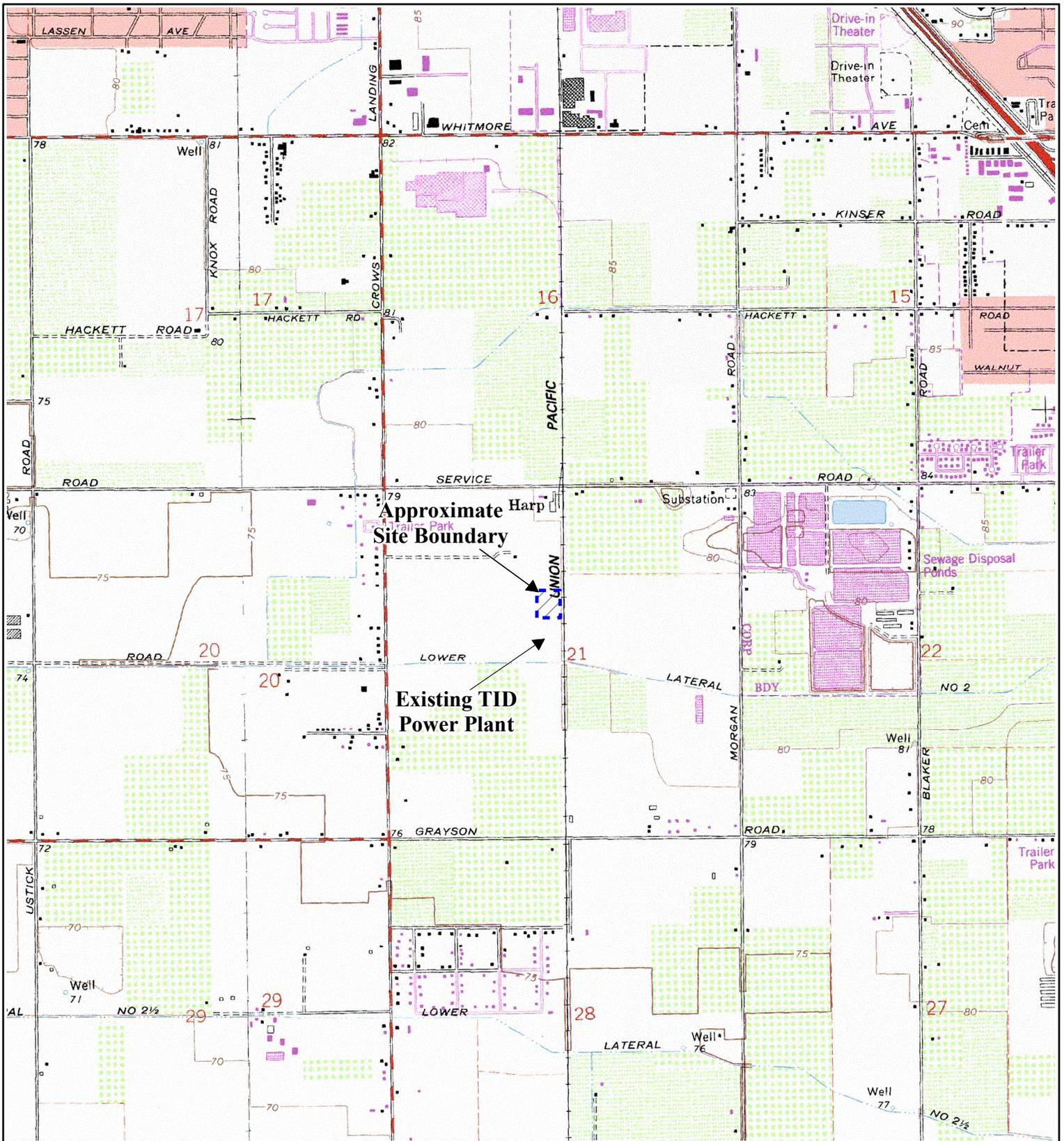


Adapted from data provided by the
 Sacramento Area Council of Governments, 2007
 Projection: NAD 83, California State Plane, Zone III

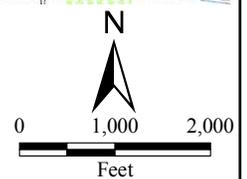


VICINITY MAP
ALMOND 2 POWER PLANT
 Ceres, California

FIGURE 1	
DRAWN BY	TJC
CHECKED BY	BPM
PROJECT MGR	BPM
DATE	2/09
WKA NO. 8383.01	

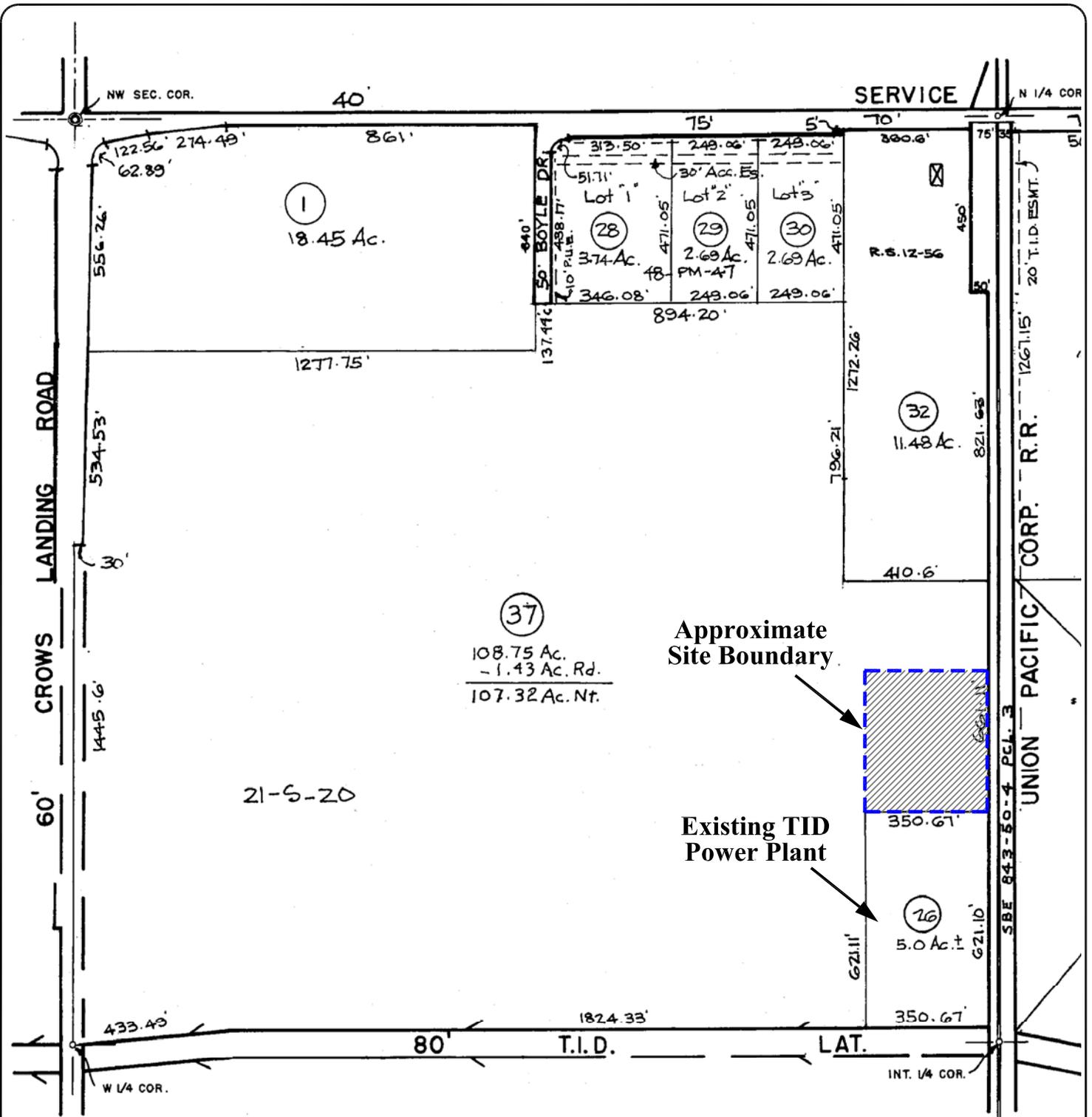


Adapted from U.S. Geological Survey 7.5 minute topographic map of the Ceres quadrangle, California, 1978 and the Brush Lake quadrangle, California, 1971 acquired from the California Geospatial Information Library, 2007
 Projection: California State Plane, Zone III

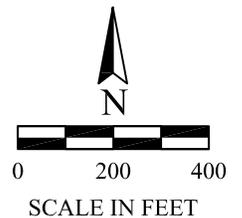


TOPOGRAPHIC MAP
ALMOND 2 POWER PLANT
 Ceres, California

FIGURE 2	
DRAWN BY	TJC
CHECKED BY	BPM
PROJECT MGR	BPM
DATE	2/09
WKA NO. 8383.01	



Adapted from the Stanislaus County Assessor's Map Book 41, Page 06.



PARCEL MAP
ALMOND 2 POWER PLANT
Ceres, California

FIGURE 3	
DRAWN BY	TJC
CHECKED BY	BPM
PROJECT MGR	BPM
DATE	2/09
WKA NO. 8383.01	



View of the site looking west (left side of photo) to north (right side of photo) as seen from near the southeastern corner.



View of the site looking north (left side of photo) to east (right side of photo) as seen from near the southwestern corner. The existing Almond Power Plant is visible on the right.



View of the site looking west (left side of photo) to south (right side of photo) as seen from near the northwestern corner. The existing Almond Power Plant is visible in the right-hand background. The adjacent stormwater detention basin to the north is indicated by the arrow.

DRAWN BY	BPM
CHECKED BY	RLW
PROJECT MGR	BPM
DATE	02/09

TABLE 1
AGENCY DATABASE SEARCH SUMMARY
4500 Crows Landing Road
WKA No. 8383.01

	<i>EDR Listed Database</i>	<i>ASTM E 1527-05 Search Distance</i>	No. of Facilities Listed (within Search Radius)
Federal			
Federal NPL Site List	<i>NPL</i>	1-mile	0
Federal Delisted NPL Site List	<i>Delisted NPL</i>	1/2-mile	0
Federal CERCLIS List	<i>CERCLIS</i>	1/2-mile	0
Federal CERCLIS NFRAP Site List	<i>CERCLIS NFRAP</i>	1/2-mile	0
Federal RCRA CORRACTS Facilities List	<i>CORRACTS</i>	1-mile	0
Federal RCRA Generators List:	<i>RCRAInfo</i>		0
Small Quantity and Large Quantity Generators	<i>RCRA SQG</i>	site & adjoining	0
	<i>RCRA LQG</i>		0
Landfills and Solid Waste Management Units	<i>RCRA TSDF</i>	1/2-mile	0
Federal Institutional Control / Engineering Control Registries	<i>US ENG Controls</i>	site only	0
	<i>US INST Controls</i>		0
Federal ERNS List	<i>ERNS</i>	site only	0
State			
State-equivalent NPL (Hist. Cal-Sites)	<i>Hist. Cal-Sites</i>	1-mile	0
State-equivalent CERCLIS	<i>RESPONSE</i>	1/2-mile	0
State Landfill and/or Solid Waste Disposal Site Lists	<i>SWF/LF (SWIS)</i>	1/2-mile	0
	<i>WMUDS/SWAT</i>		0
State Leaking Underground Storage Tanks	<i>LUST- Reg 5 Geotracker</i>	1/2-mile	0
Tribal Leaking Underground Storage	<i>Indian LUST</i>	1/2-mile	0
State Registered Underground Storage Tanks	<i>UST</i>	site & adjoining	0
Tribal Registered Underground Storage Tanks	<i>Indian UST</i>	site & adjoining	0
State Registered Aboveground Storage Tanks	<i>AST</i>	site & adjoining	0
State Institutional Control Registries [No State-equivalent for Eng. Controls]	<i>DEED</i>	site only	0
State Voluntary Cleanup Sites	<i>VCP</i>	1/2-mile	0
State Brownfield Sites	<i>US Brownfields</i>	1/2-mile	0
Additional Environmental Record Sources			
Hazardous Waste & Substances Sites List	<i>CORTESE</i>	1/2-mile	0
DTSC EnviroStor (includes Cal-Sites)	<i>EnviroStor</i>	1-mile	1
SLIC	<i>SLIC</i>	1/2-mile	1
Cleaner Facilities	<i>Historical Drycleaners</i>	1/4-mile	0
HAZNET	<i>HAZNET</i>	1/4-mile	1
Local - County			
Yolo County Underground Storage Tank	<i>Yolo Co UST</i>	1/2-mile	0

BOLD typeface indicates the site is listed on that particular database.

Names and addresses of identified facilities are listed in the Executive Summary included in Appendix E.

The full EDR Radius Map Report is included on CD attached to the back cover of this report.

Database search based on EDR Radius Map Report 2389371.2s dated December 24, 2008

APPENDIX A

Resumes



RANDY WHEELER

SENIOR ENVIRONMENTAL SCIENTIST

Mr. Wheeler has been employed in the fields of soil and groundwater investigations since 1988. With our firm since March 2003, Mr. Wheeler has over 21 years of experience conducting Phase I and Phase II site assessments. These projects include a large variety of properties ranging from single-family residential developments to large-scale commercial and industrial facilities.



He has also performed Phase I site assessments for several community-wide projects, including the South Sutter County Specific Plan; the results of which were or will be used to formulate project area specific plans with city and county agencies. Mr. Wheeler has conducted several Brownfields investigations for the City of West Sacramento under the EPA Brownfields Grant program, including the West Capitol Avenue Corridor Study, and the West Capitol West End Community Wide Assessment. His projects have also included Phase I studies of several thousand acres of proposed mitigation lands in addition to performing Phase I and Phase II work on the former Union Pacific Rail yard in West Sacramento.

HIGHER EDUCATION:

California State University, Sacramento
Bachelor of Arts, Geology (1987)

EXPERIENCE:

3/03 – Present Wallace-Kuhl & Associates, Inc.
Senior Environmental Scientist
3/88 – 3/03 Kleinfelder
Project Manager

PROFESSIONAL REGISTRATION:

Registered Environmental Assessor I No. 07916; California
Certified Environmental Manager No. 2127, Nevada

PROFESSIONAL AFFILIATIONS:

Groundwater Resources Association

RELEVANT PROJECTS:

Port of Sacramento Collateral Property, West Sacramento
Ironworks at the Triangle Property, West Sacramento
Former Union Pacific Redevelopment Property, Riske Lane, West Sacramento
California Woodfiber Property, West Sacramento
West Capitol Avenue Corridor Study, West Sacramento
South Sutter County Specific Plan, Sutter County

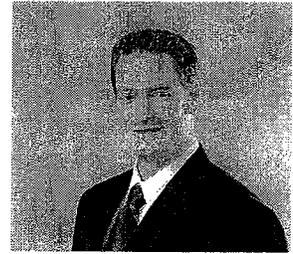
REFERENCES:

Paul Dirksen, City of West Sacramento Redevelopment Agency, 916-617-4555
John Hopkins, Sheldon Oil Company, 707-425-2951
Wendy Hall, Conservation Resources, 916-974-3383
Robert Holmes, Regis Homes of Northern California, 916-929-3193
Jim Kleinfelder, Spectrum Exploration, 209-465-8712

BENJAMIN McLERNON

SENIOR STAFF ENVIRONMENTAL SCIENTIST

Mr. McLernon has been with Wallace-Kuhl & Associates since May of 2000. During a very short time as the CAD Manager for the drafting department, his dedication and genuine desire to improve productivity dramatically reduced job turnaround time. He also assisted with Environmental Site Assessments (ESAs) and assisted project engineers with soil and core sampling for use in geotechnical reports. Mr. McLernon has brought this job dedication and experience to his current position within the company as a Senior Staff Environmental Scientist. Since 2001, he has completed numerous ESAs in several California Central Valley and Eastern Sierra Nevada counties, including ESAs for proposed school sites. Many of his projects have included Phase 2 assessments for persistent pesticide residuals and petroleum hydrocarbon contamination in soils and/or groundwater. Mr. McLernon's prior field reconnaissance experience in the United States Army lends itself well to the detailed site observations, topographic map interpretations, and aerial photography interpretive skills that are necessary for thorough investigations.



HIGHER EDUCATION:

California State University, Sacramento
Bachelor of Arts, Environmental Studies, Minor in Biology (2006)

EXPERIENCE:

2/07 - Present	Wallace-Kuhl & Associates Sr. Staff Environmental Scientist
2/01 - 2/07	Wallace-Kuhl & Associates Staff Environmental Scientist
5/00 - 2/01	Wallace-Kuhl & Associates CAD Manager
5/97 - 5/00	Kern County Assessor Cadastral Map Drafting Technician

PROFESSIONAL REGISTRATION:

Registered Environmental Assessor I, No. 08137, California

PROFESSIONAL AFFILIATIONS:

Groundwater Resource Association of California

CERTIFICATIONS:

40-Hour HAZWOPER OSHA certification
Medic First Aid® Care Initiator (CPR Inclusive)

RELEVANT PROJECTS:

Van Exel Dairy, Lodi – Domestic and Agricultural Water Sampling
Miller-Auburn Property, Auburn – Phase 1 and Limited Phase 2 Investigation
Mancuso Property, Truckee - Phase 1 Environmental Site Assessment
Crystal Creamery, Sacramento – Phase 1 ESA and Phase 2 Investigation
Natomas Central – Fisherman's Lake, Sacramento – Phase 2 ESA Surface Water Quality Testing
Bradshaw Vineyards, Sacramento – Phase 2 ESA – Agriculture Soils Testing
Gold Rush Ranch, Sutter Creek – Phase 1 ESA and Limited Phase 2 –Mine Tailings

APPENDIX B

ASTM E 1527-05 User Questionnaire



E 1527-05 USER QUESTIONNAIRE
4500 CROWS LANDING ROAD

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user*¹ must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

- (1.) Have you performed a search for environmental cleanup liens and AULs, as described under *User Obligations* in the attached proposal, for the *property*? *No*
- (2.) Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? *No*
- (3.) Are you aware of any AULs, 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? *No*
- (4.) As the *user* of the report, do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? *No. Prior use of property was agriculture. We are in the electric utility business.*
- (5.) Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present on the *property*?
Yes. Fair market
- (6.) Are you aware of commonly known or reasonably ascertainable information about the *property* that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,
- (a.) Do you know the past uses of the *property*? *Yes* If so, what were they? *Agriculture.*
- (b.) What, if any, specific chemicals are present or once were present at the *property*? *Pesticides (?) Fertilizers (?)*
- (c.) What, if any, spills or other chemical releases have taken place at the *property*?
None that we know of.
- (d.) What, if any, environmental cleanups have taken place at the *property*?
None that we know of.

¹ *User*, as defined in the ASTM Standard is "the party seeking to use Practice E 1527 to complete an *environmental site assessment* of the *property*. A *user* may include, without limitation, a potential purchaser of *property*, a potential tenant of *property*, an *owner* of *property*, a lender, or a *property* manager. The *user* has specific obligations for completing a successful application of this practice as outline in Section 6 [of the ASTM Standard]."

E 1527-05 USER QUESTIONNAIRE (cont.)
4500 CROWS LANDING ROAD

(7.) As the user of this ESA, 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?

Adjacent property to the north is an agriculture supply firm. They store chemicals, pesticides and fertilizers at their site

COMPLETION:

I have completed this User Questionnaire to the best of my knowledge and provided all information to the environmental professional as of the following date:

Completed by: Randy C Baysinger Date: 12-23-2008

Title: Assistant General Manager - Power Supply

Signature: Randy C Bg

Phone Number: (209) 883-8232

Relationship to the Site (i.e., owner, lender, property manager): Owner representative

APPENDIX C

EDR® Radius Map Report Executive Summary



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

4500 CROWS LANDING ROAD
TURLOCK, CA 95358

COORDINATES

Latitude (North): 37.575430 - 37° 34' 31.5"
Longitude (West): 120.985030 - 120° 59' 6.1"
Universal Tranverse Mercator: Zone 10
UTM X (Meters): 677937.9
UTM Y (Meters): 4160413.5
Elevation: 82 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 37120-E8 CERES, CA
Most Recent Revision: 1987

West Map: 37121-E1 BRUSH LAKE, CA
Most Recent Revision: 1976

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 6 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
TURLOCK IRRIGATION DISTRICT 4500 CROWS LANDING ROAD MODESTO, CA 95358	ICIS	N/A
ALMOND POWER PLANT 4500 CROWS LANDING ROAD MODESTO, CA 95358	ICIS	N/A
SACH'S ELECTRIC COMPANY 4500 CROWS LANDING ROAD MODESTO, CA 95348	HAZNET	N/A
ALMOND POWER PLT 4500 CROWS LANDING ROAD MODESTO, CA 95358	FINDS EMI	110021087517
TURLOCK IRRIGATION DISTRICT 4500 CROWS LANDING ROAD MODESTO, CA 95358	ICIS	N/A

EXECUTIVE SUMMARY

ALMOND POWER PLT
4500 CROWS LANDING ROAD
MODESTO, CA 95358

ICIS

N/A

SCOTT COMPANY
4500 CROWS LANDING ROAD
MODESTO, CA 95348

HAZNET

N/A

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:

FEDERAL RECORDS

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
Delisted NPL.....	National Priority List Deletions
NPL LIENS.....	Federal Superfund Liens
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
LIENS 2.....	CERCLA Lien Information
CORRACTS.....	Corrective Action Report
RCRA-TSDF.....	RCRA - Transporters, Storage and Disposal
RCRA-LQG.....	RCRA - Large Quantity Generators
RCRA-SQG.....	RCRA - Small Quantity Generators
RCRA-CESQG.....	RCRA - Conditionally Exempt Small Quantity Generator
RCRA-NonGen.....	RCRA - Non Generators
US ENG CONTROLS.....	Engineering Controls Sites List
US INST CONTROL.....	Sites with Institutional Controls
ERNS.....	Emergency Response Notification System
HMIRS.....	Hazardous Materials Information Reporting System
DOT OPS.....	Incident and Accident Data
US CDL.....	Clandestine Drug Labs
US BROWNFIELDS.....	A Listing of Brownfields Sites
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
LUCIS.....	Land Use Control Information System
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
ODI.....	Open Dump Inventory
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)

EXECUTIVE SUMMARY

HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
RAATS.....	RCRA Administrative Action Tracking System
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing

STATE AND LOCAL RECORDS

HIST Cal-Sites.....	Historical Calsites Database
CA BOND EXP. PLAN.....	Bond Expenditure Plan
SCH.....	School Property Evaluation Program
Toxic Pits.....	Toxic Pits Cleanup Act Sites
SWF/LF.....	Solid Waste Information System
WMUDS/SWAT.....	Waste Management Unit Database
CA WDS.....	Waste Discharge System
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
SWRCY.....	Recycler Database
LUST.....	Geotracker's Leaking Underground Fuel Tank Report
CA FID UST.....	Facility Inventory Database
UST.....	Active UST Facilities
HIST UST.....	Hazardous Substance Storage Container Database
LIENS.....	Environmental Liens Listing
SWEEPS UST.....	SWEEPS UST Listing
CHMIRS.....	California Hazardous Material Incident Report System
LDS.....	Land Disposal Sites Listing
MCS.....	Military Cleanup Sites Listing
AST.....	Aboveground Petroleum Storage Tank Facilities
Notify 65.....	Proposition 65 Records
DEED.....	Deed Restriction Listing
VCP.....	Voluntary Cleanup Program Properties
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
CDL.....	Clandestine Drug Labs
RESPONSE.....	State Response Sites
HAULERS.....	Registered Waste Tire Haulers Listing

TRIBAL RECORDS

INDIAN RESERV.....	Indian Reservations
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
INDIAN LUST.....	Leaking Underground Storage Tanks on Indian Land
INDIAN UST.....	Underground Storage Tanks on Indian Land
INDIAN VCP.....	Voluntary Cleanup Priority Listing

EDR PROPRIETARY RECORDS

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

STATE AND LOCAL RECORDS

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 11/04/2008 has revealed that there are 2 SLIC 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>
<i>STANISLAUS FARM SUPPLY</i> Facility Status: Open - Remediation	<i>624 EAST SERVICE ROAD</i>	<i>N 1/4 - 1/2 (0.341 mi.)</i>	<i>B8</i>	<i>27</i>
STANISLAUS FARM SUPPLY SOME A	624 SERVICE RD E	N 1/4 - 1/2 (0.341 mi.)	B9	27

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 08/25/2008 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>
<i>WEST ELEMENTARY SCHOOL</i> Status: No Further Action	<i>MORGAN ROAD/HACKETT ROAD</i>	<i>N 1/2 - 1 (0.996 mi.)</i>	<i>10</i>	<i>28</i>

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
VALLEY WOOD PRESERVING, INCORPORATED VALLEY WOOD PRESERVING, INC. 1125 SOUTH TEGNER ROAD A	SLIC SLIC US CDL

APPENDIX D

Preliminary Screen For Potential Vapor Intrusion Conditions Matrix



Preliminary Screen for Potential Vapor Intrusion Conditions Matrix
ALMOND 2 POWER PLANT
WKA No. 8383.01

Phase I ESA Preliminary Screen for Potential Vapor Intrusion Conditions (pVIC) matrix includes a (1) *Search Radius Test*, (2) *Chemicals of Concern Test (COC)*, and (3) a *Critical Distance Test*^[1].

(1) Search Radius Test: Are there any known or suspect contaminated sites in the primary area of concern within the corresponding search radii? (see attached Table 1).

Yes No

If No, then screening for a pVIC is complete and no pVIC^{currently} exists, go to #4. If Yes, then:

(2) Chemicals of Concern^[2] Test: Are COC likely to be present within the area of concern for those known or suspect contaminated sites identified based on the Search Distance Test?

Yes No

If No, then screening for a pVIC is complete and no pVIC^{currently} exists, go to #4. If Yes, then:

If Yes, check all COC that apply on attached Table 2.

(3) Critical Distance Test: A plume test to determine whether or not COC in the contaminated plume(s) may be within the critical distance.

(3a) Is information related to the contaminated(s) plume available (i.e. isoconcentration maps, site drawings, etc.)?

Yes No

(3b) If *No*, then screening for a pVIC is complete and no pVIC ^{currently} exists, go to #4. If *Yes*, then:

(3c) Is the site less than 100 feet to the nearest edge of a contaminated [non-petroleum hydrocarbon] plume(s)?

Yes No

(3d) Is the site less than 30 feet to the nearest edge of a dissolved petroleum hydrocarbon plume(s)?

Yes No

If the distance from the nearest edge of a contaminated plume to the nearest existing or planned structure on the site is less than 100 feet for non-petroleum hydrocarbon COC, or less than 30 feet for dissolved petroleum hydrocarbons, then it is presumed that a pVIC ^{currently} exists beneath the site. If the distance from the nearest edge of the contaminated plume is greater than or equal to 100 feet for non-petroleum hydrocarbons, or 30 feet for dissolved petroleum hydrocarbon chemicals of concern, then it is presumed unlikely that a pVIC ^{currently} exists beneath the site.

(4) Is it likely that a pVIC ^{currently} exists beneath the site?

Yes No

If Yes, then recommend performing a full scope VIC assessment according to ASTM E 2600-08.

[1] Based on guidance presented in the ASTM E 2600-08 Standard.

[2] Chemical(s) of concern (COC): See attached table for typical chemicals of concern (as presented in Appendix X6 of the ASTM E 2600-08 Standard).

Table 1
Preliminary Screen for Potential Vapor Intrusion Conditions Search Distance Test

	<i>Non Petroleum Hydrocarbon Chemicals of Concern</i>		<i>Petroleum Hydrocarbon Chemicals of Concern</i>		No. of Facilities Listed (within Search Radius)
	<i>Surrounding the Site</i>	<i>Upgradient of the Site</i>	<i>Surrounding the Site</i>	<i>Upgradient of the Site</i>	
Federal					
Approximate Minimum Search Distance (miles)					
Federal NPL Site List	<i>1/3</i>	<i>1</i>	<i>1/10</i>	<i>1/10</i>	0
Federal CERCLIS List	<i>1/3</i>	<i>1/2</i>	<i>1/10</i>	<i>1/10</i>	0
Federal RCRA CORRACTS facilities	<i>1/3</i>	<i>1</i>	<i>1/10</i>	<i>1/10</i>	0
Federal RCRA non CORRACTS TSD facilities	<i>1/3</i>	<i>1/2</i>	<i>1/10</i>	<i>1/10</i>	0
Federal Institutional Control / Engineering Control Registries	<i>site only</i>	-	<i>site only</i>	-	0
Federal ERNS List	<i>site only</i>	-	<i>site only</i>	-	0
State					
State-equivalent NPL (Hist. Cal-Sites)	<i>1/3</i>	<i>1</i>	<i>1/10</i>	<i>1</i>	0
State-equivalent CERCLIS (RESPONSE)	<i>1/3</i>	<i>1/2</i>	<i>1/10</i>	<i>1/2</i>	0
State Landfill and/or Solid Waste Disposal Site Lists	<i>1/3</i>	<i>1/2</i>	<i>1/10</i>	<i>1/2</i>	0
Leaking Underground Storage Tanks (LUST)	<i>1/3</i>	<i>1/2</i>	<i>1/10</i>	<i>1/2</i>	0
Registered Storage Tanks (ASTs and USTs)	<i>site only</i>	-	<i>site only</i>	-	0
Institutional Control Registries [No State-equivalent for Eng. Controls]	<i>site only</i>	-	<i>site only</i>	-	0
Voluntary Cleanup Sites	<i>1/3</i>	<i>1/2</i>	<i>1/10</i>	<i>1/2</i>	0
Brownfield Sites	<i>1/3</i>	<i>1/2</i>	<i>1/10</i>	<i>1/2</i>	0
Additional Environmental Record Sources					
DTSC EnviroStor	<i>1/3</i>	<i>1/2</i>	<i>1/10</i>	<i>1/2</i>	0
SLIC	<i>1/3</i>	<i>1/2</i>	<i>1/10</i>	<i>1/2</i>	0
Cleaner Facilities	<i>1/3</i>	<i>1/2</i>	<i>1/10</i>	<i>1/2</i>	0

1/3 mile = 1,760 feet
1/2 mile = 2,640 feet
1/10 mile = 528 feet

Table 2
Preliminary Screen for Potential Vapor Intrusion Conditions
Typical Chemicals of Concern for the Vapor Intrusion Pathway
Check All That Apply

<input type="checkbox"/> Acenaphthene	<input type="checkbox"/> 1,2-Dibromo-3-chloropropane	<input type="checkbox"/> Methyl ethyl ketone (2-butanone)
<input type="checkbox"/> Acetaldehyde	<input type="checkbox"/> 1,2-Dibromoethane (ethylene)	<input type="checkbox"/> Methyl isobutyl ketone
<input type="checkbox"/> Acetone	<input type="checkbox"/> 1,3-Dichlorobenzene	<input type="checkbox"/> Methyl methacrylate
<input type="checkbox"/> Acetonitrile	<input type="checkbox"/> 1,2-Dichlorobenzene	<input type="checkbox"/> 2-Methylnaphthalene
<input type="checkbox"/> Acetophenone	<input type="checkbox"/> 1,4-Dichlorobenzene	<input type="checkbox"/> MTBE
<input type="checkbox"/> Acrolein	<input type="checkbox"/> Dichlorodifluoromethane	<input type="checkbox"/> m-Xylene
<input type="checkbox"/> Acrylonitrile	<input type="checkbox"/> 1,1-Dichloroethane	<input type="checkbox"/> Naphthalene
<input type="checkbox"/> Aldrin	<input type="checkbox"/> 1,2-Dichloroethane	<input type="checkbox"/> n-Butylbenzene
<input type="checkbox"/> alpha-HCH (alpha-BCH)	<input type="checkbox"/> 1,1-Dichloroethylene	<input type="checkbox"/> Nitrobenzene
<input type="checkbox"/> Benzaldehyde	<input type="checkbox"/> 1,2-Dichloropropane	<input type="checkbox"/> 2-Nitropropane
<input type="checkbox"/> Benzene	<input type="checkbox"/> 1,3-Dichloropropene	<input type="checkbox"/> N-Nitroso-di-n-butylamine
<input type="checkbox"/> Benzo(b)fluoranthene	<input type="checkbox"/> Dieldrin	<input type="checkbox"/> n-Propylbenzene
<input type="checkbox"/> Benzyl chloride	<input type="checkbox"/> Endosulfan	<input type="checkbox"/> o-Nitrotoluene
<input type="checkbox"/> beta-Chloronaphthalene	<input type="checkbox"/> Epichlorohydrin	<input type="checkbox"/> o-Xylene
<input type="checkbox"/> Biphenyl	<input type="checkbox"/> Ethyl ether	<input type="checkbox"/> vp-Xylene
<input type="checkbox"/> Bis(2-chloroethyl) ether	<input type="checkbox"/> Ethyl acetate	<input type="checkbox"/> Polychlorinated biphenyls (PCBs)
<input type="checkbox"/> Bis(2-chloroisopropyl) ether	<input type="checkbox"/> Ethyl benzene	<input type="checkbox"/> Pyrene
<input type="checkbox"/> Bis(chloromethyl) ether	<input type="checkbox"/> Ethylene oxide	<input type="checkbox"/> sec-Butylbenzene
<input type="checkbox"/> Bromodichloromethane	<input type="checkbox"/> Ethyl methacrylate	<input type="checkbox"/> Styrene
<input type="checkbox"/> Bromoform	<input type="checkbox"/> Fluorene	<input type="checkbox"/> tert-Butylbenzene
<input type="checkbox"/> 1,3-Butadiene	<input type="checkbox"/> Furan	<input type="checkbox"/> 1,1,1,2-Tetrachloroethane
<input type="checkbox"/> Carbon disulfide	<input type="checkbox"/> gamma-HCH (Lindane)	<input type="checkbox"/> 1,1,1,2,2-Tetrachloroethane
<input type="checkbox"/> Carbon tetrachloride	<input type="checkbox"/> Heptachlor	<input type="checkbox"/> Tetrachloroethylene (PCE)
<input type="checkbox"/> Chlordane	<input type="checkbox"/> Hexachloro-1,3-butadiene	<input type="checkbox"/> Toluene
<input type="checkbox"/> 2-Chloro-1,3-butadiene (chloroprene)	<input type="checkbox"/> Hexachlorobenzene	<input type="checkbox"/> trans-1,2-Dichloroethylene
<input type="checkbox"/> Chlorobenzene	<input type="checkbox"/> Hexachlorocyclopentadiene	<input type="checkbox"/> 1,1,2-Trichloro-1,2,2-trifluoroethane
<input type="checkbox"/> 1-Chlorobutane	<input type="checkbox"/> Hexachloroethane	<input type="checkbox"/> 1,2,4-Trichlorobenzene
<input type="checkbox"/> Chlorodibromomethane	<input type="checkbox"/> Hexane	<input type="checkbox"/> 1,1,2-Trichloroethane
<input type="checkbox"/> Chlorodifluoromethane	<input type="checkbox"/> Hydrogen cyanide	<input type="checkbox"/> 1,1,1-Trichloroethane
<input type="checkbox"/> Chloroethane (ethyl chloride)	<input type="checkbox"/> Isobutanol	<input type="checkbox"/> Trichloroethylene
<input type="checkbox"/> Chloroform	<input type="checkbox"/> Mercury (elemental)	<input type="checkbox"/> Trichlorofluoromethane
<input type="checkbox"/> 2-Chlorophenol	<input type="checkbox"/> Methyl acrylonitrile	<input type="checkbox"/> 1,2,3-Trichloropropane
<input type="checkbox"/> 2-Chloropropane	<input type="checkbox"/> Methoxychlor	<input type="checkbox"/> 1,2,4-Trimethylbenzene
<input type="checkbox"/> Chrysene	<input type="checkbox"/> Methyl acetate	<input type="checkbox"/> 1,3,5-Trimethylbenzene
<input type="checkbox"/> cis-1,2-Dichloroethylene	<input type="checkbox"/> Methyl acrylate	<input type="checkbox"/> Vinyl acetate
<input type="checkbox"/> Crotonaldehyde (2-butenal)	<input type="checkbox"/> Methyl bromide	<input type="checkbox"/> Vinyl chloride (chloroethene)
<input type="checkbox"/> Cumene	<input type="checkbox"/> Methyl chloride (chloromethane)	
<input type="checkbox"/> DDE	<input type="checkbox"/> Methylcyclohexane	Petroleum Hydrocarbons:
<input type="checkbox"/> Dibenzofuran	<input type="checkbox"/> Methylene bromide	<input type="checkbox"/> Gasoline/BTEX/MtBE
	<input type="checkbox"/> Methylene chloride	<input type="checkbox"/> Diesel