



CITADEL EHS

assess resolve strengthen

March 6, 2024

Betsy A. Lindsay
ULTRASYSTEMS ENVIRONMENTAL
16431 Scientific Way
Irvine, California 92618

Re: CITADEL Project No. 1358.1075.0
Phase I Environmental Site Assessment Report
Calle Real Campus Master Plan
Santa Barbara County, California

Dear Ms. Lindsay:

Enclosed please find Citadel EHS's Phase I Environmental Site Assessment Report for the above-referenced location.

The Phase I Environmental Site Assessment Report was conducted for UltraSystems Environmental, in accordance with Citadel's Proposal 1358.1075.P, dated April 3, 2023, and a mutually agreed upon scope of work.

If after your review, you have any questions or require additional information, please do not hesitate to telephone me at the Citadel Office in Glendale at (818) 246-2707.

Sincerely,
CITADEL EHS

Mark Drollinger

Digitally signed by Mark Drollinger
DN: o=Citadel EHS, cn=Mark Drollinger, e=mdrollinger@citadelehs.com
Reason: I am approving this document
Location:
Date: 2024.10.18 14:51:30-07'00'
Foxit PDF Editor Version: 12.0.2

Mark Drollinger, M.Eng., CSP
Principal, Engineering and Environmental Sciences

Enclosure



CITADEL EHS

assess resolve strengthen

UltraSystems Environmental
16431 Scientific Way
Irvine, California 92618

Phase I Environmental Site Assessment Report

March 6, 2024

Citadel Project Number 1358.1075.0

Calle Real Campus Master Plan
Santa Barbara County, California

www.CitadelEHS.com

Table of Contents

EXECUTIVE SUMMARY	i
1.0 INTRODUCTION	1
1.1 PURPOSE.....	1
1.2 INVOLVED PARTIES	1
1.3 SCOPE OF SERVICES	1
2.0 GENERAL SITE CHARACTERISTICS.....	2
2.1 LOCATION	2
2.2 SITE DESCRIPTION	2
2.3 ADJACENT PROPERTIES.....	8
2.4 UTILITIES	8
3.0 ENVIRONMENTAL SETTING.....	8
3.1 PHYSICAL SITE CHARACTERISTICS.....	8
4.0 SITE RECONNAISSANCE	9
4.1 SITE RECONNAISSANCE FINDINGS.....	9
4.2 NON-ASTM SERVICES	13
5.0 SITE HISTORY.....	14
5.1 HISTORICAL AERIAL PHOTOGRAPHS.....	15
5.2 HISTORIC BUILDING PERMITS.....	20
5.3 HISTORICAL FIRE INSURANCE MAPS	24
5.4 CITY PARCEL PROFILE REPORT	25
5.5 HISTORICAL CITY DIRECTORIES.....	25
5.6 CLIENT-SUPPLIED ENVIRONMENTAL INFORMATION.....	26
5.7 HISTORICAL TOPOGRAPHIC MAPS	26
5.8 HISTORIC OIL AND GAS MAPS.....	31
5.9 INTERVIEWS	32
5.10 ENVIRONMENTAL LIEN.....	32
5.11 SUMMARY OF SITE HISTORY.....	33
6.0 REGULATORY AGENCY REVIEW	35
6.1 DATABASE REVIEW.....	35
6.2 VAPOR ENCROACHMENT CONDITION	49
6.3 REGULATORY AGENCIES	51
7.0 DATA GAPS	65
8.0 FINDINGS	65
9.0 CONCLUSIONS AND RECOMMENDATIONS	70
10.0 LIMITATIONS	74
11.0 DISCLAIMER	75
12.0 REFERENCES	76
13.0 PROFESSIONAL CERTIFICATION	78

APPENDICES:

A	Figures
B	Photographs
C	EDR Aerial Photographs
D	EDR Building Permit Report
E	EDR Sanborn Map Report
F	EDR City Directory Abstract
G	Client-Supplied Documents
H	EDR Historical Topo Map Report
I	User Questionnaire
J	EDR Environmental Lien and AUL Search
K	EDR Radius Map Report
L	Agency Records

EXECUTIVE SUMMARY

Citadel EHS (Citadel) was contracted by UltraSystems Environmental (Client) to perform a Phase I Environmental Site Assessment (Phase I ESA) of the Calle Real Campus located at 4400 Cathedral Oaks Road, in Santa Barbara County, California; hereinafter referred to as the "Site."

Project Information

The Santa Barbara County's Calle Real Campus (Site) encompasses approximately 300 acres of land in the unincorporated area of Santa Barbara County, between the Cities of Santa Barbara and Goleta; and spans from Hollister Avenue to an area just north of Cathedral Oaks Road. The Calle Real Campus Master Plan was prepared in 2019 and accepted by the Board of Supervisors in September 2022. The County of Santa Barbara (SBCO) General Services Department requested the preparation of a Program-Level Environmental Impact Report (PEIR) for the proposed redevelopment of the Site, which includes the demolition of approximately 31 structures, renovation of approximately five structures, expansion of three structures, and construction of 16 structures. This Phase I ESA was requested in support of the PEIR.

The Site consists of five campuses: Public Safety (PS) Campus, County Yard (CY) Campus, Jail Campus, Health and Government Center (HGC) Campus, and Community Services (CS) Campus. Several roads including the Cathedral Oaks Road and Calle Real, and the Interstate 101 Freeway are located within the Site vicinity; internal streets within the Site include Camino del Remedio, County Road, Cathedral Oaks Road, Honor Farm Road, and Juvenile Hall Road. Streets bounding the Site include El Sueno Road to the east, Hollister Avenue to the south, North and South San Antonio Road to the west.

Current Site Conditions

The following is a brief description of each campus:

- The PS Campus is located in the north portion of the Site and bounded by Cathedral Oaks Road to the south. Approximately six structures and eight trailers are generally located in the east portion of the PS Campus. The campus is occupied by the County Office of Education, Emergency Operations Center (EOC), and Fire Department Administration.
- The CY Campus is located in the east-center portion of the Site is bounded by Cathedral Oaks Road to the north, Calle Real to the south, and the Jail Campus to the west. Approximately 31 structures and numerous office and storage trailers are located in the north and center portions of the CY Campus. The campus is generally occupied by Public Works, General Services, Sheriff training facilities, and Park Operations. The former Foothill Landfill and an equestrian center are located in the south portion of the campus. A transfer station and a fueling station with underground storage tanks (USTs) are also located within the campus.
- The Jail Campus is located in the center portion of the Site and is bounded by the CY Campus to the north and east; Calle Real to the south; and the HGC Campus to the west. Approximately six structures and numerous trailers are located throughout the Jail Campus. The campus is occupied by the Sheriff Administration including jail buildings and dispatch center.
- The HGC Campus is located in the west-center portion of the Site and is bounded by Jail Campus to the east and Calle Real to the south. Approximately 19 structures are located throughout the HGC Campus. The campus is occupied by various county departments with the Public Health Department (PHD) occupying most of the structures.
- The CS Campus is located in the south portion of the Site and is bounded by railway tracks and the US Highway 101 to the north, Hollister Avenue to the south, and South San Antonio

Road to the west. Goleta Cemetery is located in the northwest portion of the campus; however, the cemetery is not part of the county property. Approximately 15 structures are generally located in the south portion of the CS Campus. Baseball fields are located in the center portion of the campus. The campus is generally occupied by Sheriff Coroner, Fire Station 13, Juvenile Hall, Food Bank, and community youth center.

Stationary equipment at the Site includes one 12,000-gallon gasoline and one 12,000-gallon diesel UST at the CY Campus; emergency generators with belly tanks or associated ASTs throughout the Site; pole- and pad-mounted transformers throughout the Site; hydraulic elevators at the PS and HGC Campuses; a spray booth and a three-stage clarifier at the CY Campus. In general, the Site appeared to be moderately maintained. Heavy staining was observed around the area of the 55-gallon waste oil drums at the Public Works Transportation Yard Buildings and the Transfer Station. The staining, the spray booth, and the lack of maintenance or service information for the clarifier represent environmental concerns.

Site History

The following provides a brief history of each campus:

- A review of historical sources showed that the PS Campus was generally undeveloped as early as 1928 and was occupied as the Federated Sportsman's Field by 1950. Development of the current structures began in the 1960s. Most of the current structures appeared developed between 1967 and 1994, with the EOC built by 2012.
- A review of historical sources showed that the CY Campus was generally undeveloped as early as 1928. Several oil wells were drilled and abandoned between 1930 and 1954 and represents an environmental concern. The majority of the structures were built in the 1960s and 1970s with additional structures built in the 1990s following a 1990 wildfire that destroyed some structures. Additional structures were built by 2002.
- A review of historical sources showed that the Jail Campus was generally undeveloped as early as 1928. The current structures were generally built in the 1960s and 1970s. The 911 Dispatch Center was built in the 1990s.
- A review of historical sources showed that the HGC Campus was developed with three large and several small structures in the northwest and center portions of the campus as early as 1928. Additional structures appeared developed in the north and southwest portions of the campus by 1938. Structures in the north portion of the campus appeared to be part of the Santa Barbara General Hospital by 1950. Several of the previously identified structures in the northwest portion of the campus appeared to have been replaced with a large structure and additional structures appeared developed between the 1950s and 1970s. Additional structures were built in the 1990s and 2000s.
- A review of historical sources showed that portions of the current Juvenile Hall appeared developed in the east portion of the CS Campus and a cemetery occupied the northwest corner of the campus as early as 1928. The Juvenile Hall was renovated and expanded in the 1950s. The current Fire Station 13 was built in the 1950s and additional structures were built in the 1960s. The current baseball fields with associated structures were developed in 1969. The Juvenile Hall was further expanded in 1975 and additional structures were built between 1970s and 2000.

Environmental Databases

The Site was identified on numerous environmental databases. These listings are not considered to represent an environmental concern with the exception of the following:

- Solid Waste Information System (SWF/LF)
- Leaking Underground Storage Tank (LUST)

➤ Historical USTs

The SWF/LF and LUST listings are further discussed below in the Regulatory Agencies Section. The Transfer Station at the CY Campus was identified on the historical UST databases for the operation of one 10,000-gallon diesel UST and one 1,000-gallon waste oil UST installed in 1967; one 10,000-gallon diesel UST and one 2,000-gallon waste oil UST installed in 1982; and one 500-gallon waste oil UST. While the USTs do not appear to be in use and were likely removed, no information was found regarding the removal of the USTs. The former use of USTs and the lack of information regarding their removal represent an environmental concern.

Citadel reviewed information provided by Environmental Data Resources (EDR) regarding nearby properties to evaluate for potential on-site vapor encroachment concerns from off-site sources. According to EDR, no historical releases of petroleum products from a LUST occurred within 0.25-mile and upgradient of the Site.

Regulatory Agencies

Regional Water Quality Control Board

The GeoTracker Database is the California State Water Resources Control Board's (SWRCB) Internet-accessible database system used by the SWRCB, regional boards, and local agencies to track and archive compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. According to GeoTracker, the Site was identified as a LUST Cleanup Site or Cleanup Program Site. Documents reviewed indicated that six cases are associated with CY Campus; two cases are associated with HGC Campus; and one case is associated with CS Campus:

- The Santa Barbara County Road Yard at 4415 Cathedral Oaks Road is located in the northeast portion of the CY Campus. According to information provided by GeoTracker, the Santa Barbara County Roads Division (SBCRD) facility formerly used several unlined disposal pits (including a main pit and two auxiliary pits) for disposal of asphalt-diesel fuel emulsions and paint thinners from the mid-1960s until 1986. Soil sampling conducted in 1987 indicated total petroleum hydrocarbon (TPH) contamination in disposal pits and lead contamination in the paint shop area and identified three areas that required soil remediation. The disposal pits were located northwest of the Public Works Transportation Road Yard Buildings. The SBCO Environmental Health Services (EHS) issued a no further action letter on August 10, 1990, confirming the completion of investigation and remedial action for diesel fuel, paint, and other hazardous materials deposited on the soil surface prior to 1986. However, confirmation soil sampling of the main disposal pit indicated that the lateral and vertical limits of the TPH contamination were not fully evaluated. While the case was closed, the potential residual soil contamination represents an environmental concern.

Four USTs associated with a former vehicle fueling station were removed in July 1991. The fueling station was located at one of the Public Works Transportation Road Yard Garage Building. Laboratory results from the soil samples collected during USTs removal indicated a release of gasoline. A total of 76 monitoring and remediation wells were installed on and off-site; remediation activities include free product removal of 26 gallons from 1995 to 2002; soil vapor extraction (SVE) of 18,250 pounds from 1998 to 2010; pump and treat groundwater of 4,669,326 gallons from 1999 to 2010; in-situ biological treatment of groundwater from 2001 to 2003; free product removal of 125 gallons from 2002 to 2004; and in-situ biological treatment from 2005 to 2010 and 2013 to 2014. The SBCO PHD issued a letter on February 20, 2015, confirming the completion of a site investigation and corrective action for the former USTs. Since the case was closed under SWRCB's Low

Threat UST Case Policy Criteria, the potential residual soil contamination represents an environmental concern.

A 2012 inspection identified a subsurface corrugated metal basin, which was considered a non-permitted UST. The 250-gallon UST was located near the area of one of the former disposal pits and collected waste emulsion liquids mixed with diesel fuel generated from the cleaning of a dispersion spray device. The UST was removed and contaminated soil was excavated and disposed off-Site. The Santa Barbara County Fire Department (SBCFD) issued a letter on June 13, 2013, confirming the completion of a site investigation and corrective action for the former UST. Based on the case closure, the former UST and associated release are not expected to represent an environmental concern.

- The Santa Barbara County's Sheriff's Shooting Range at 605 Camino del Remedio is located in the west portion of the CY Campus. The shooting range has occupied the Site since 1957. A 1998 assessment identified lead contaminated soil; the contaminated soil was excavated for on-site remediation in 2001. Treated soil was reported to be used as structural fill for the building pad of the new shooting range built in 2001. The case was completed and closed by the SBCFD on May 15, 2013. Based on the case closure, the former lead-impacted soil is not expected to represent an environmental concern.
- The Santa Barbara County Corporation Yard at 4568 Calle Real is located in the northeast portion of the CY Campus. One 1,000-gallon waste oil UST was removed in 1988 and two 10,000-gallon gasoline USTs were removed in 1990. Laboratory results from the soil samples collected during the 1990 USTs removal indicated a release of gasoline. Contaminated soil was excavated to 30 feet below ground surface (bgs) in 1990 and aerated on-Site in 1991. While landfill waste was encountered in a trench adjacent to the excavation; however, solid waste was reportedly not encountered during remedial excavation. Confirmation sampling identified TPH concentration of 200 parts per million (ppm) at a depth of 28 feet bgs; and benzene concentration of 2.0 ppm, toluene concentration at 79 ppm, and TPH concentration of 1,200 ppm at a depth of 30 feet bgs. The SBCO Protection Services Division issued a no further action letter on March 5, 1997, confirming the completion of investigation and remedial action for the former UST release. While the case was closed, the residual soil contamination represents an environmental concern.

Two 12,000-gallon USTs (one gasoline UST and one diesel UST) were installed approximately 10 to 20 feet south of the former tank excavation in 1990. An investigation prompted by a failed tightness test in 2005, revealed the presence of soil contamination under and around the fuel dispenser. Contaminated soil was excavated in 2005 and a SVE system operated from July 2009 to December 2009. The SVE system was ceased due to extraction of landfill gas that would increase the likelihood of subsurface combustion at the former landfill. The SBCFD indicated that soil contamination was adequately defined laterally and extended vertically no deeper than 25 feet bgs; and a vertical separation of at least 20 feet bgs existed between first groundwater (at 48 feet bgs) and soil contamination. The SBCFD issued a no further action letter on May 26, 2011, confirming the completion of investigation and corrective action for the UST release. While the case was closed, the residual soil contamination represents an environmental concern.

- Health Care Services at 315 Camino del Remedio is located at the HGC Campus. The presence of diesel soil contamination was encountered during removal of a 12,000-gallon diesel UST in 1990 as part of the hospital tank removal project within the HGC Campus. The 12,000-gallon UST was located northeast of the Old Boiler Building. Contaminated soil was excavated to a maximum depth of 17 feet bgs in August 1990 and backfilled in November 1990. Re-excavation, compaction, and relandscaping were completed in March 1992. The Santa Barbara County EHS issued a no further action letter on September

1, 1992, confirming the completion of investigation and remedial action for the UST release. Based on the case closure, the former UST and associated release are not expected to represent an environmental concern.

Tank disposal forms indicated the additional removal of one 1,000-gallon UST and four 500-gallon USTs as part of the hospital tank removal project. Based on the lack of reported releases, the additional former USTs are not expected to represent an environmental concern.

- Rehab Institute at Santa Barbara at 427 Camino del Remedio is located in the northwest portion of the HGC Campus. Two USTs (one 1,000-gallon and one 550-gallon) were abandoned and filled with sand in 1984. The sand was liquified and removed as part of the UST removal process in 1988. A gasoline leak was reported during the removal of the 550-gallon UST. Approximately 55 cubic yards of gasoline contaminated soil was excavated in 1989 and transferred to an open and remote site for on-site aeration. The case was completed and closed by the SBCO PHD on March 1, 1990. Based on the case closure, the former USTs and gasoline-contaminated soil are not expected to represent an environmental concern.
- Santa Barbara County Fire Station #13 at 4570 Hollister Avenue is located in the southwest portion of the CS Campus. One 150-gallon gasoline UST was removed in 1986; and one 1,500-gallon gasoline UST and one 1,000-gallon diesel UST were removed in 1989. Gasoline-impacted soil was aerated and placed back into the excavation in 1989; a SVE system operated from 1991 to 1997; groundwater pump and treat operated from 2000 to 2004; and air sparging and an additional SVE system operated from 2002 to 2004. Confirmation sampling estimated that 3.22 kilograms (kg) of gasoline remained within seven cubic yards of soil; 0.98 kg of diesel remained within 5.6 cubic yards of soil; and 0.33 grams of 1,2-dichloroethane (1,2-DCA) remained in groundwater. The SBCFD issued a no further action letter on September 2, 2011, confirming the completion of investigation and remedial action of the former USTs. While the case was closed, the residual soil contamination represents an environmental concern.

California Department of Resources Recycling and Recovery

The California Department of Resources Recycling and Recovery (CalRecycle) is a department of the CalEPA. CalRecycle administers and provides oversight for all of California's state-managed non-hazardous waste handling and recycling problems. The Solid Waste Information System (SWIS) database contains information on solid waste facilities, operations, and disposal sites throughout California. The types of solid waste activities include landfills, transfer stations, composting sites, in-vessel digestion sites, engineered municipal solid waste conversion facilities, transformation facilities, and closed disposal sites.

Documents reviewed indicated that the Site was identified on the SWIS database for four facilities:

- The Foothill Landfill listing is associated with the former landfill that operated from the 1940s to 1967. Historical reports were not available for review; however, documentation of ongoing periodic inspections for landfill gas (LFG) monitoring dated back as early as 1994. The former use of the Site as a landfill represents an environmental concern.
- The SCRTS listing is associated with the current Transfer Station, which has been operating since 1967, following the closure of the Foothill Landfill. The Transfer Station is used primarily to collect municipal solid waste, which is then transported to the Tajiguas Landfill for burial. Documentation of ongoing periodic inspections for large volume transfer/processing dated back as early as 1992. Based on the ongoing inspections and that waste is

transported off-site for disposal, the Transfer Station is not expected to represent an environmental concern.

- The Foothill Closed Landfill listing is associated with the use of the Site as an emergency processing facility in early 2023. Storm debris from the severe winter storm was staged and processed. The facility was closed in June 2023. Based on the use as an emergency processing facility, this listing is not expected to represent an environmental concern.
- The Cathedral Oaks Dump listing is associated with a landfill that operated from the late 1950s to 1960s. According to a progress report in 1999, the former landfill was located approximately 180 feet west of the PS Campus and 75 feet north of the CY Campus; however, the report indicated that the former landfill extended beneath Cathedral Oaks Road and the Alpha School at the CY Campus. Additional historical reports were not available for review; however, documentation of ongoing periodic inspections for LFG monitoring dated back as early as 1994. The former use of the Site as part of a landfill represents an environmental concern.

RECOGNIZED ENVIRONMENTAL CONDITIONS

According to American Society for Testing and Materials (ASTM) Standard of Practice E1527-13, recognized environmental conditions (REC) fall under three specific categories when evaluating a site or properties within the site vicinity. These categories are defined below.

A recognized environmental condition, or REC, 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. De minimis conditions are not recognized environmental conditions.

A controlled recognized environmental condition, or CREC, is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

An historical recognized environmental condition, or HREC, is 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

According to ASTM E2600-15, the goal of conducting a vapor encroachment screening on a parcel of property is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of chemicals of concern vapors in the subsurface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater or both either on or near the target property as identified by Tier 1 or Tier 2 procedures. The purpose of Tier 1 is to conduct a screen using Phase I ESA-type information to determine if a VEC exists at the target property. If the Tier 1 screen cannot rule out the possibility of a VEC existing at the target property, then a Tier 2 screen can be conducted. Tier 2 applies numeric screening criteria to existing or newly collected soil, soil gas, and/or groundwater testing results to evaluate whether or not a VEC can be ruled out. Tier 2 has two data collective components: non-invasive and invasive.

Based on a review of historical and present records, and Site reconnaissance, Citadel believes that sufficient information was collected and evaluated for the Site to determine if a REC, HREC, CREC, or a de minimis condition exists. Based on our review, reported release incidents that would represent RECs in connection with the Site or a source of a release that would be likely to contribute to a VEC was identified. Citadel presents the following findings.

PS CAMPUS

No evidence for designating the PS Campus as a REC, HREC, or CREC from reviews of historical documents and present Site conditions was found.

CY CAMPUS

Citadel identified the following environmental concerns:

- During the Site reconnaissance, heavy staining was observed around the area of the 55-gallon waste oil drums stored at the Public Works Transportation Road Yard Buildings and the Transfer Station. A spray booth was observed in the General Services area; while the spray booth was non-operational, the spray booth was installed in 1992 and likely operated for a number of years. In addition, a three-stage clarifier was observed south of one of the Transfer Station structures that appeared to be occupied for vehicle maintenance; no maintenance or service information was provided. The staining, spray booth, and the clarifier represent a REC due to the known use and storage of hazardous materials.
- Four oil wells drilled between 1930s and 1950s were identified as within the CY Campus. While the oil wells have been abandoned, the former on-Site oil wells represent an environmental concern due to unknown handling and disposal of soil during the construction of the oil wells. The potential for methane and potential dumping of drilling muds is considered REC.
- The SBCO Road Yard at 4415 Cathedral Oaks Road was identified with three former LUST cases:
 - Unlined disposal pits were formerly used from the mid-1960s to until 1986. Soil sampling conducted in 1987 indicated the presence of TPH contaminated soils. The Santa Barbara County EHS issued a no further action letter on August 10, 1990, confirming the completion of investigation and remedial action for diesel fuel, paint, and other hazardous materials deposited on the soil surfaced prior to 1986. While the case closure represents an HREC, confirmation soil sampling of the main disposal pit indicated that the lateral and vertical limits of TPH contamination were not fully evaluated.
 - Four USTs were removed in July 1991. Soil sampling during the removal of the USTs indicated a release of gasoline. Remediation activities including free product removal, SVE, pump and treat groundwater, and in-site biological treatment occurred between 1995 to 2014. The Santa Barbara County PHD issued a letter on February 20, 2015, confirming the completion of a site investigation and corrective action for the former USTs. While the case closure represents an HREC, the case was closed under SWRCB's Low Threat Use Case Policy Criteria with potential residual soil contamination.
 - A 2012 inspection identified a diesel spray-out tank as a non-permitted UST. Soil sampling during removal of the UST indicated a release of diesel and motor oil. Approximately 20 cubic yards of contaminated soil were excavated and disposed off-site in March 2013. The SBCFD issued a letter on June 13, 2013, confirming the completion of a site investigation and corrective action for the former UST. Based on the case closure, the former UST and associated release represents an HREC.

- The SBCO Sheriff's Shooting Range at 605 Camino was identified as a CPS site. Soil samples collected during an initial site assessment in 1998 reported lead exceeding both RCRA and State cleanup levels. Contaminated soil was excavated for on-site remediation and confirmation sampling was conducted in June 2001. The treated soil was used as structural fill for the building pad of the new shooting range built in 2001. The case was completed and closed by the SBCFD on May 15, 2013. Based on the case closure, the former lead-impacted soil represents an HREC.
- The Transfer Station at 4430 Calle Real was identified on the historical UST databases for the operation of one 10,00-gallon diesel UST and one 1,000-gallon waste oil UST installed in 1967; one 10,000-gallon diesel UST and one 2,000-gallon waste oil UST installed in 1982, and one 500-gallon waste oil UST. While the USTs do not appear to be in use and were likely removed, no information was found regarding the removal of the USTs. The lack of information represents a data gap and a REC.
- The SBCO Corporate Yard at 4568 Calle Real was identified with two former LUST cases:
 - Three USTs were removed in May 1990. Soil sampling during the removal of the USTs indicated a release of gasoline impacting soil only. Contaminated soil was excavated from a 1,500 cubic yard area to 30 feet; however, confirmation sampling identified TPH concentrations of 1,200 ppm at a depth of 30 feet bgs. Groundwater monitoring for the Foothill Landfill did not detect the presence of gasoline constituents. The Santa Barbara County Protection Services Division issued a no further action letter on March 5, 1997, confirming the completion of investigation and remedial action for the former UST release. While the case closure represents an HREC, confirmation soil sampling indicated the presence of residual soil contamination.
 - A failed tank tightness in 2005 prompted an investigation, which revealed the presence of soil contamination under and around the fuel dispenser. The current USTs were installed in 1990. Contaminated soil was excavated in 2005; however, elevated concentrations of TPHg, TPHd, toluene, ethylbenzene, xylenes, and MTBE remained at the north and west bottom of the excavation at 15 feet bgs. A SVE system was installed in July 2009 and ceased operation in December 2009, due to landfill gas being extracted in quantities increasing the likelihood of subsurface combustion. SBCFD indicated that the soil contamination was adequately defined laterally and extended vertically no deeper than 25 feet bgs, and a vertical separation of at least 20 feet bgs existed between first groundwater (at 48 feet bgs) and soil contamination. The SBCFD issued a no further action letter on May 26, 2011, confirming the completion of investigation and corrective action for the UST release. While the case closure represents an HREC, the residual soil contamination represents an environmental concern.
 - The Site was historically occupied by the Foothill Landfill from the 1940s to 1967 and partially occupied by the Cathedral Oaks Dump from the 1950s to 1960s. Nine LFG compliance monitoring wells are located at the CY Campus. Historical reports were not available for review; however, documentation of ongoing periodic inspections for LFG monitoring dated back as early as 1994. The former landfills with the ongoing LFG monitoring and periodic inspections represent CRECs.

JAIL CAMPUS

No evidence for designating the Jail Campus as a REC, HREC, or CREC from reviews of historical documents and present Site conditions was found.

HGC CAMPUS

Citadel identified the following environmental concerns:

- The Health Care Services at 315 Camino del Remedio at the HGC Campus was identified as a LUST cleanup site. Six USTs were removed in August 1990. Soil sampling collected during removal of the 12,000-gallon diesel UST indicated the presence of diesel soil contamination. Contaminated soil was excavated to a maximum depth of 17 feet bgs in August 1990 and backfilled in November 1990. Re-excavation, compaction, and relandscaping were completed in March 1992. The Santa Barbara County EHS issued a no further action letter on September 1, 1992, confirming the completion of investigation and remedial action for the UST release. Based on the case closure, the former UST and associated release represents an HREC.
- Rehab Institute of Santa Barbara at 427 Camino del Remedio at the HGC Campus was identified as a LUST cleanup site. Two USTs (one diesel and one gasoline) were abandoned in place and filled with sand in 1984. A gasoline leak was reported during the removal of the USTs in 1988. Contaminated soil was excavated to a maximum depth of 14 feet bgs. The case was completed and closed by the Santa Barbara County PHD on March 1, 1990. Based on the case closure, the former UST and associated release represents an HREC.

No evidence for designating the HGC Campus as a REC or CREC from reviews of historical documents and present Site conditions was found.

CS CAMPUS

Citadel identified the following environmental concerns:

- Santa Barbara County Fire Station #13 at 4570 Hollister Avenue at the CS Campus was identified as a LUST cleanup site. Gasoline impacted soil was reported in 1989 during the removal of two gasoline USTs and one diesel UST. Remediation activities included soil aeration, SVE, groundwater pump and treat, and air sparging between 1989 and 2004. Confirmation sampling identified residual contamination, which was considered a de minimis condition. The SBCFD issued a no further action letter on September 2, 2011, confirming the completion of investigation and remedial action of the former USTs. While the case closure represents an HREC, the residual soil contamination represents an environmental concern.

No evidence for designating the CS Campus as a REC or CREC from reviews of historical documents and present Site conditions was found.

NON-ASTM SCOPE CONSIDERATIONS

Most of the current Site buildings were constructed prior to bans using asbestos-containing building materials (ACBMs), lead-based paint (LBP), and polychlorinated biphenyls (PCBs) in electrical equipment came into effect in 1989, 1978, and 1978, respectively. No testing is known to have been performed to evaluate for the presence of ACBMs, LBP, or PCBs at the Site.

The California Bureau of Mines and Geology and California Department of Public Health (CDPH) participated in the United States EPA's State Radon Survey, a Federal survey to measure levels of indoor radon in all states. Based on the results of this survey, CDPH predicted that approximately 0.5% of homes in Region 9 would have radon concentrations over the EPA action level of 4.0 picoCuries per liter (pCi/L).

The Federal EPA Radon Zone for Santa Barbara County is Zone 1, which indicates an average indoor concentration greater than 4.0 pCi/L of air. In a survey, 123 tests were performed within the 93110 zip code for the presence of radon. Of these, nine tests were found to contain radon in excess of 4.0 pCi/L. Site-specific radon values were not available and were not a part of this ASTM Phase I ESA.

1.0 INTRODUCTION

Citadel EHS (Citadel) was contracted by UltraSystems Environmental (Client) to perform a Phase I Environmental Site Assessment (Phase I ESA) of the Calle Real Campus located at 4400 Cathedral Oaks Road, in Santa Barbara County, California; hereinafter referred to as the "Site."

1.1 PURPOSE

The purpose of the Phase I ESA was to review past and present land use practices and to evaluate the presence, or likely presence, of any hazardous substances or petroleum products that have been discharged into the property's structure, ground, groundwater, or surface water. This qualitative assessment was accomplished by review of current and readily available information regarding past and current land use for indications of the manufacture, generation, use, storage and/or disposal of hazardous substances at the Site. A Site visit was also conducted to observe existing Site conditions. This report provides the results of the Phase I ESA performed.

1.2 INVOLVED PARTIES

The involved party(s) in this study, to the best of our knowledge, is UltraSystems Environmental.

Citadel understands that this Phase I ESA is being requested in conjunction with due diligence activities by UltraSystems Environmental. Citadel recognizes that this report is to be used exclusively by UltraSystems Environmental and its successors, lenders, and assigns. It is a report upon which UltraSystems Environmental and its successors, lenders, and assigns, can rely.

This assessment and report were prepared on behalf of and for the exclusive use of UltraSystems Environmental, their lenders and assigns (Client) solely for its use and reliance, subject to the terms and conditions agreed upon between Citadel and the Client.

1.3 SCOPE OF SERVICES

This Phase I ESA was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard of Practice E1 527-13 and the standards of care and diligence normally practiced by recognized consulting firms in performing services of a similar nature. The Phase I ESA also incorporates procedures as prescribed in the new ASTM Standard of Practice E1 527-21.

The scope of services for this assessment consisted of the following:

- Performed a Site inspection to verify current Site conditions, and check for visible evidence of previously disposed and/or currently present hazardous waste, surface contamination, underground and above ground storage tanks (USTs/ASTs), suspect polychlorinated biphenyls (PCBs), and other potential environmental hazards.
- Conducted a visual survey of the adjacent properties and the immediate vicinity to determine if any nearby sites posed a significant environmental threat to the Site.
- Reviewed currently and readily available documents, including maps, aerial photographs, governmental databases of known hazardous waste sites and underground tanks, other consultant reports (if any), fire insurance maps, and other accessible records.

- Reviewed results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.
- Consulted with appropriate governmental agencies having jurisdiction relative to past history of the property, complaints or incidents in the immediate area, and permits that may have been issued.
- Prepared a Phase I report, inclusive of our findings and recommendations, with applicable illustrations and documentation.

The scope of services outlined above is generally considered sufficient to properly assess the Site based on the data search, reasonably ascertainable documents, and Site inspection.

2.0 GENERAL SITE CHARACTERISTICS

2.1 LOCATION

The Santa Barbara County's Calle Real Campus (Site) encompasses approximately 300 acres of land in the unincorporated area of Santa Barbara County, between the Cities of Santa Barbara and Goleta; and spans from Hollister Avenue to an area just north of Cathedral Oaks Road. The Calle Real Campus Master Plan was prepared in 2019 and accepted by the Board of Supervisors in September 2022. The County of Santa Barbara (SBCO) General Services Department requested the preparation of a Program-Level Environmental Impact Report (PEIR) for the proposed redevelopment of the Site, which includes the demolition of approximately 31 structures, renovation of approximately five structures, expansion of three structures, and construction of 16 structures. This Phase I ESA was requested in support of the PEIR.

The Site consists of five campuses: Public Safety (PS) Campus, County Yard (CY) Campus, Jail Campus, Health and Government Center (HGC) Campus, and Community Services (CS) Campus. Several roads including the Cathedral Oaks Road and Calle Real, and the Interstate 101 Freeway are located within the Site vicinity; internal streets within the Site include Camino del Remedio, County Road, Cathedral Oaks Road, Honor Farm Road, and Juvenile Hall Road. Streets bounding the Site include El Sueno Road to the east, Hollister Avenue to the south, North and South San Antonio Road to the west.

According to the U.S. Geological Survey (USGS) Goleta Quadrangle (7.5 Minute Series), dated 2012, the Site is at an elevation of approximately 212 feet above mean sea level (AMSL) and appears to slope to the southwest. The Site is located at approximate coordinates of 34° 26' 45.82" North Latitude and 119° 46' 32.06" West Longitude.

A Site Location Map identified as Figure 1 is included in Appendix A.

2.2 SITE DESCRIPTION

According to the County of Santa Barbara's Assessor's Parcel Maps, the Site is comprised of 18 parcels legally identified by the Assessor's Parcel Numbers (APNs) as mentioned below. The following provides a brief description of the location of each campus:

CAMPUS	APNS	DESCRIPTION
PS Campus	059-120-003 and -004	The PS Campus, approximately 53.9 acres in size, is located in the north portion of the Site and is bounded by single-family residences to the north and west; vacant land to the east; and Cathedral Oaks Road to the south. Access to the campus is along the south boundary of the PS Campus on Cathedral Oaks Road. Structures are generally located in the east portion of the PS Campus, while dirt paths and soil piles were observed in the west portion of the campus.
CY Campus	Portion of 059-140-023	The CY Campus, approximately 140.8 acres in size, is located in the east-center portion of the Site and is bounded by Cathedral Oaks Road to the north; single-family and duplexes to the east; Calle Real to the south; and a residential neighborhood with condominiums and the Jail Campus to the west. Access to the campus is along the north and south boundaries of the CY Campus on Cathedral Oaks Road and Calle Real, respectively. Camino del Remedio and County Road are located in the west and east portions of the CY Campus, respectively, and traverse in a north-south trajectory connecting Cathedral Oaks Road to Calle Real. However, Camino del Remedio continues outside the Site boundaries until it traverses through the HGC Campus. Structures are generally located in the north and center portions of the campus; the former Foothill Landfill and an equestrian center are located in the south portion of the campus. Solar panels are located west of the former landfill.
Jail Campus	Portions of 059-140-023 and -029	The Jail Campus, approximately 43.6 acres in size, is located in the center portion of the Site and is bounded by the CY Campus to the north and east; Calle Real to the south; and the HGC Campus to the west. Access to the campus is along the south boundary of the Jail Campus on Calle Real. Honor Farm Road is located in the south portion of the campus and traverses in a north-south trajectory; and in the southwest portion of the campus traversing in an east-west trajectory, connecting to Camino del Remedio. Structures are generally located throughout the campus.
HGC Campus	Portion of 059-140-029	The HGC Campus, approximately 23.2 acres in size, is located in the west-center portion of the Site and is bounded by a residential neighborhood with condominiums to the north; the Jail Campus to the east; Calle Real to the south; and additional residential neighborhood with condominiums and vacant land to the west. Access to the campus is along the south boundary of the HGC Campus on Calle Real and the north boundary of the HGC Campus on Camino del Remedio, which continues to traverse in a north-south trajectory through the campus. Structures are generally located throughout the campus.
CS Campus	061-040-012, -015, -016, -019, -020, -021, -023, -024, -027, -030, -031, -038, -040, and -043	The CS Campus, approximately 61.5 acres in size, is located in the south portion of the Site and is bounded by railway tracks and the US Highway 101 to the north; vacant land to the east; Hollister Avenue to the south; and South San Antonio Road to the west. While the Goleta Cemetery is located in the northwest portion of the CS Campus, the cemetery is not part of the county property. Access to the campus is along the south boundary of the CS Campus on Hollister Avenue. Juvenile Hall Road is located in the east portion of the campus as a driveway. Structures are generally located in the south portion of the campus.

The following provides a brief description of the on-Site buildings:

BUILDING(S)	ADDRESSES	DESCRIPTION
PS CAMPUS		
County Office of Education	4400 Cathedral Oaks Road	A two-story office structure with a connecting auditorium and seven office trailers totaling 44,459 SF are located in the northeast portion of the campus. A caretaker's residence is located north of these structures.
Emergency Operations Center (EOC)	4408 Cathedral Oaks Road	A single-story office structure of approximately 11,080 SF is located in the southeast portion of the campus.
Fire Department Admin Building	4410 Cathedral Oaks Road	A single-story office structure of approximately 6,000 SF and an office trailer are located in the southeast portion of campus.
Fire Department Admin Warehouse	4410 Cathedral Oaks Road	A single-story warehouse structure of approximately 7,612 SF is located in the southeast portion of the campus.
CY CAMPUS		
Alpha Resource Center	4501 Cathedral Oaks Road	Two two-story structures totaling 17,660 SF are located in the northwest portion of the campus. Citadel was not provided with access to these structures.
Public Works Transportation Road Yard Buildings	4415 Cathedral Oaks Road	One single-story office structure and approximately eight storage sheds/carports totaling 22,573 SF are located in the northeast portion of the campus. These structures include a mechanic shop and hazardous waste storage areas. Five concrete blocked areas containing soil stockpiles are located northeast of the structures; the material is used for road repairs.
Public Works Permits and Construction	4417 Cathedral Oaks Road	A single-story office structure and two storage trailers are located in the northeast portion of the campus.
CRA Archives Building	4417 Cathedral Oaks Road	A single-story storage structure with a mezzanine of 6,000 SF and a single-story storage structure of 2,400 SF are located in the northeast portion of the campus. The structures stored supplies for elections including ballot boxes, safety cones, metal chairs, paper, and briefcases. Numerous storage trailers are also located east of the structures.
Sheriff Indoor Shooting Range	605 Camino del Remedio	A single-story structure of 10,591 SF is located in the west portion of campus and occupied as a shooting range and training facility.
Sheriff Training Facility	605 Camino del Remedio	A single-story trailer structure of 3,600 SF is located in the west portion of campus and occupied as offices.
General Services Vehicle OPS Building	4568 Calle Real, Building A	A single-story vehicle maintenance structure of 12,640 SF is located in the north-center portion of the campus. Several ASTs and 55-gallon drums, aboveground hoists, and a compressor were observed.
General Services Facilities Shop and Office	4568 Calle Real, Building B	A single-story structure of 11,008 SF is located in the north-center portion of the campus. The structure includes offices and workshops.
General Services Vehicles Paint Shop	No associated address	A single-story storage structure of 1,200 SF, a spray booth structure, and several storage trailers are located in the north-center portion of the campus. Storage of tires and hazardous waste drums were

BUILDING(S)	ADDRESSES	DESCRIPTION
		observed at the storage structure. The spray booth is non-operation and is used as storage of auto parts.
Public Works Flood Control Building	4568 Calle Real, Building C	A single-story structure of 7,800 SF is located in the north-center portion of the campus. The structure includes offices and workshops.
Public Works Flood Control Storage	4568 Calle Real, Building D	A single-story workshop of 200 SF is located in the north-center portion of the campus.
Public Works Shade Structure	No associated address	A shed structure of 2,800 SF is located in the north-center portion of the campus. The structure stores large earth moving equipment/vehicles.
General Services Fueling Station	4568 Calle Real	A canopy for a fueling station is located in the north-center portion of the campus. The fueling station consists of one 12,000-gallon gasoline UST, one 12,000-gallon diesel UST, and two dispensers
CSD Park Operations Office	4568 Calle Real, Building E	A single-story structure of 11,016 SF occupied as a storage and workshop is located in the northeast portion of the campus. Exterior storage of wooden pallets, art pieces, and bricks was observed.
Parks Storage Building	No associated address	A single-story storage structure of 2,500 SF is located in the northeast portion of the campus. A hazardous materials storage area was observed; however, no hazardous waste was observed. Exterior storage of mulch, earth moving equipment, tires, lawnmowers, and piping was observed.
Public Works Transfer Station/South Coast Recycling and Transfer Station (Transfer Station)	4430 and 4438 Calle Real	Approximately seven structures totaling 12,000 SF is located in the center portion of the campus and occupied as the South Coast Recycling and Transfer Station. The structures include a vehicle maintenance shop with a waste storage area and a clarifier; a vehicle wash canopy; a storage structure; a scale house; an administration building; and two office trailers. Various piles of waste include cardboard, scrap metal, mattresses, cathode ray tubes, appliances, tires, and green waste.
Hearts Therapeutic Equestrian Center	4420 Calle Real	Two office trailers, two stables, and two storage sheds totaling approximately 3,460 SF are located in the east-center portion of the campus.
JAIL CAMPUS		
Sheriff Property Building	No associated address	A single-story storage structure of 3,672 SF is located in the south portion of the campus.
Sheriff Property Admin Storage	No associated address	Three storage trailers totaling 480 SF are located in the south portion of the campus.
Sheriff Administration Building/Headquarter	4434 Calle Real	A single-story office structure of 21,340 SF is located in the south portion of the campus.
911 Dispatch Center	4432 Calle Real	A single-story office structure of 6,400 SF is located in the south portion of the campus.
Jail Buildings	4434 and 4436 Calle Real	A two-story structure of 139,759 SF is located in the center portion of the campus and provides jail services. Citadel was not provided with access to this structure.
Sheriff Inmate Services	No associated address	A single-story structure of 4,320 SF is located in the north portion of the campus. Citadel was not provided with access to this structure.

BUILDING(S)	ADDRESSES	DESCRIPTION
MSF Facilities	No associated address	Single-story structures totaling 22,177 SF are located in the north portion of the campus. Citadel was not provided with access to these structures.
HGC CAMPUS		
ADMHS Children's Service Center	429 North San Antonio Road	A single-story medical clinic structure of 11,836 SF is located in the northwest corner of the campus.
Archive Building	415 Camino del Remedio	A two-story structure of 13,060 SF is located in the northwest portion of the campus and occupied as offices and storage.
BeWell Adult Services	427 Camino del Remedio	Two single-story modular structures totaling 9,100 SF are located in the northwest portion of the campus and occupied as a sobriety clinic.
Public Health Department Building (PHD)	315 and 345 Camino del Remedio	One two-story structure and one three-story structure totaling 113,867 SF are located in the west-center portion of the campus. The structures are connected via breezeways and occupied as a hospital and offices.
Women's Annex	No associated address	A two-story structure of 3,831 SF is located in the west-center portion of the campus.
PHD Admin Building	300 North San Antonio Road	A two-story structure of 2,691 SF is located in the west-center portion of the campus and occupied as offices.
San Antonio Building	300 North San Antonio Road	A two-story structure of 22,828 SF is located in the southwest portion of the campus and occupied as medical offices.
Casa Nueva	260 North San Antonio Road	A two-story structure of 28,655 SF is located in the southwest portion of the campus and occupied as offices by various county departments.
Casa Mural	4750 Calle Real	A two-story structure of 4,461 SF is located in the southwest portion of the campus and occupied as unhoused assistance services.
Casa Nueva Annex	No associated address	A single-story vacant structure of 1,200 SF is located in the southwest portion of the campus.
PHD Environmental Modular	225 Camino del Remedio	A single-story modular structure of 4,032 SF is located in the southwest portion of the campus and occupied by Environmental Health Services as offices.
Agricultural Office	263 Camino del Remedio	A single-story structure of 3,884 SF is located in the southwest portion of the campus and occupied as offices.
Employee University	267 Camino del Remedio	A single-story modular structure of 4,320 SF is located in the southwest portion of the campus and occupied as offices.
Old Boiler Building	305 Camino del Remedio	A two-story structure of 4,599 SF is located in the southwest portion of the campus and occupied as medical offices.
VA Clinic and Elections Building	4440 and 4444 Calle Real	A two-story structure of 23,844 SF is located in the southeast portion of the campus and occupied as medical clinic and offices.
Social Services Building	234 Camino del Remedio	A two-story structure of 50,420 SF is located in the east-center portion of the campus and occupied as offices.
Casa Omega House	310 Camino del Remedio	A single-story structure of 3,580 SF is located in the northeast portion of the campus and occupied as an assisted living facility.
CS CAMPUS		

BUILDING(S)	ADDRESSES	DESCRIPTION
La Mirada Building	66 South San Antonio Road	A single-story structure of 6,400 SF is located in the west portion of the campus and occupied by Crestwood's Santa Barbara Crisis Residential as a short-term mental health facility.
Search and Rescue Building	66 South San Antonio Road	A single-story structure of 1,225 SF is located in the west portion of the campus and occupied as offices and storage.
Sheriff Coroner Facility	66 South San Antonio Road	A single-story structure 2,250 SF is located in the west portion of the campus and occupied as offices.
Sheriff Coroner Office Annex	66 South San Antonio Road	A single-story storage structure of 800 SF is located in the west portion of the campus.
Sheriff Coroner Storage	66 South San Antonio Road	A single-story storage structure of 200 SF is located in the west portion of the campus. A groundwater production well is located north of the structure.
Fire Station 13	4570 Hollister Avenue	A single-story structure of 5,560 SF is located in the south portion of the campus and occupied as a fire station.
Fire Battalion Chief Office Bunk	4570 Hollister Avenue	A single-story structure of 2,184 SF is located in the south portion of the campus and occupied as offices.
Sheriff SOD Facility	4570 Hollister Avenue	A single-story structure of 5,074 SF is located in the south portion of the campus and occupied as offices.
Page Youth Center	4540 Hollister Avenue	A single-story structure of 31,900 SF is located in the south portion of the campus and occupied as a youth center with a gymnasium. Three baseball fields and associated dugout structures, bleachers, and concession stands are located north of the youth center.
Food Bank Buildings	4554 Hollister Avenue	Three single-story structures totaling 10,460 SF are located in the south portion of the campus and occupied as food storage.
Juvenile Hall	4500 Hollister Avenue	A single-story structure of 22,462 SF is located in the east portion of the campus and was formerly occupied as a juvenile hall.
Juvenile Hall VE Modular	4500 Hollister Avenue	A single-story modular structure of 720 SF is located in the east portion of the campus and was formerly occupied as a juvenile hall.
Courtroom Modular	4500 Hollister Avenue	A single-story modular structure of 2,800 SF is located in the east portion of the campus and was formerly occupied as a courtroom for the juvenile hall.

Stationary equipment at the Site includes one 12,000-gallon gasoline and one 12,000-gallon diesel USTs at the CY Campus; emergency generators with belly tanks or associated ASTs throughout the Site; pole- and pad-mounted transformers throughout the Site; hydraulic elevators at the PS and HGC Campuses; a spray booth and a three-stage clarifier at the CY Campus. In general, the Site appeared to be moderately maintained. Heavy staining was observed around the area of the 55-gallon waste oil drums at the Public Works Transportation Yard Buildings and the Transfer Station. The staining, the spray booth, and the lack of maintenance or service information for the clarifier represent environmental concerns.

A Site Plan is included as Figure 2 in Appendix A. Select photographs of the Site and vicinity is included as Appendix B.

2.3 ADJACENT PROPERTIES

The immediately surrounding properties of the Site consist of the following:

Direction from Site	Address – Tenant/Use
North	955 and 961 Via Chaparral – Single-family residences 4421 to 4473 La Paloma Avenue – Single-family residences 4491 La Paloma Avenue – Single-family residence with rural/agricultural land 910, 924, and 936 Camino del Retiro – Single-family residences 4537 to 4575 Camino Molinero – Single-family residences
East	Vacant land (east of PS Campus) 4395 Cathedral Oaks Road – Single-family residence 419 to 587 and 612 to 670 El Sueno Road – Single-family residences or duplexes 101 to 365 Sherwood Drive – Single-family residences or duplexes 4400 Hollister Avenue – Undeveloped land
South	4505 to 4509, 4521 to 4549, and 4565 and 4593 Hollister Avenue – Single-family residences 4515 and 4519 Hollister Avenue – Discoveries Learning Center, a preschool 4555 Hollister Avenue – Multi-family residences 4575 and 4585 Hollister Avenue – Residential duplexes 4597 Hollister Avenue – Living Faith Church
West	705 and 710 to 740 Paderno Court – Single-family residences 4579 to 4595; and 4590 and 4596 Sierra Madre Drive – Single-family residences 4521 to 4565; and 4510 to 4558 Oak Glen Drive – Residential condominiums 401 to 409; and 410 to 460 Camino del Remedio – Residential condominiums 4640 Greenhill Way – Single-family residence 4643 to 4653 Malaga Circle – Residential condominiums 4601 and 4605 Granada Circle – Residential condominiums 4620 to 4650 Granada Place – Residential condominiums 4621 to 4667; and 4652 to 4680 Gerona Way – Residential condominiums 149 North San Antonio Road – Vacant land 44 South San Antonio Road – Goleta Cemetery 61 to 155 South San Antonio Road – Single-family residences 4602 and 4603 Chilon Way – Single-family residences

2.4 UTILITIES

Electrical service is supplied to the Site by Southern California Edison. Gas service is supplied by Southern California Gas. General rubbish (non-hazardous) is removed from the Site on a regular basis by a contracted waste hauler.

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SITE CHARACTERISTICS

Based upon the North American Datum (NAD) of 1983, the Site is at an elevation of approximately 212 feet AMSL.

The Site is identified on the geologic map of the Goleta quadrangle, Santa Barbara County, California (Dibblee and Ehrenspeck, 1987) as being Holocene aged surficial sediments (Qa), Pleistocene aged older dissected surficial sediments (Qog); and early Pleistocene and latest Pliocene aged Santa Barbara Formation (Qsb). The surficial sediments are described as unconsolidated floodplain deposits of alluvial silt, sand, and gravel; the older dissected surficial sediments are described as former alluvial deposits of silt, sand, and gravel; and the Santa Barbara Formation is described as massive to bedded, poorly consolidated, tan to yellow fossiliferous sand and silt. The United States Department of Agriculture (USDA) Natural Resources Conservation

Service (NRCS) National Cooperative Soil Survey identifies the PS Campus soils as Milpitas-Positas soils (nine to 15 and 15 to 30 percent slopes); the CY Campus soils as Milpitas-Positas soils (nine to 15, 30 to 50 and 50 to 70 percent slopes), Arnold soils (15 to 30 and 30 to 50 percent slopes), Ayar soils (15 to 30 and 30 to 50 percent slopes), and Sanitary landfill area; the Jail Campus soils as Arnold soils (15 to 30 percent slopes); the HGC Campus soils as Arnold soils (15 to 30 percent slopes), Ayar soils (50 to 70 percent slopes) and Milpitas-Positas soils (nine to 15 and 15 to 30 percent slopes); and the CS Campus soils as Milpitas-Positas soils (nine to 15 and 15 to 30 percent slopes) and Camarillo soils. The Arnold soils (15 to 30 and 30 to 50 percent slopes) are described as somewhat excessively drained loamy sand, bedrock, and weathered bedrock with low runoff. The Ayar soils (15 to 30, 30 to 50, and 50 to 75 percent slopes) are described as well-drained clay and weathered bedrock with very high runoff. The Camarillo soils are described as poorly drained fine sandy loam, stratified loamy sand to clay loam, and clay with medium runoff. The Milpitas-Positas soils (nine to 15, 15 to 30, and 30 to 50 percent slopes) are described as moderately well-drained fine sandy loam, clay, and very gravelly sandy loam with very high runoff. The Sanitary landfill areas is located in the center-east portion of the Site.

USGS Topographic Map	Goleta Quadrangle
Groundwater Basin	Foothill Groundwater Basin (3-53) and Goleta Groundwater Basin (3-16)
Nearest Surface Water to Site	Atascadero Creek, approximately 950 feet east of the CY Campus
Gradient Direction (Source)	Southeast and east at CS and CY Campuses, respectively (GeoTracker/County of Santa Barbara Public Works Department, 2014, and County of Santa Barbara, 2009)
Estimated Depth to Groundwater (Source)	Approximately 30 to 65 feet below ground surface (bgs) at CS and CY Campuses, respectively (GeoTracker/County of Santa Barbara Public Works Department, 2014, and County of Santa Barbara, 2009)
Nearest Wetland to Site (Source)	A temporary flooded freshwater forested/shrub and riverine wetlands in the northeast and west portions of the PS Campus and in the west portion of the CY Campus; a temporary flooded freshwater forested/shrub is also located along the west portion of the Jail Campus and in the center portion of the HGC Campus; a seasonally flooded riverine and freshwater pond is located in north and center portions of the CS Campus (National Wetlands Inventory)
Nearest 100 or 500-year Flood Zone	A 500-year flood zone is located as near as 600 feet east of the Site (Federal Emergency Management Agency)

4.0 SITE RECONNAISSANCE

Citadel representative Mr. Kyle Johnston conducted the Phase I ESA reconnaissance on June 12 and 13, 2023. Mr. Johnston was accompanied by Mr. Farid Monge, a representative of the Santa Barbara County's General Services Maintenance. The Site reconnaissance consisted of an inspection of the Site and a perimeter survey of the surrounding properties. Findings from the Site inspection, research and perimeter survey are presented below.

4.1 SITE RECONNAISSANCE FINDINGS

Yes	No	Observation
X		Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs)
X		Identified Hazardous Materials
X		Polychlorinated Biphenyls (PCBs) – Electric or Mechanical Equipment Likely to Contain Fluids
X		Radioactive Man-Made Materials
	X	Pits, Ponds, and Lagoons

Yes	No	Observation
	X	Septic Tanks and Cesspools
X		Wells, Cisterns, Sumps, and Drains
	X	Wastewater or Grease Interceptors
X		Interior Stains or Corrosion
	X	Strong, Pungent, or Noxious Odors
X		Pools of Liquid
X		Stained Soil or Pavement
	X	Stressed Vegetation
X		Other

The above-identified observed items are further discussed below.

ABOVEGROUND AND UNDERGROUND STORAGE TANKS

UST/AST	Capacity	Contents	Material of Construction	Secondary Containment	Registered	Location	Purpose
PS CAMPUS							
AST (belly tank)	1,000-Gallon	Diesel	Steel	Yes	Yes	County Office of Education	Serves the emergency generator
AST (belly tank)	500-Gallon	Diesel	Steel	Yes	Yes	Emergency Operations Center	Serves the emergency generator
AST	~12,000-Gallon	Diesel	Steel	Yes	Yes	Emergency Operations Center	Serves the emergency generator
AST	500-Gallon	Diesel	Steel	Yes	Yes	Fire Department Admin Warehouse	Serves the emergency generator
CY CAMPUS							
UST	12,000-Gallon	Gasoline	Unknown	Unknown	Yes	General Services Fueling Station	Provides fuel to county vehicles
UST	12,000-Gallon	Diesel	Unknown	Unknown	Yes	General Services Fueling Station	Provides fuel to county vehicles
AST	500-Gallon	Propane	Steel	No	Yes	Transfer Station	Provides fuel for forklifts and generators
AST	Three 55-Gallon	Motor oil	Steel	No	Yes	General Services Vehicle OPS Building	Provides motor oil for county vehicle maintenance
AST	500-Gallon	Waste oil	Steel	No	Yes	General Services Vehicle OPS Building	Stores waste oil generated during county vehicle maintenance
JAIL CAMPUS							
AST (belly tank)	660-Gallon	Diesel	Steel	Yes	Yes	Jail Buildings	Serves the emergency generator
AST (belly tank)	412-Gallon	Diesel	Steel	Yes	Yes	Jail Buildings	Serves the emergency generator

UST/AST	Capacity	Contents	Material of Construction	Secondary Containment	Registered	Location	Purpose
AST (belly tank)	1,130-Gallon	Diesel	Steel	Yes	Yes	Jail Buildings	Serves the emergency generator
HGC CAMPUS							
AST (belly tank)	1,039-Gallon	Diesel	Steel	Yes	Yes	Social Services Building	Serves the emergency generator
AST (belly tank)	412-Gallon	Diesel	Steel	Yes	Yes	VA Clinic and Elections	Serves the emergency generator
CS CAMPUS							
AST (belly tank)	250-Gallon	Diesel	Steel	Yes	Yes	Fire Station 13	Serves the emergency generator
AST (belly tank)	250-Gallon	Diesel	Steel	Yes	Yes	Sheriff Coroner Facility	Serves the emergency generator

No significant spills, staining or leaks were observed in the vicinity of the USTs or ASTs. Based on the conditions observed, the USTs/ASTs are not expected to represent a significant environmental concern.

IDENTIFIED HAZARDOUS MATERIALS

The following hazardous materials were observed:

- Routine janitorial and maintenance supplies were observed in containers sized for commercial use throughout the Site and appeared to be properly stored with no signs of staining or leaking.
- Containers of paint were observed at facility maintenance and storage areas throughout the Site. The containers appeared to be in good condition with no leaking or staining.
- Containers of vehicle cleaning and maintenance supplies including brake cleaner, cutting fluid, lubricants, solvents, and degreasers were observed in storage areas around the Public Works Transportation Road Yard Buildings, General Services Vehicle OPS Building, and Transfer Station at the CY Campus. The supplies were observed to be properly stored with no signs of staining or leaking.
- Cylinders of compressed gases including propane and acetylene were observed throughout the Public Works Transportation Road Yard Buildings and General Services Vehicle OPS Building at the CY Campus.

The hazardous materials described above are not expected to represent a significant environmental concern. In addition, the following hazardous materials were observed:

Hazardous Material (size/quantity)	Location	Secondary Containment	Staining/Leaks	SDS
CY CAMPUS				
Waste oil (11 55-gallon drums)	Public Works Transportation Road Yard Buildings	Yes	Yes	No
Waste oil (12 55-gallon drums)	General Services Vehicle OPS Building	No	None identified	No
Waste oil (six 55-gallon drums)	Transfer Station	No	Yes	No
Anti-freeze (one 55-gallon drum)	Transfer Station	Yes	Yes	No

Hazardous Material (size/quantity)	Location	Secondary Containment	Staining/Leaks	SDS
Tractor oil (10 10-gallon buckets)	Transfer Station	No	Yes	No
CS CAMPUS				
Formaldehyde (one 55-gallon drum)	Sheriff Coroner Facility	No	No	No

Heavy staining was observed around the area of the 55-gallon waste oil drums stored at the Public Works Transportation Road Yard Buildings and the Transfer Station at the CY Campus. The staining is considered an environmental concern.

POLYCHLORINATED BIPHENYLS

Typical sources of polychlorinated biphenyls (PCBs) include electrical transformer cooling oils, fluorescent light fixture ballasts and hydraulic oil. In 1976, the U.S. EPA banned the manufacture and sale of PCB-containing transformers. Prior to this date, transformers were frequently filled with a dielectric fluid containing PCB-laden oil. By 1985, the US EPA required that commercial property owners with transformers containing more than 500 parts per million (ppm) PCBs must register the transformer with the local fire department, provide exterior labeling, and remove combustible materials within 16 feet (40 Code of Federal Regulations 761.30: "Fire Rule").

Pole- and pad-mounted transformers were observed throughout the Site. Additionally, hydraulic elevator equipment was observed to be associated with the County Office of Education (PS Campus); and PHD Building, San Antonio Building, VA Clinic and Elections Building, and Social Services Building (HGC Campus). According to staff, below-ground hydraulic hoists had been properly removed approximately 10 years prior to the Site reconnaissance.

The observed equipment appeared to be in working order with no signs of staining or leaking. The equipment observed are not expected to represent a significant environmental concern.

RADIOACTIVE MAN-MADE MATERIALS

Many public and private office buildings in the United States have self-luminescent tritium exit signs that contain radioactive materials. While these do not constitute a recognized environmental condition, the exit signs must be properly identified to ensure proper handling and disposal practices.

WELLS, CISTERNS, SUMPS, AND DRAINS

Storm drains were observed throughout the Site. Additional interior drains and mop sinks were observed throughout the Site. Some drains in areas with significant maintenance work were observed with notable staining around the drains; hazardous materials were observed in the vicinity of many drains throughout areas of the CY Campus. The notable staining around various drains represents an environmental concern.

Goleta Water District's San Antonio Well is located in the southwest portion of the CS Campus. The groundwater production well was reportedly drilled in 1973 and includes a backwash tank and use of sodium hypochlorite. The groundwater production well is not expected to represent a significant environmental concern.

WASTEWATER OR GREASE INTERCEPTORS

A three-stage clarifier was observed south of one the Transfer Station structures at the CY Campus. Information regarding service for the clarifier was not available. No hazardous materials storage or heavy staining was observed in the vicinity of the clarifier; however, the structure appeared to be occupied for vehicle maintenance. Based on the use of hazardous materials in the structure by the clarifier and lack of maintenance or service information, the clarifier represents an environmental concern.

STAINED SOIL OR PAVEMENT

Significant pavement and soil staining was observed throughout areas of the CY Campus. Staining is anticipated to be related to vehicle maintenance activities. These areas appeared to be limited to the CY Campus and were not observed throughout the other campuses.

4.2 NON-ASTM SERVICES

ASBESTOS CONTAINING MATERIALS

The EPA issued a final rule under Section 6 of Toxic Substances Control Act (TSCA) banning most asbestos-containing building materials (ACBMs) in 1989. The ban on ACBMs was vacated in 1991 allowing some building materials to continue to contain asbestos. The applicability of the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Chapter 61, Subpart M) apply to the owner or operator of a facility where an inspection for the presence of asbestos-containing materials (ACM), including Category I (asbestos containing packings, gaskets, resilient floor coverings and asphalt roofing products), and Category II (all remaining types of non-friable asbestos containing material not included in Category I that when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure), non-friable ACM must occur prior to the commencement of demolition or renovation activities.

Building materials, coatings, and/or finishes containing asbestos may be present in any structure regardless of the date of construction. In accordance with NESHAPS and local air pollution control district regulations, all suspect materials, finishes, and coatings that will be impacted by renovation or demolition regardless of the date of construction are required to be surveyed for the presence of asbestos by State-licensed asbestos consultants.

A survey for asbestos-containing materials was not requested or conducted as part of this Phase I ESA.

LEAD-BASED/LEAD-CONTAINING PAINTS

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has greater than or equal to one milligram per square centimeter (mg/cm^2) (5,000 microgram per gram ($\mu\text{g}/\text{g}$) or 5,000 parts per million (ppm)) of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from $0.5 \text{ mg}/\text{cm}^2$ to $2.0 \text{ mg}/\text{cm}^2$. In 2009, the US Consumer Product Safety Commission (16 Code of Federal Regulations CFR 1303) banned paint containing more than 0.009% (90 ppm) lead for residential use. Buildings built before 1978 are much more likely to have LBP; however, all commercial structures regardless of the date of construction likely contain lead-based or lead-containing glazings, varnishes, stains, coatings, paints, and primers. Such materials that will be impacted by renovation, repair, or demolition should be tested beforehand and the results disclosed to trades or staff that will be

doing such work. All associated waste streams should be accurately characterized for proper disposal requirements.

A survey for lead containing materials was not requested or conducted as part of this Phase I ESA.

POLYCHLORINATED BIPHENYLS

Polychlorinated biphenyls (PCBs) were an ingredient added to a variety of building materials during manufacture, most notably, but not limited to, caulking, putty, and glazing, particularly around windows, door frames, and building joints. Building materials containing PCBs were used in many buildings in the 1950s through the 1970s, and potentially before the 1950s. There are significant regulations regarding the removal of these materials during demolition and/or renovation, both from an environmental protection standpoint as well as an occupational health and safety standpoint. In addition, under the Toxic Substances Control Act (TSCA), building materials that contain PCBs at or above 50 ppm are considered an "unauthorized use" of PCBs, and removal can be compelled under TSCA. The presence of PCBs may have the potential to impact a property's future land use. Based on the construction date for the Site building, building materials containing PCBs may have been used in the construction of the Site building.

A survey for PCBs is beyond the required scope of ASTM E1527-13 and was not specifically requested or conducted as part of this Phase I ESA.

DRINKING WATER

The Site is supplied with municipal drinking water. An assessment of lead in drinking water was not requested or conducted as part of this Phase I ESA.

RADON

The California Bureau of Mines and Geology and California Department of Public Health (CDPH) participated in the United States EPA's State Radon Survey, a Federal survey to measure levels of indoor radon in all states. Based on the results of this survey, CDPH predicted that approximately 0.5% of homes in Region 9 would have radon concentrations over the EPA action level of 4.0 picoCuries per liter (pCi/L).

The Federal EPA Radon Zone for Santa Barbara County is Zone 1, which indicates an average indoor concentration greater than 4.0 pCi/L of air. In a survey, 123 tests were performed within the 93110 zip code for the presence of radon. Of these, nine tests were found to contain radon in excess of 4.0 pCi/L. Site-specific radon values were not available and were not a part of this ASTM Phase I ESA.

METHANE

The Site is not located within a known or designated methane zone. However, the CY Campus was historically occupied as a landfill and currently has a landfill gas (LFG) monitoring system.

5.0 SITE HISTORY

The purpose of the records review is to obtain and review reasonably ascertainable/standard sources that will help identify recognized environmental conditions in connection with the property. Reasonably ascertainable records from standard sources is (1) information that is

publicly available, (2) information that is obtainable from its source within reasonable time and cost constraints, and (3) information that is practically reviewable.

Reasonable time and cost means that the information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information. Information that can only be reviewed by a visit to the source is reasonably ascertainable if the visit is permitted by the source within 20 days of request.

To investigate the history of the Site, Citadel reviewed select historic aerial photographs, building permits, city directories, and Sanborn Fire Insurance Maps provided by Environmental Data Resources Inc. (EDR). In addition, Citadel reviewed client-supplied information, and oil and gas maps, and Citadel interviewed selected individuals regarding historic Site use. Citadel's reviews of these reports and interviews are discussed below.

5.1 HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photographs of the Site and vicinity were obtained from EDR to ascertain historical land uses and to identify any evidence of hazardous material generation or storage. Below are brief descriptions of observations made from the aerial photographs of the Site and vicinity.

PS CAMPUS

Dates(s)	Site Description	Surrounding Area Descriptions
1928	Undeveloped land	North: Undeveloped land East: Undeveloped land South: Undeveloped land; CY Campus will be discussed as a separate section West: Undeveloped land
1938, 1943	Relatively unchanged with the exception of the development of two unimproved roads	North: Relatively unchanged East: Relatively unchanged South: Cathedral Oaks Road appears developed West: Relatively unchanged
1947	The previously identified roads appear to have been replaced with graded areas and additional roads	North: Relatively unchanged East: Relatively unchanged South: CY Campus (discussed elsewhere) West: Relatively unchanged
1954	Relatively unchanged with the exception of the development of a small structure near the center of the PS Campus	North: Several small structures, likely residences, appear developed, with La Paloma Avenue developed further north East: Relatively unchanged South: CY Campus (discussed elsewhere) West: Relatively unchanged
1967	The current two-story office structure with a connecting auditorium and a small residence in the northeast portion of the PS Campus appear developed	North: Additional residences appear developed East: Relatively unchanged South: CY Campus (discussed elsewhere) West: Several small structures, likely residences, appear developed, with Camino del Retiro developed further west
1975, 1977, 1984	The current single-story office structure in the southeast portion of the PS Campus appears developed	North: Additional residences appear developed East: Relatively unchanged South: CY Campus (discussed elsewhere) West: Relatively unchanged

Dates(s)	Site Description	Surrounding Area Descriptions
1994	The current warehouse structure in the southeast portion of the PS Campus appears developed	North: Additional residences appear developed East: Relatively unchanged South: CY Campus (discussed elsewhere) West: Relatively unchanged
2002, 2005, 2009	The current office trailers in the northeast portion of the PS Campus appear developed	North: Relatively unchanged East: Relatively unchanged South: CY Campus (discussed elsewhere) West: Relatively unchanged
2012, 2016	The current large office structure in the southeast portion of the PS Campus appears developed	North: Relatively unchanged East: Relatively unchanged South: CY Campus (discussed elsewhere) West: Relatively unchanged
2020	Grading activities in the center portion of the PS Campus	North: Relatively unchanged East: Relatively unchanged South: CY Campus (discussed elsewhere) West: Relatively unchanged

CY CAMPUS

Dates(s)	Site Description	Surrounding Area Descriptions
1928	Undeveloped land	North: Undeveloped land; PS Campus is discussed above East: Undeveloped land South: Undeveloped land and railroad tracks; Jail and CS Campuses will be discussed as separate sections West: Undeveloped land
1938, 1943	Several small structures appear developed in the west portion of the CY Campus	North: Cathedral Oaks Road appears developed East: Small structures, likely residences, appear developed, with El Sueno Road and Sherwood Drive developed beyond South: Jail and CS Campuses (discussed elsewhere) West: Relatively unchanged
1947, 1954	Relatively unchanged	North: PS Campus (discussed elsewhere) East: Relatively unchanged South: US Highway 101 appears developed; Jail and CS Campuses (discussed elsewhere) West: Relatively unchanged
1967	The west portion of the CY Campus appears developed with two large structures; the northeast portion of the CY Campus appear developed with four of the current structures; the current Transfer Station appears developed and the area east of the Transfer Station appear to have been graded	North: PS Campus (discussed elsewhere) East: Additional small structures, likely residences, appear developed South: Calle Real appears developed; Jail and CS Campuses (discussed elsewhere) West: Relatively unchanged; a small structure appears developed further west

Dates(s)	Site Description	Surrounding Area Descriptions
1975, 1977, 1984	Four additional structures appear developed in the northeast portion of the CY Campus; several structures appear developed in the east-center portion of the CY Campus	North: PS Campus (discussed elsewhere) East: Relatively unchanged South: Jail and CS Campuses (discussed elsewhere) West: Relatively unchanged
1994	The previously identified structures in the east-center portion of the CY Campus are no longer shown; additional Transfer Station structures appear developed	North: PS Campus (discussed elsewhere) East: Relatively unchanged South: Jail and CS Campuses (discussed elsewhere) West: Several residential neighborhoods appear developed
2002, 2005, 2009, 2012, 2016, 2020	Additional structures appear developed in the northeast portion of the CY Campus	North: PS Campus (discussed elsewhere) East: Relatively unchanged South: Jail and CS Campuses (discussed elsewhere) West: Relatively unchanged

JAIL CAMPUS

Dates(s)	Site Description	Surrounding Area Descriptions
1928, 1938, 1943	Undeveloped land	North: Undeveloped land; CY Campus is discussed above East: Undeveloped land; CY Campus is discussed above South: Railroad tracks; CS Campus will be discussed below West: Undeveloped land; HGC Campus will be discussed below
1947, 1954	Relatively unchanged	North: CY Campus (discussed elsewhere) East: CY Campus (discussed elsewhere) South: US Highway 101 appears developed; CS Campus (discussed elsewhere) West: HGC Campus (discussed elsewhere)
1967	The current asterisk-shaped structure with seven wings appears developed in the north portion of the campus; a small modular type structure appears developed in the south portion of the campus	North: CY Campus (discussed elsewhere) East: CY Campus (discussed elsewhere) South: Calle Real appears developed; CS Campus (discussed elsewhere) West: HGC Campus (discussed elsewhere)
1975, 1977, 1984	The current large structures in the center and south portions of the campus appear developed; Honor Farm Road appears developed along the west boundary of the campus	North: CY Campus (discussed elsewhere) East: CY Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: HGC Campus (discussed elsewhere)
1994	The current large structures in the center portions of the campus appear to have expanded to their current configurations	North: CY Campus (discussed elsewhere) East: CY Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: HGC Campus (discussed elsewhere)
2002, 2005, 2009, 2012, 2016, 2020	Additional current structures in the north and south portions of the campus appear developed	North: CY Campus (discussed elsewhere) East: CY Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: HGC Campus (discussed elsewhere)

HGC CAMPUS

Dates(s)	Site Description	Surrounding Area Descriptions
1928	The northwest and center portions of the campus appear developed with three large structures, several small structures, and several roads	North: Undeveloped land and orchards with several small structures, likely residences, developed further north East: Undeveloped land; Jail Campus is discussed above South: Railroad tracks; CS Campus will be discussed below West: North San Antonio Road appears partially developed; orchards and unimproved roads connecting to two small structures appear developed
1938	Additional structures appear developed in the north and southwest portions of the campus	North: Relatively unchanged East: Jail Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: Relatively unchanged
1943	An additional structure appears developed in the center portion of the campus; a small pond is shown in the southeast portion of the campus	North: Relatively unchanged East: Jail Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: Relatively unchanged
1947	Relatively unchanged; the southeast portion of the campus appears developed with an orchard	North: Relatively unchanged East: Jail Campus (discussed elsewhere) South: US Highway 101 appears developed; CS Campus (discussed elsewhere) West: Relatively unchanged
1954	The previously identified structures in the northwest portion of the campus appear to have been replaced with a large structure and an additional large structure in the west-center portion of the campus; orchards are shown in the northeast portion of the campus; several new roads including North San Antonio Road appear developed; an additional structure appears developed in the southwest portion of the campus; and an additional pond is shown in the southeast portion of the campus	North: Relatively unchanged East: Jail Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: Relatively unchanged
1967	The previously identified structure in the west-center portion of the campus appears to have expanded; additional structures appear developed in the southwest portion of the campus; the previously identified orchards and ponds in the southeast portion of the campus appear to have been replaced with the current structure	North: Relatively unchanged East: Jail Campus (discussed elsewhere) South: Calle Real appears developed; CS Campus (discussed elsewhere) West: Relatively unchanged

Dates(s)	Site Description	Surrounding Area Descriptions
1975, 1977, 1984	The previously identified structure in the west-center portion of the campus appears to have further expanded to its current configuration; the previously identified orchards in the northeast portion of the campus appear to have been replaced with a current structure	North: Relatively unchanged East: Jail Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: Relatively unchanged
1994	Additional structures including modular units appear developed in the northwest portion of the campus; the current structure in the east-center portion of the campus appears developed; and Camino del Remedio appears developed in its current configuration	North: Residential neighborhoods appear developed East: Jail Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: Relatively unchanged
2002	One of the previously identified structures in the southwest portion of the campus appears to have been demolished	North: Relatively unchanged East: Jail Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: Residential neighborhoods appear developed
2005	Two of the previously identified structures in the northwest portion of the campus appear to have been demolished; one of the current structures in the southwest portion of the campus appears developed	North: Relatively unchanged East: Jail Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: Relatively unchanged
2009, 2012, 2016, 2020	One of the current structures in the northwest corner of the campus appears developed	North: Relatively unchanged East: Jail Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: Relatively unchanged

CS CAMPUS

Dates(s)	Site Description	Surrounding Area Descriptions
1928, 1938, 1943, 1947	A large structure appears developed in the east portion of the campus; a cemetery appears developed in the northwest portion of the campus	North: Railroad tracks; CY, CS, and HGC Campuses are discussed above East: Undeveloped land South: Hollister Avenue with several small structures, likely residences, developed beyond West: Unimproved roads; the on-site cemetery appears to extend west of the road
1947	Relatively unchanged	North: US Highway 101 appears developed north of the railroad tracks; CY, CS, and HGC Campuses (discussed elsewhere) East: Relatively unchanged South: Relatively unchanged West: Several structures, likely residences and/or farm related, appear developed

Dates(s)	Site Description	Surrounding Area Descriptions
1954	The structure in the east portion of the campus appears to have expanded	North: US Highway 101 appears developed north of the railroad tracks; CY, CS, and HGC Campuses (discussed elsewhere) East: Relatively unchanged South: Relatively unchanged West: Relatively unchanged
1967	The previously identified structure in the east portion of the campus appears to have been renovated and expanded; one of the current structures in the west portion of the campus and three of the current structures in the south portion of the campus appear developed; and the cemetery in the northwest portion of the campus appears to have expanded	North: Calle Real appears developed north of US Highway 101; CY, CS, and HGC Campuses (discussed elsewhere) East: Relatively unchanged South: Additional structures appear developed West: Residential neighborhoods appear developed
1975, 1977, 1984	The previously identified structure in the east portion of the campus appears to have further expanded; a small structure appears developed in the west portion of the campus; three baseball fields with associated structures and the current gymnasium appear developed in the center portion of the campus	North: CY, CS, and HGC Campuses (discussed elsewhere) East: Relatively unchanged South: Relatively unchanged West: Relatively unchanged
1994	Additional structures appear developed in the west and south portions of the campus	North: CY, CS, and HGC Campuses (discussed elsewhere) East: Relatively unchanged South: Relatively unchanged West: Relatively unchanged
2002, 2005, 2009, 2012, 2016, 2020	The previously identified structure in the east portion of the campus appears to have further expanded; the north-center portion of the campus appear to have been graded	North: CY, CS, and HGC Campuses (discussed elsewhere) East: Relatively unchanged South: Relatively unchanged West: Relatively unchanged

Copies of the Aerial Photographs provided by EDR can be found in Appendix C.

5.2 HISTORIC BUILDING PERMITS

EDR provides a listing of building permits for the Site and adjoining properties, if available. In addition, Citadel reviewed building permits with the County of Santa Barbara Building Department. The following provides a brief description of the provided permits.

YEAR ISSUED	ADDRESS	DESCRIPTION
PS CAMPUS		
1989	4410 Cathedral Oaks Road	Grading permit; excavation of 86,000 cubic yards; completed in 2001
1996	4410 Cathedral Oaks Road	Install antenna tower

YEAR ISSUED	ADDRESS	DESCRIPTION
1998	4400 Cathedral Oaks Road	New satellite dishes
1998	4400 Cathedral Oaks Road	New exterior elevator in school administration office building
2001	4400 Cathedral Oaks Road	New electrical pedestal and lighting for sign
2003	4400 Cathedral Oaks Road	Replace HVAC
CY CAMPUS		
1966	4501 Cathedral Oaks Road	Classroom and shop addition for Alpha School in the northwest portion of the CY Campus
1985	4430 Calle Real	Letter regarding installation of methane gas recovery system at the abandoned Calle Real Landfill site
1986	4430 Calle Real	New methane recovery wells
1989	4420 Calle Real	Grading (for public waste division)
1990	4568 Calle Real	Demolish (no reference to structure or location)
1991	4501 Cathedral Oaks Road	Grading for Alpha Training Center in the northwest portion of the campus to replace 14,300 SF of buildings destroyed during a 1990 wildfire
1992	4501 Cathedral Oaks Road	New storage structure of 384 SF and greenhouse of 972 SF for Alpha Training Center
1992	4501 Cathedral Oaks Road	Install system to monitor fire alarm system
1992	4501 Cathedral Oaks Road	Suppression system
1992	4568 or 4438 Calle Real	Oil store room addition for vehicle operations (likely in the northeast portion of the campus)
1992	4568 Calle Real	New automotive spray paint booth (likely in the northeast portion of the campus)
1992	4438 Calle Real	New storage building
1993	4430 Calle Real	Landscape/earth berms for the Foothill Landfill
1993	4430 Calle Real	Electrical for baler
1993	4430 Calle Real	Foundation pad and mechanical equipment
1993	4438 Calle Real	Electrical/plumbing for two hazardous material containers
1993	4438 Calle Real	Reroof structure at the Transfer Station in the center portion of the campus
1994	4430 Calle Real	New hazardous material storage cover structure for the Transfer Station
1994	4430 Calle Real	Restroom addition
1994	4430 Calle Real	New recycling processing center for the Transfer Station
1994	4438 Calle Real	Grading for the Transfer Station
1994	4438 Calle Real	Addition of a scalehouse at the Transfer Station
1994	4438 Calle Real	New roof structure for the hazardous waste storage facility at the Transfer Station in the center portion of the campus
1994	4438 Calle Real	Demolish abandoned stables
1996	4438 Calle Real	Install 500-gallon diesel AST
1997	4417 or 4438 Calle Real	Grading and retaining wall for modular office units
1997	4434 or 4438 Calle Real	Add three exterior windows to Administration Building
1997	4438 Calle Real	Construct wireless communication facility (antenna)
1998	4417 Calle Real	New office modular
1999	4417 Calle Real	Trenching for installation of natural gas line and meter
1999	4417 Calle Real	Temporary power pole for operation of mobile temporary soil remediation equipment
1999	4417 Calle Real	Electrical for soil and groundwater treatment system
2000	4438 Calle Real	New radio cabinet with two 15 feet tall steel monopoles
2000	4417 Calle Real	Provide subpanel and underground electrical service to submersible well pump; drawings show removed USTs in the northeast portion of the campus
2000	604 Camino del Remedio	Grading of 2,700 cubic yards

YEAR ISSUED	ADDRESS	DESCRIPTION
2001	605 Camino del Remedio	New indoor shooting range in place of an existing outdoor shoot range
2001	4417 Calle Real	Fencing for refuse chipper (tub grindere screen), likely associated with the Transfer Station
2002	605 Camino del Remedio	Check valve and water line
2002	605 Camino del Remedio	Retaining wall of 150 SF
2002	4417 Calle Real	Retrofit of steel canopy at the Transfer Station
2002	4417 Calle Real	Addition to vehicle operations building
2002	4417 Calle Real	Addition of two equipment cabinets and high fence enclosure for telecom facility (located west of the Transfer Station)
2003	4430 Calle Real	Parapet-retaining wall repair at Transfer Station
2003	4417 Calle Real	Install native plant nursey shade structure of 3,000 SF
2003	4417 Calle Real	Cell site upgrade (13 and 15 feet pipe poles)
2004	4417 Calle Real	Remove existing enclosure and install new enclosure at Nextel cell site
2004	4417 Calle Real	Two 12 feet high block wall enclosing a 17 feet by 17 feet area of existing structure
2004	4568 Calle Real	Removal of six gas dispensers and installation of four gas dispensers for existing USTs
2004	4430 Calle Real	Stormwater clarification installation
2006	4417 Calle Real	Replace existing generator with new diesel generator
2007	4417 Calle Real	Repair water damage to training center
2007	4417 Calle Real	Install back flow device where sewer lines leave the building
2007	4417 Calle Real	New electrical cabinets for cell sites by Transfer Station
2007	4417 Calle Real	Construction of 24 feet by 36 feet hay barn with metal structure and two storage bins for Hearts Adaptive
2007	4568 Calle Real	Install new vapor recovery system at service station
JAIL CAMPUS		
1992	4434 Calle Real	New temporary trailer in the center portion of the campus; structures already on-Site include the main jail structure, work furlough structure, and a laundry/shop
1992	4434 Calle Real	Connect electrical to office trailer
1992	4434 Calle Real	New office trailer
1992	4436 or 4438 Calle Real	Grading for correctional facility
1992	4436 Calle Real	Foundation and retaining walls
1995	4434 Calle Real	Grading for parking lot and building foundation for 911 Public Safety Dispatch Center
1996	4434 Calle Real	Electrical for emergency dispatch center
1996	4434 Calle Real	New modular structure of 4,320 SF and parking lot expansion
1996	No address	Parking lot construction for Honor Farm Santa Barbara County Jail
1996	4436 Calle Real	Install six temporary modular buildings (associated with the Sheriff's Department)
1999	No address	Installation of concrete masonry units at detention facility
2000	4434 Calle Real	Remodel Wing E (shower room) of the Honor Farm structure in the north portion of the campus; occupancies within the structure include four wings of barracks, one wing for a mess hall, and one wing for recreation and visiting areas
2000	4436 Calle Real	Demolish/remodel Wing E of the Honor Farm structure
2001	4436 Calle Real	New classroom of 805 SF
2005	4436 Calle Real	Repair and replace fire alarm in main jail
2006	234 Camino del Remedio	Provisions and site improvements at county jail complex
HGC CAMPUS		

YEAR ISSUED	ADDRESS	DESCRIPTION
1982	315 North San Antonio Road	Reroof the current PHD building
1986	4430 Calle Real	New cogeneration plant in the southeast portion of the campus
1986	4430 Calle Real	Additions and alterations to the resident doctor's cottage in the west-center portion of the campus
1992	345 North San Antonio Road	Accessibility renovations for the psychiatric health facility (south portion of current PHD Building)
1994	4570 Calle Real	Add deck and railing to existing building in the southwest portion of the campus
1994	4444 Calle Real	Disabled access alterations for Mental Health Building
1994	305 or 345 Camino del Remedio	Remove wall and install roll-up door for pharmacy
1995	4430 Calle Real	New cellular building
1995	4430 Calle Real	New monopole
1995	4430 Calle Real	Addition of a metal storage building
1995	4400 Calle Real	Interior remodel and enclose covered porches for women's shelter services
1995	4436 Calle Real	Storage containers for Los Padres Search and Rescue
1995	310 Camino del Remedio	Reroof for the structure located in the northeast portion of the campus
1996	305 Camino del Remedio	New structure for Public Safety Dispatch Center (likely associated with the Jail Campus)
1997	226 or 305 Camino del Remedio	New modular structure
1997	4430 Calle Real	Remodel and addition of 51 SF of office space
1997	4434 Calle Real	Remodel 3,600 SF of Sheriff's training facility (may be associated with the CY Campus)
1998	Corner of Granada Way and San Antonio Road	Reroof shelter services structure
2000	305 Camino del Remedio	Seismic upgrade and remodel existing structures
2001	260 North San Antonio Road	Demolition of an existing structure
2001	260 North San Antonio Road	Grading and construction of a two-story office building of 28,653 SF in the southwest portion of the campus (Casa Nueva)
2001	305 Camino del Remedio	Remodel to use as offices in the southwest portion of the campus
2001	310 Camino del Remedio	Install a blast freezer and compressor at Back Door Deli, located in the east portion of the current PHD Building
2001	315 and 345 Camino del Remedio	Fire alarm system replacement of the current PHD Building
2001	267 Camino del Remedio	New double-wide modular structure to be used as offices (current employee university)
2002	267 Camino del Remedio	Install wiring for portable standby generator
2003	260 North San Antonio Road	Install new fire alarm system (Casa Nueva)
2003	260 North San Antonio Road	Relocate electric car charging pads (Casa Nueva)
2003	315 North San Antonio Road	Tenant improvement, 100 SF
2003	427 Camino del Remedio	Demolish existing hospital buildings (D and E) and portable trailers

YEAR ISSUED	ADDRESS	DESCRIPTION
2003	427 Camino del Remedio	Addition of 10,370 SF to an existing building (for Children's Mental Health Building) likely in the northwest corner of the campus
2005	427 Camino del Remedio	Install sprinkler monitoring system in new Children's Mental Health Building) likely in the northwest corner of the campus
2005	260 North San Antonio Road	Temporary power for construction of new mental health facility, likely in the northwest corner of the campus
CS CAMPUS		
1957	4500 Hollister Avenue	Demolish and remodel portions of the juvenile hall in the east portion of the campus
1958	4570 Hollister Avenue	New fire station in the south portion of the campus
1969	4540 Hollister Avenue	Development of two baseball fields with a meeting hall/concession stand, a scorer booth/equipment storage, four bullpens with two dugouts, and three bleachers in the center portion of the campus
1985	4540 Hollister Avenue	Grading for new recreational building in the south portion of the campus
1985	4554 Hollister Avenue	New food bank warehouse of 4,000 SF in the south portion of the campus
1989	4540 Hollister Avenue	New gymnasium with two basketball courts in the south portion of the campus (the current Page Youth Center)
1989	4554 Hollister Avenue	New paving for food bank warehouse in the south portion of the campus
1991	4554 Hollister Avenue	New freezer and cooler structure west of the food bank warehouse in the south portion of the campus
1994	4500 Hollister Avenue	Garage and storage building additions for Sheriff
1995	4554 Hollister Avenue	Remodel/addition of 2,000 SF to food bank warehouse and retaining wall in the south portion of the campus
1996	4554 Hollister Avenue	Grading for small retaining wall at the south portion of the campus
1997	4554 Hollister Avenue	New metal building for product recovery to replace existing storage building by the food bank warehouse in the south portion of the campus
1998	4500 Hollister Avenue	Grading (likely for the east portion of the campus)
1998	4500 Hollister Avenue	New quad wide modular structure and new surface parking lot for the juvenile hall in the east portion of the campus
1999	4554 Hollister Avenue	Convert 160 SF of food bank warehouse space to office area and restroom
2000	4500 Hollister Avenue	Abandon plumbing for former laundry room and convert to two new office spaces (likely for the juvenile hall)
2000	4500 Hollister Avenue	New modular structure for meeting room and office adjacent to juvenile hall
2000	66 South San Antonio Road	Hood and duct suppression system installation in commercial kitchen for La Morada
2001	4570 Hollister Avenue	Temporary power for submersible pump in water well
2003	4540 Hollister Avenue	Little League Field pipeline relocation project
2006	4500 Hollister Avenue	New fire alarm system (likely for the juvenile hall)
2007	4554 Hollister Avenue	Replace freezer/cooler with new freezer/cooler
2008	4554 Hollister Avenue	New freezer inside new shell (likely for one of the structures associated with the food bank)

A copy of the EDR Building Permit Report is included as Appendix D.

5.3 HISTORICAL FIRE INSURANCE MAPS

Citadel requested that EDR review its collection of Sanborn Fire Insurance Maps for potential coverage of the Site and vicinity. Sanborn Map coverage was not available for the Site.

A copy of the EDR Sanborn Map Report is included as Appendix E.

5.4 CITY PARCEL PROFILE REPORT

A parcel profile report was not available for the Site.

5.5 HISTORICAL CITY DIRECTORIES

City directories were researched by EDR in order to identify previous Site tenants and/or neighboring properties with a potential for hazardous materials generation and/or storage. EDR researched city directory listings from 1920 through 2020 (non-inclusive) and provided their search results to Citadel for review. The following table summarizes information provided by the city directory search.

Dates(s)	Occupant Listed
4400 CATHEDRAL OAKS ROAD – PS CAMPUS	
1970	County Civil Defense, County Superintendent of Schools, County Veterans Service, Tri County Supplementary Educational Service Center
1975	County Superintendent of Schools, Santa Barbara County Education Service Center
1981, 1985	County Superintendent of Schools
1990	Administration, Career and Youth Employment Programs, Child Development Programs, Consolidated Consortium County Cooperative, Groundskeeper, Migrant Education
1995	Juvenile Hall Community School, Santa Barbara County Education Office, Special Education School
2000	Partnership for the Child of Santa Barbara County, Santa Barbara County Education Office
2005	County of Santa Barbara Education
2014, 2017	Community Action Commission, Santa Barbara County Education Office, Santa Barbara County Ropsouth School
2020	Community Action Commission, Santa Barbara County Education Office
4408 CATHEDRAL OAKS ROAD – PS CAMPUS	
N/A	Not listed
4410 CATHEDRAL OAKS ROAD – PS CAMPUS	
1970, 1975, 1981, 1985, 1992	Santa Barbara County Fire Department Admin Center
1995, 2000	Santa Barbara County Fire Department
2002	Santa Barbara County Emergency Service Office
2005, 2010	Santa Barbara County Fire Department
2014, 2017	Santa Barbara County
2020	Santa Barbara County Fire Department
4501 CATHEDRAL OAKS ROAD – CY CAMPUS	
N/A	Not listed
4415 CATHEDRAL OAKS ROAD – CY CAMPUS	
1970	County Road Department
1975, 1985	County Transportation Department, Soil Testing Laboratory
1992	Santa Barbara County Works Road
1995	Santa Barbara Road Division

Dates(s)	Occupant Listed
2000, 2002, 2005	Santa Barbara County of Public Works Department
2010	Santa Barbara Road Division
2014, 2017	Santa Barbara County
2020	Santa Barbara County Public Works, Road Division
4417 CATHEDRAL OAKS ROAD – CY CAMPUS	
2002	Santa Barbara
2014, 2017	Santa Barbara County
2020	Road Encroachment Permits
605 CAMINO DEL REMEDIO – CY CAMPUS	
N/A	Not listed
4420, 4430, 4438, AND 4568 CALLE REAL – CY CAMPUS	
N/A	Not listed
4432, 4434, AND 4436 CALLE REAL – JAIL CAMPUS	
N/A	Not listed
260, 300, AND 429 NORTH SAN ANTONIO ROAD – HGC CAMPUS	
N/A	Not listed
225, 234, 263, 267, 305, 310, 315, 345, 415, AND 427 CAMINO DEL REMEDIO – HGC CAMPUS	
N/A	Not listed
4440, 4444, AND 4750 CALLE REAL – HGC CAMPUS	
N/A	Not listed
66 SOUTH SAN ANTONIO ROAD – CS CAMPUS	
N/A	Not listed
4500, 4540, 4554, AND 4570 HOLLISTER AVENUE – CS CAMPUS	
N/A	Not listed

A copy of the EDR City Directory Abstract is included as Appendix F.

5.6 CLIENT-SUPPLIED ENVIRONMENTAL INFORMATION

No prior environmental reports or relevant documentation was provided to Citadel.

No reports are included in Appendix G.

5.7 HISTORICAL TOPOGRAPHIC MAPS

Historical topographic maps were provided by EDR in order to identify natural features and changes in development over a long period of time. The topographic maps provides the user with a regional view of changes to the Site and vicinity that other historical databases such as aerial photographs may not provide. Below are brief descriptions of observations made from the topographic maps of the Site and vicinity.

PS CAMPUS

Dates(s)	Site Description	Surrounding Area Descriptions
1938	Undeveloped land	North: Undeveloped land East: Undeveloped land South: Undeveloped land; CY Campus will be discussed as a separate section West: Undeveloped land

Dates(s)	Site Description	Surrounding Area Descriptions
1942, 1947	Relatively unchanged with the exception of the development of two unimproved roads	North: Relatively unchanged East: Relatively unchanged South: Cathedral Oaks Road appears developed West: Relatively unchanged
1950, 1951	The previously identified unimproved roads appear to have been replaced with improved roads/driveways in the east portion of the PS Campus surrounding the Federated Sportsman's Field; a small structure appears developed near the center of the PS Campus; intermittent streams are located in the west and northeast portions of the PS Campus	North: Several small structures, likely residences, appear developed, with La Paloma Avenue developed further north East: Relatively unchanged with the exception of the presence of an intermittent stream South: Cathedral Oaks Road is identified as Goleta Foothill Boulevard West: Relatively unchanged with the exception of the presence of an intermittent stream and woodland areas
1967	The improved roads/driveways appear to have expanded along the east boundary of the PS Campus in the location of the current roads/driveways; four current structures appear developed in the east portion of the PS Campus	North: Additional small structures, likely residences, appear developed East: Relatively unchanged South: CY Campus (discussed elsewhere) West: Shading indicative of urban development; Camino del Retiro appears developed further west
1982, 1988, 1995	The previously identified small structure in the center of the PS Campus along with the roads/driveways leading to the structure are no longer shown; an additional current structure appears developed in the east portion of the PS Campus	North: Additional small structures, likely residences, appear developed East: Relatively unchanged; a current road appears developed further east South: CY Campus (discussed elsewhere) West: Relatively unchanged
2012, 2015	Structures not depicted on this map; a fire station is depicted in the east portion of the PS Campus	Structures not depicted on this map; Goleta Foothill Boulevard now appears as Cathedral Oaks Road
2018	Structures not depicted on this map; a school is depicted in the east portion of the PS Campus	Structures not depicted on this map

CY CAMPUS

Dates(s)	Site Description	Surrounding Area Descriptions
1938	Undeveloped land	North: Undeveloped land; PS Campus is discussed above East: Undeveloped land South: Undeveloped land and railroad tracks; Jail and CS Campuses will be discussed as separate sections West: Undeveloped land

Dates(s)	Site Description	Surrounding Area Descriptions
1942, 1947	Two unimproved roads traversing in a north-south trajectory appear developed in the west and east portions of the CY Campus; an oil well appears developed in the south portion of the CY Campus	North: Cathedral Oaks Road appears developed East: Small structures, likely residences, and El Sueno Road appear developed South: Jail and CS Campuses (discussed elsewhere) West: Relatively unchanged
1950, 1951	The previously identified unimproved road in the west portion of the CY Campus appears to have been replaced with Camino del Remedio; three small structures appear developed along the road; an intermittent stream and woodland areas are located east of the road; the previously identified oil well and unimproved road in the east portion of the CY Campus are no longer shown	North: PS Campus (discussed elsewhere) East: Relatively unchanged South: US Highway 101 appears developed between the CY Campus and the railway tracks West: Relatively unchanged
1967	Two additional structures appear developed in the west portion of the CY Campus; County Road appears developed in the east portion of the CY Campus; four current structures appear developed in the northeast portion of the CY Campus	North: PS Campus (discussed elsewhere) East: Relatively unchanged South: Calle Real appears developed between the CY Campus and US Highway 101 West: Relatively unchanged
1982, 1988	An additional structure appears developed in the west portion of the CY Campus; three current structures appear developed in the north-center portion of the CY Campus; an additional current structure appears developed in the northeast portion of the CY Campus; approximately six structures appear developed near the center portion of the CY Campus	North: PS Campus (discussed elsewhere) East: Relatively unchanged South: Jail and CS Campuses (discussed elsewhere) West: Relatively unchanged; small structures, likely residences, appear developed further west
1995	Two current structures appear developed in the north-center portion of the CY Campus; an additional structure appears developed in the south portion of the CY Campus	North: PS Campus (discussed elsewhere) East: Shading indicative of urban development South: Jail and CS Campuses (discussed elsewhere) West: Shading indicative of urban development
2012, 2015, 2018	Structures not depicted on this map; County Road is identified as County Dump Road	Structures not depicted on this map; Goleta Foothill Boulevard now appears as Cathedral Oaks Road

JAIL CAMPUS

Dates(s)	Site Description	Surrounding Area Descriptions
1938	Undeveloped land	North: Undeveloped land; CY Campus is discussed above East: Undeveloped land; CY Campus is discussed above South: Railroad tracks; CS Campus will be discussed below West: Undeveloped land; HGC Campus will be discussed below
1942, 1947	Relatively unchanged	North: CY Campus (discussed elsewhere) East: CY Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: A road traversing in a north-south trajectory appears developed
1950, 1951	An intermittent stream and woodland areas are located along the west boundary of the campus	North: CY Campus (discussed elsewhere) East: CY Campus (discussed elsewhere) South: US Highway 101 appears developed between the Jail Campus and the railway tracks West: The previously identified road appears to have been replaced with Camino del Remedio; a small structure, likely a residence, appears developed further west
1967	A current structure appears developed in the north portion of the campus; a road/driveway appears developed connecting the structure to the HGC Campus to the west/southwest; a small structure appears developed in the south portion of the campus	North: CY Campus (discussed elsewhere) East: CY Campus (discussed elsewhere) South: Calle Real appears developed between the Jail Campus and US Highway 101 West: Relatively unchanged
1982, 1988, 1995	Additional current structures appear developed in the center and south portions; Honor Farm Road appears developed connecting the on-site structures to Calle Real	North: CY Campus (discussed elsewhere) East: CY Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: Relatively unchanged
2012, 2015, 2018	Structures not depicted on this map; a police station is depicted in the center-east portion of the campus in 2018	Structures not depicted on this map

HGC CAMPUS

Dates(s)	Site Description	Surrounding Area Descriptions
1938	A small structure along with an unimproved road traversing in an east-west trajectory appear developed in the center-west portion of the campus	North: Undeveloped land East: Undeveloped land; Jail Campus is discussed above South: Railroad tracks; CS Campus will be discussed below West: Unimproved roads connecting to two small structures appear developed

Dates(s)	Site Description	Surrounding Area Descriptions
1942, 1947	Several roads/driveways appear developed along with 18 small structures and a hospital; a small ponded area is present in the southeast corner of the campus	North: Relatively unchanged East: Jail Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: Relatively unchanged with the exception that the previously identified structures are no longer shown and the area appears as orchards
1950, 1951	Several of the previously identified roads/driveways and structures appear to have been replaced; the campus appears developed with six large structures and nine small structures and identified as Santa Barbara General Hospital; an intermittent stream is present traversing in a north-south trajectory in the east portion of the campus; an orchard appears present in the southeast portion of the campus	North: Several roads and one small structure appear developed East: Jail Campus (discussed elsewhere) South: US Highway 101 appears developed between the CY Campus and the railway tracks West: Relatively unchanged with the exception of the development of two small structures further west
1967	The north portion of the campus appear relatively unchanged; a portion of the current Camino del Remedio appears developed in its current configuration and several roads/driveways in the south portion of the campus appear to have been reconfigured or developed; three large structures appear developed in the south portion of the campus	North: Relatively unchanged East: Jail Campus (discussed elsewhere) South: Calle Real appears developed between the HGC Campus and US Highway 101 West: Relatively unchanged with the exception of the development of one small structure further west
1982, 1988, 1995	Relatively unchanged with the exception of the expansion of a structure in the southeast corner of the campus and that the previously identified orchard areas and ponded area are no longer shown	North: Relatively unchanged East: Jail Campus (discussed elsewhere) South: CS Campus (discussed elsewhere) West: The previously identified orchards appear to have shifted northward
2012, 2015, 2018	Structures not depicted on this map; Camino del Remedio and Honor Farm Road appear developed in their current configuration; a hospital is identified near the center of the campus	Structures not depicted on this map; the current residential streets appear developed to the north and west

CS CAMPUS

Dates(s)	Site Description	Surrounding Area Descriptions
1938	Undeveloped land	North: Railroad tracks; CY, CS, and HGC Campuses are discussed above East: Undeveloped land South: Hollister Avenue West: Unimproved roads connecting to two small structures appear developed

Dates(s)	Site Description	Surrounding Area Descriptions
1942, 1947	A cemetery and small associated structure are located in the northwest portion of the campus; two unimproved roads appear developed in the south portion of the campus; a small structure appears developed in the east portion of the campus	North: CY, CS, and HGC Campuses (discussed elsewhere) East: Relatively unchanged; an intermittent stream is present further east with five small structures, likely residences, developed beyond South: Small structures, likely residences, appear developed West: South San Antonio Road appears developed; the on-Site cemetery appears to extend west of South San Antonio Road; additional small structures, likely residences, appear developed
1950, 1951	The previously identified cemetery is identified as Goleta Cemetery; an intermittent stream is present traversing in a north-south trajectory near the center of the campus; the east portion of the campus appears as woodland areas; two small structures appear developed in the center-south portion of the campus along Hollister Avenue; a structure along with the current Juvenile Hall Road appear developed in the southeast portion of the campus	North: US Highway 101 appears developed north of the railway tracks East: Relatively unchanged, with the exception of the development of two additional small structures further east; the area appears to be occupied by Lands of Mission Santa Barbara South: Additional structures, likely residences, appear developed West: A portion of the previously identified South San Antonio Road west of the on-Site cemetery is no longer shown; South San Antonio Road now appears in its current configuration with several small structures, likely residences, developed beyond
1967, 1982, 1988, 1995	Two small structures and a road/driveway appear developed in the northwest portion of the campus; one structure appears developed in the northeast portion of the campus; four structures appear developed in the southwest portion of the campus; the previously identified structure in the southeast portion of the campus appear to have expanded	North: Calle Real appears developed north of US Highway 101 East: Relatively unchanged; an intermittent stream is present further east with five small structures, likely residences, developed beyond South: Small structures, likely residences, appear developed; shading indicative of urban development West: The current residential streets appear developed; shading indicative of urban development
2012, 2015, 2018	Structures not depicted on this map; a fire station is identified in the southwest portion of the campus	Structures not depicted on this map

Copies of the historical topographic maps provided by EDR are included as Appendix H.

5.8 HISTORIC OIL AND GAS MAPS

Citadel reviewed information available on-line through the California Department of Conservation's website. The Geological Energy Management Division (CalGEM) Online Mapping System (COMS) shows that the following oil wells are located within the Site boundaries:

- The oil well identified by API 0408304541 is located in the northwest portion of the CY Campus. According to COMS, the well operator for the well is listed as Chevron USA Inc. and the status

for the well is listed as inactive and plugged. The well (originally operated by Mohawk Petroleum Corporation) was drilled to a depth of 258 feet in November 1953 and was abandoned in December 1953. The well was reportedly drilled for geological information and no oil and/or gas or salt water was encountered. The well was transferred to Reserve Oil and Gas Company in 1973, Getty Oil Company in 1980, Chevron Texaco Exploration and Production Company in 2002, and Chevron USA Inc. in 2005.

- The oil well identified by API 0408304209 is located in the northwest portion of the CY Campus. According to COMS, the well operator for the well is listed as Chevron USA Inc. and the status for the well is listed as inactive and plugged. The well (originally operated by Mohawk Petroleum Corporation) was drilled to a depth of 1,497 feet in February 1954 and was immediately abandoned. No oil or gas was produced. The well was transferred to Reserve Oil and Gas Company in 1973, Getty Oil Company in 1980, Chevron Texaco Exploration and Production Company in 2002, and Chevron USA Inc. in 2005.
- The oil well identified by API 0408304231 is located near the center portion of the CY Campus. According to COMS, the well operator for the well is listed as Chevron USA Inc. and the status for the well is listed as inactive and plugged. The prospect well (originally operated by Standard Oil Company) was drilled to a depth of 2,472 feet in January 1930 and was abandoned in May 1930, when the well was converted into a water well. The well was transferred to Chevron Texaco Exploration and Production Company in 2002 and Chevron USA Inc. in 2005.
- The oil well identified by API 0408304217 is located in the south portion of the CY Campus. According to COMS, the well operator for the well is listed as Security Land & Royalty Company and the status for the well is listed as inactive and plugged. The well was drilled to a depth of 3,290 feet in December 1942 and was abandoned within the month. No oil or gas was encountered.

While these oil wells were abandoned between 1930 and 1950s, the former oil wells represent an environmental concern due to unknown handling and disposal of soil during the construction of the oil wells. In addition, the oil wells may be required to be abandoned to current CalGEM standards and building codes prior to any future development.

5.9 INTERVIEWS

Citadel interviewed Mr. Farid Monge, a representative of the Santa Barbara County's General Services Maintenance, during the Site reconnaissance. Mr. Monge was not aware of any historic or current environmental concerns or hazards at the Site. Citadel also submitted a User Questionnaire to the Client.

The completed User Questionnaire was not provided to Citadel at the time of this report. A copy of Citadel's User Questionnaire can be found in Appendix I.

5.10 ENVIRONMENTAL LIEN

Citadel contracted with EDR to perform an Environmental Lien Search for the Site. The Environmental Lien Search report reviewed did not identify any current environmental liens or other activity and use limitations (AUL) for the Site. No deed was found in the search from 1980. The deed is currently vested in the County of Santa Barbara.

A copy of the environmental lien and AUL search can be found in Appendix J.

5.11 SUMMARY OF SITE HISTORY

The following provides a brief history of the Site:

PS CAMPUS

A review of historical sources showed that the PS Campus was generally undeveloped as early as 1928 until 1938 with the development of two unimproved roads. Cathedral Oaks Road appeared developed south of the PS Campus by this time. The previously identified roads appeared to have been replaced with graded areas and additional roads by 1947. By 1950, a small structure appeared developed near the center of the PS Campus, the east portion of the PS Campus appeared to have been occupied as the Federated Sportsman's Field, and intermittent streams appeared located in the west and northeast portions of the PS Campus. The current two-story office structure with a connecting auditorium (County Office of Education) and a small residence in the northeast portion of the PS Campus appeared developed by 1967. The current Fire Department Admin Building in the southeast portion of the PS Campus appeared developed by 1975. The small structure near the center of the PS Campus identified in 1950 appeared to have been demolished by 1982. The current Fire Department Admin Warehouse in the southeast portion of the PS Campus appeared developed by 1994. A grading permit, issued in 1989, indicated the excavation of 86,000 cubic yards; the permit was completed in 2001. The excavation was likely associated with the addition of the current office trailers by 2002; the office trailers are located south of the auditorium. The current EOC in the southeast portion of the PS Campus appeared developed by 2012. Grading activities appeared in the center portion of the PS Campus by 2020.

CY CAMPUS

A review of historical sources showed that the CY Campus was generally undeveloped as early as 1928. A prospect oil well was drilled near the center of the CY Campus in January 1930 and shortly abandoned and converted into a water well. Several small structures appeared developed in the west portion of the CY Campus by 1938. Two unimproved roads traversing in a north-south trajectory appeared developed in the west and east portions of the CY Campus by 1942; an additional oil well was drilled in the south portion of the CY Campus in December 1942 and was abandoned within the month. By 1950, the previously identified unimproved road in the west portion of the CY Campus appeared to have been replaced with Camino del Remedio and the previously identified unimproved road in the east portion of the CY Campus was no longer shown. Three small structures appeared developed along Camino del Remedio at this time; with an intermittent stream and woodland areas located east of the road. Additional oils wells were drilled in the northwest portion of the CY Campus in November 1953 and February 1954; both wells were abandoned within a month. County Road appeared developed in the east portion of the CY Campus by 1967.

The northwest portion of the CY Campus was developed with a classroom and shop addition for the Alpha School in 1966. An additional structure appeared developed in the west portion of the CY Campus (in the location of the current Sheriff Indoor Shooting Range) by 1967. An additional structure appeared developed in the northwest portion of the CY Campus by 1982. The previously identified structure associated with Alpha School was destroyed during a 1990 wildfire; a grading permit to replace the former structures was issued in 1991 and new storage and greenhouse structures were built for the Alpha Training Center in 1992. The current Sheriff Indoor Shooting Range replaced the previously identified structure (an outdoor shooting range) by 2002; the current Sheriff Training Facility was also built by this time.

The northeast portion of the Site appeared developed with four of the current structures associated with the Public Works Transportation Road Yard Buildings by 1967. At this time, the current Transfer Station also appeared developed, and the area east and southeast of the Transfer Station (in the location of the former landfill) appeared to have been graded. Two 10,000-gallon USTs were installed near the current fueling station by 1972. Four additional structures associated with Public Works Flood Control and General Services appeared developed in the northeast portion of the CY Campus by 1975; several structures appeared developed in the east-center portion of the CY Campus (in the location of the former landfill) by this time. Permits reviewed included a 1985 letter regarding the installation of a methane gas recovery system at the abandoned landfill and the installation of new methane recovery wells in 1986. A grading permit for the public waste division was issued in 1989 and a permit to demolish structure was issued in 1990; no information regarding structure or location was provided for these permits. The two 10,000-gallon USTs were replaced with two 12,000-gallon USTs in 1990. An oil storage room for vehicle operations and a new automotive spray paint booth were added to the northeast portion of the CY Campus in 1992. New landscape/earth berms were added to the former landfill in 1993. New storage structures, a recycling processing center, and a scalehouse were built at the Transfer Station by 1994. A permit to demolished abandoned stables, likely in the area of the former landfill, was issued in 1994. A permit to install a 500-gallon diesel AST was issued in 1996, likely in the area of the Transfer Station. Permits for additions to a vehicle operations building and telecom facility were issued in 2002. Permit to replace six gas dispensers with four gas dispensers was issued in 2004 and permit to install a new vapor recovery system at the fueling station was issued in 2007. Additional structures appeared developed in the northeast portion of the Site by 2009.

JAIL CAMPUS

A review of historical sources showed that the Jail Campus was generally undeveloped as early as 1928. By 1967, the current MSF Facilities structure appeared developed in the north portion of the campus and a small modular type structure appeared developed in the south portion of the campus. By 1975, the current Jail Buildings appeared developed in the center portion of the campus and the current Sheriff Administration Building and Sheriff Property Building appeared developed in the south portion of the campus. The Jail Buildings appeared expanded by 1994. Permits for the current 911 Dispatch Center, a modular structure, and a parking lot were issued in 1996.

HGC CAMPUS

A review of historical sources showed that the HGC Campus was developed with three large and several small structures in the northwest and center portions of the campus as early as 1928. These included the current Archive Building, PHD Admin Building, San Antonio Building, Casa Nueva Annex, and the Old Boiler Building. Additional structures including the current Casa Mural appeared developed in the north and southwest portions of the campus by 1938. A ponded area appeared in the southwest corner of the campus by 1942 and an additional structure appeared developed in the center portion of the campus by 1943. The southeast portion of the campus appeared as orchards by 1947. Structures in the north portion of the campus appeared to be part of the Santa Barbara General Hospital by 1950. By 1954, several of the previously identified structures in the northwest portion of the campus appeared to have been replaced with a large structure and the north portion of the current PHD Building appeared developed; the northeast portion of the campus appeared as orchards at this time. By 1967, the south portion of the current PHD Building and the current Agricultural Office appeared developed and the previously identified pond and orchards in the southwest portion of the campus appeared to have been replaced with the current VA Clinic and Elections Building. By 1975, the PHD Building appeared to

have further expanded, the current Women's Annex appeared developed, and the previously identified orchards in the northeast portion of the campus appeared to have been replaced with the current Casa Omega House. Camino del Remedio appeared developed in its current configuration and the current Social Services Building and BeWell Adult Services appear developed by 1994. One of the previously identified structures in the southwest portion of the campus appeared to have been demolished by 2002; the current PHD Environmental Modular and Employee University appeared developed by this time. Two of the previously identified structures in the northwest portion of the campus appeared to have been demolished and the current Casa Nueva appeared developed by 2005. The current ADMHS Children's Service appeared to have been developed by 2009.

CS CAMPUS

A review of historical sources showed that portions of the current Juvenile Hall appeared developed in the east portion of the CS Campus and a cemetery occupied the northwest corner of the campus as early as 1928. The structure in the east portion of the campus appeared to have expanded by 1954 and portions were demolished and renovated in 1957. The current Fire Station 13 was built in 1958. Additional structures including the current La Mirada Building, Search and Rescue Building, Fire Battalion Chief Office Bunk, and Sheriff SOD Facility appeared built by 1967; the cemetery appeared to have expanded at this time. The current baseball fields with associated structures were developed in 1969. By 1975, the current Sheriff Coroner Storage appeared built and the Juvenile Hall appeared further expanded to its current configuration. One of the current Food Bank Buildings was built in 1985. The current Page Youth Center was built in 1989. An additional Food Bank Building was built in 1991. Additional structures including the current Sheriff Coroner Facility and Sheriff Coroner Office Annex appeared built by 1994. An additional Food Bank Building was built in 1997. The current Juvenile Hall VE Modular and Courtroom Modular were built in 1998 and 2000, respectively.

6.0 REGULATORY AGENCY REVIEW

6.1 DATABASE REVIEW

As part of the Phase I ESA, Citadel utilized EDR of Milford, Connecticut, as an information source for regulatory agency database records.

The following summary of the database information is divided into five columns. The first column identifies the environmental database researched; the second column indicates the distance from the Site that was used for the research; the third column indicates if the Site was identified in the specified database; the fourth column lists the number of listings identified on the database within the specified distance of the Site; and the fifth column indicates if the sites identified are potential environmental concerns to the Site.

Although locations of the orphan sites are frequently unknown, Citadel attempts to evaluate the potential adverse environmental impact that these facilities may have on the Site. This evaluation consists of reviewing street names in an effort to learn whether the street on which the Site is located lies within the search distance of the subject property, a drive-by view of surrounding properties during the Site visit, and evaluating the Site type and information provided by government agencies. The orphan sites included in the following table are those Citadel identified as potentially located within the identified search distance.

Database	Radius	Site Identified	No. of Listings Identified	Potential Environmental Concern to the Site
National Priorities List	1 mile	No	0	
RCRA Corrective Action Treatment/Storage/Disposal (TSD) Facilities (CORRACTS)	1 mile	No	0	
Delisted National Priorities List	1 mile	No	0	
CERCLIS Sites	½ mile	No	0	
CERCLIS No Further Remedial Action Planned (NFRAP) Sites	½ mile	No	0	
RCRA Non-Corrective Action TSD Facilities	½ mile	No	0	
State/Tribal Voluntary Cleanup Sites	½ mile	No	0	
State/Tribal Leaking Registered Storage Tank Sites	½ mile	Yes	35	See discussion below
State/Tribal Brownfield Sites/CERCLIS Equivalent	1 mile	No	0	
Historic CORTESE List	½ mile	Yes	9	See discussion below
State/Tribal Solid Waste Landfill Sites/Facilities	½ mile	Yes	6	See discussion below
Federal/State/Tribal Engineering Controls Registries	½ mile	No	0	
Federal/State/Tribal Institutional Controls Registries	½ mile	No	0	
RCRA Large Quantity Generators	¼ mile	Yes	1	See discussion below
RCRA Small Quantity Generators	¼ mile	Yes	3	See discussion below
RCRA Non Generators	¼ mile	Yes	31	See discussion below
State/Tribal Registered Storage Tank Sites	¼ mile	Yes	8	See discussion below
HIST UST	¼ mile	Yes	7	See discussion below
CA FID UST	¼ mile	Yes	7	See discussion below
SWEEPS UST	¼ mile	Yes	7	See discussion below
Facility Index System (FINDS)	Site	Yes	46	See discussion below
HAZNET	Site	Yes	41	See discussion below
Orphan	N/A	No	2	No

A brief discussion of select facilities and their database listings are included following the table. The full report provided by EDR and reviewed by Citadel can be found in Appendix K.

Site Name	Santa Barbara County Education Office
Database(s)	HAZNET, HWTS

Address	4400 Cathedral Oaks Road
Distance/Direction	Target Property – PS Campus
Comments	The Site was identified on the HAZNET database as a generator of asbestos-containing waste in 2004, 2005, 2006, and 2008. The appearance on the HAZNET database reflects proper disposal of hazardous waste and is not expected to represent an environmental concern.

Site Name	OES Emergency Operations Center, Santa Barbara County Emergency Operations Center
Database(s)	FINDS, CERS, CERS TANKS, EMI, AST, CIWQS
Address	4408 Cathedral Oaks Road
Distance/Direction	Target Property – PS Campus
Comments	The Site was identified on the Facility Index System/Facility Registry System (FINDS) database, which contains facility information and “pointers” to other sources that contain more detail. The Site was identified on this database and on the California Environmental Reporting System (CERS) due to being a chemical storage facility; an AST facility; a Risk Management Plan (RPM) Reporter; a Spill Prevention, Control, and Countermeasure (SPCC) Plan facility; and an emissions reporter. Violations identified on CERS were issued in 2015 and 2019; and have returned to compliance. No information regarding the capacity of the AST was provided. The Site was identified on the Emissions Inventory (EMI) with Facility ID 11337 from 2014 to 2020, for the operation of an emergency generator. The Site was also identified on the California Integrated Water Quality System (CIWQS) for a stormwater construction measure issued in November 2009 and terminated in October 2011. Based on a lack of reported spills or leaks, these listings are not considered to represent an environmental concern.

Site Name	Santa Barbara County Fire Department, SB Fire HQ
Database(s)	FINDS, ECHO, RCRA NONGEN/NLR, EMI, CERS, HAZNET, HWTS
Address	4410 Cathedral Oaks Road
Distance/Direction	Target Property – PS Campus
Comments	The Site was identified on the FINDS, the Enforcement and Compliance History Information (ECHO), the Hazardous Waste Tracking System (HWTS), and CERS databases. ECHO provides integrated compliance and enforcement information; and HWTS is the Department of Toxic Substances Control's (DTSC) data repository for hazardous waste identification and manifest information. The Site was identified on these databases due to being a chemical storage facility, a RCRA Small Quantity Generator (SQG) in 2020, a RCRA Non-Generator in 2020, and an emissions reporter. A violation identified on CERS was issued in 2020; and has returned to compliance. The Site was identified on the EMI with Facility ID 10818 from 2009 to 2020, for the operation of an emergency generator. According to EDR, the Site was identified as a RCRA-SQG of spent halogenated solvents used in degreasing; however, according to the HAZNET database, hazardous waste generated included alkaline solution without metals and latex waste in 2020 and pharmaceutical waste in 2021. The appearance of the Site on these databases reflects proper handling and disposal of hazardous waste. Based on a lack of reported spills or leaks, these listings are not considered to represent an environmental concern.

Site Name	Cathedral Oaks Dump
Database(s)	SWF/LF
Address	Cathedral Oaks and Camino del Retiro
Distance/Direction	75 feet north of the CY Campus and 180 feet west of the PS Campus
Comments	An adjacent property was identified on the Solid Waste Information System (SWF/LF) database for the following listings: ➤ Cathedral Oaks Dump, Facility ID 42-CR-0063, is identified as an unpermitted closed (illegally abandoned) solid waste disposal site. The landfill listing is further discussed in Section 6.3 and represents an environmental concern to the Site.

Site Name	Santa Barbara County Road Yard, Santa Barbara County Public Works, SBC Road Yard, SBCO Road Yard – Goleta, Road Maintenance Yard, County of Santa Barbara – General Services Facilities, SBC Road Yard Cleanup Site
Database(s)	LUST, CA FID UST, CORTESE, HWTS, HAZNET, FINDS, CERS HAZ WASTE, CERS, WDS, CIWQS, AST, ECHO, SWEEPS UST, PEST LIC, RGA LUST, RCRA NONGEN/NLR, RCRA-LQG, HIST CORTESE
Address	4415 Cathedral Oaks Road
Distance/Direction	Target Property – CY Campus
Comments	The Site was identified on the FINDS, ECHO, HWTS, and CERS databases due to being identified as a chemical storage facility; an AST facility; a hazardous waste generator; and a LUST site. Violations identified on CERS were issued in 2016 and 2017; and have returned to compliance. The Site was identified as a RCRA Large Quantity Generator (LQG) in 1986 and a RCRA Non-Generator in 2022; and as a generator of the following hazardous waste: ➤ Unspecified aqueous solution in 1988 and 1996 ➤ Contaminated soil from site cleanup in 1989, 2004, and 2007 ➤ Unspecified oil-containing waste from 1990 to 2011 ➤ Waste oil and mixed oil in 1990, 1991, and 1998 ➤ Paint sludge in 1990, 1998, and from 2002 to 2009 ➤ Oil/water separation sludge from 1991 to 1993, and from 1996 to 1998 ➤ Unspecified solvent mixture from 1992 to 2003 ➤ Pesticides in 1997, 1998, and 2009 ➤ Other organic solids from 1997 to 2014 ➤ Other inorganic solid waste in 1999, 2007, 2011, and 2012 ➤ Off-specification, aged, or surplus organics or inorganics in 1999, 2003, 2009, 2019, and 2021 ➤ Liquids with pH less than two in 2003 ➤ Latex waste in 2004 and 2007 ➤ Unspecified organic liquid mixture from 2005 to 2017 ➤ Hydrocarbon solvents in 2010 and 2011 ➤ Liquids with halogenated organic compounds in 2013 The Site was identified on the historical UST database for the operation of two 10,000-gallon gasoline USTs, one 5,000-gallon gasoline UST, one 5,000-gallon diesel UST, and one 550-gallon waste oil UST; and on the current AST database for the operation of one 5,550-gallon AST. The Site was identified on the LUST database for the following releases: ➤ A mineral spirits release was reported in March 1986. A vertical dike was installed to block horizontal movement of contaminant and

	contaminated soils were excavated and disposed of off-site. The case was completed and closed on August 10, 1990. ➤ A gasoline release impacting soil and groundwater was discovered in July 1991 during site assessment/investigation activities. The USTs were removed in 1991. Remediation activities were conducted and the case was completed and closed on February 20, 2015. ➤ A waste/motor/hydraulic oil release impacting soil only was reported in October 26, 2012. An unpermitted UST was removed and the case was completed and closed on June 13, 2013. The LUST cases are further discussed below in Section 6.3. The Site was identified on the Waste Discharge System (WDS) and CIWQS databases for historical measure for stormwater; and on the Pesticide Regulation Licenses (PEST LIC) listing for a license issued on January 1, 2022 (expires on December 31, 2023). While the appearance of the Site on these databases reflects proper handling and disposal of hazardous waste, the former LUST cases may represent an environmental concern.
--	--

Site Name	Alpha Resource Center of Santa Barbara
Database(s)	ERNS, ECHO, RCRA NONGEN/NLR, FINDS, CHMIRS
Address	4501 Cathedral Oaks Road
Distance/Direction	Target Property – CY Campus
Comments	The Site was identified on the FINDS and ECHO databases due to being listed as a RCRA Non-Generator in 2019. The Site was identified on the Emergency Response Notification System (ERNS) for a 417-gallon release of untreated sewage in May 1988 due to a rupture in a sewer line. The sewage was cleaned up; the area was sanitized; and the sewer line was repaired. The Site was also identified on the ERNS and the California Hazardous Material Incident Report System (CHMIRS) for a 200-gallon discharge of raw sewage from a sewer line in September 2007, due to debris inside the pipe. The sewage was cleaned up and the area was disinfected. These listings are not expected to represent environmental concerns.

Site Name	Foothill Closed Landfill Emergency T/S
Database(s)	SWF/LF
Address	4417 Calle Real
Distance/Direction	Target Property – CY Campus
Comments	The Site was identified on the SWF/LF database for the following listings: ➤ Foothill Closed Landfill Emergency T/S, Facility ID 42-AA-0084, is identified as a closed emergency transfer/processing solid waste operation facility. The landfill listing is further discussed in Section 6.3 as Facility ID 42-AA-0089 and is not expected to represent an environmental concern.

Site Name	Santa Barbara County Sheriff's Shooting Range
Database(s)	CPS-SLIC
Address	605 Camino del Remedio
Distance/Direction	Target Property – CY Campus

Comments	The Site was identified on the Cleanup Program Site (CPS) database for a release of lead in soil reported in July 1998. The case was completed and closed by the Santa Barbara County Fire Department on May 15, 2013. Further discussion of the LUST case can be found in Section 6.3 and is not expected to represent an environmental concern.
Site Name	SBCO – Public Works – SCRTS – J04022, Santa Barbara County Transfer Station, Transfer Station, SBCO – S Coast Recycling and Transfer, County of Santa Barbara, Schwan Bro's Excavation, Foothill Closed Landfill, Allen Hirsch Construction, South Coast Recycling and Transfer Station
Database(s)	CERS HAZ WASTE, CERS, RGA LF, FINDS, ECHO, CHMIRS, SWF/LF, HIST UST, NPDES, CIWQS, RCRA NONGEN/NLR, AST, HWTS, HAULERS, HAZNET, SWEEPS UST, CA FID UST, WDS, RGA LF, SWF/LF
Address	4430 Calle Real
Distance/Direction	Target Property – CY Campus
Comments	The Site was identified on the FINDS, ECHO, HWTS, and CERS databases due to being identified as a chemical storage facility; an AST facility; a hazardous waste generator; and an industrial stormwater facility. Violations identified on CERS were issued in 2019 and 2022; and have returned to compliance. The Site was identified as a RCRA Non-Generator in 1990 and 1991 and as a generator of the following hazardous waste: ➤ Waste oil and mixed oil in 1988 ➤ Aqueous solution in 1991, 1992, 1996, 1998, and 2013 ➤ Alkaline solution without metals 1991 and 1992 ➤ Liquids with pH less than two in 1991 and 1992 ➤ Unspecified solvent mixture from 1991 to 1995 ➤ Off-specification, aged, or surplus organics in 1991, 1992, 1997, 1998, and 2000 ➤ Other organic solids from 1991 to 1997, and in 2000 and 2001 ➤ Household waste from 1992 to 1998 ➤ Oil/water separation sludge in 1992, and from 1999 to 2013 ➤ Unspecified aqueous solution in 1992 ➤ Unspecified oil-containing waste in 1993, 1995, and 1996 ➤ Oxygenated solvents in 1993 and 1994 ➤ Contaminated soil from site clean-up in 1994 ➤ Paint sludge in 1994 and 1995 ➤ Asbestos-containing waste in 1995 ➤ Laboratory waste chemicals in 1996 ➤ Empty containers in 2000 ➤ Pesticides in 2000 ➤ Hydrocarbon solvents in 2011 The Site was identified on the historical UST databases for the operation of one 10,000-gallon diesel UST and one 1,000-gallon waste oil UST installed in 1967; one 10,000-gallon diesel UST and one 2,000-gallon waste oil UST installed in 1982; one 500-gallon waste oil UST; and on the current AST database for the operation of one 1,500-gallon AST. While the USTs do not appear to be in use and were likely removed, no information was found regarding the removal of the USTs. The Site was identified on the CHMIRS in August 2000 for a release of 50 pounds of malathion mixed in trash at the transfer station. The substance was reported to have been contained. The Site was identified on the SWF/LF database for the following listings:

	➤ Santa Barbara County Transfer Station, Facility ID 42-CR-0004, is identified as an unpermitted closed (illegally abandoned) disposal site. ➤ Foothill Closed Landfill, Facility ID 42-AA-0089, is identified as an active emergency transfer/processing solid waste operation facility. ➤ South Coast Recycling and Transfer Station, Facility ID 42-AA-0014, is identified as an active large volume transfer/processing facility. The landfill listings are further discussed in Section 6.3 and represent an environmental concern. The Site was identified on the Hauler database, which indicated the acceptance of tires from the public as early as 2003. The Site was also identified on the WDS, CIWQS, and National Pollutant Discharge Elimination System (NPDES) databases as an active industrial measure issued in April 1992 and a construction measure issued in September 2019 and terminated in 2021. The construction appeared to be associated with the grading of open space (equestrian area). The former use of USTs and the lack of information regarding their removal represent an environmental concern. The landfill listings also represent an environmental concern.
--	---

Site Name	SBCO Park Maintenance, Santa Barbara County – General Services/County Garage, SBCO Corporation Yard, General Services/Vehicle Operations, AT&T Mobility – Goleta, Verizon Wireless – Goleta, SBCO – General Services – Vehicle Operations, SBCO – GS – Communications – J04010
Database(s)	CERS HAZ WASTE, CERS, FINDS, LUST, SWEEPS UST, CORTESE, RGA LUST, HIST UST, UST, RCRA NONGEN/NLR, ECHO, UST, EMI, CERS TANKS, HWTS, HAZNET, CA FID UST
Address	4568 Calle Real
Distance/Direction	Target Property – CY Campus
Comments	The Site was identified on the FINDS, ECHO, HWTS, and CERS databases due to being identified as a chemical storage facility; a UST facility; a RMP Reporter; a hazardous waste generator; a LUST site; and an emissions reporter. Violations identified on CERS were issued from 2013 to 2022; and have generally returned to compliance. The Site was identified as a RCRA Non-Generator in 1990, 1992, and 2020 and as a generator of the following hazardous waste: ➤ Tank bottom waste in 1990 ➤ Oxygenated solvents from 1992 to 1996, and in 2020 ➤ Unspecified solvent mixture in 1993 ➤ Unspecified oil-containing waste from 1993 to 1998, in 2003, and from 2010 to 2013 ➤ Aqueous solution from 1996 to 2000, and from 2015 to 2021 ➤ Oil/water separation sludge in 1997, 2000, and 2009 ➤ Asbestos-containing waste in 2000 and 2020 ➤ Contaminated soil from site cleanup in 2005 ➤ Other organic solids in 2008, and from 2014 to 2021 ➤ Hydrocarbon solvents in 2011 and 2014 ➤ Unspecified organic liquid mixture in 2014 and 2019 ➤ Off-specification, aged, or surplus inorganics in 2020 ➤ Empty containers in 2020 The Site was identified on the historical UST database for the operation of one 12,000-gallon diesel UST, one 12,000-gallon gasoline UST, two 10,000-gallon gasoline USTs, and one 500-gallon waste oil UST. The Site currently operates two 12,000-gallon USTs. The Site was identified on the LUST database for the following releases:

	➤ A gasoline release impacting soil only was discovered in May 1990 during tank removal. Contaminated soil was excavated and aerated on-Site. The case was completed and closed on March 5, 1997. ➤ A gasoline and diesel release impacting soil and soil vapor was reported in March 2005, during tank monitoring. Contaminated soil was excavated in 2005 and a soil vapor extraction (SVE) system was installed in 2009. The case was completed and closed on May 26, 2011. The LUST cases are further discussed below in Section 6.3 and represent an environmental concern. The Site was also identified on the EMI with Facility ID 10577 from 2011 to 2020, for the operation of an emergency generator.
--	---

Site Name	SBCO – GS – 911 Sheriff Emergency Dispatch Center – J03034
Database(s)	CERS
Address	4432 Calle Real
Distance/Direction	Target Property – Jail Campus
Comments	The Site was identified on the CERS database due to being identified as a chemical storage facility. No violations were reported. Based on a lack of reported spills, leaks or violations, this listing is not considered to represent an environmental concern.

Site Name	SB Jail #1, County of Santa Barbara – South Jail, Santa Barbara County Public Works, Santa Barbara County Inmate Services. SB Jail #2, Santa Barbara County – Sheriff County Jail Facility, County of Santa Barbara – Public Safety Dispatch, SB CO – GS – Sheriff Honor Farm (MSF) – J03017
Database(s)	EMI, CERS, HAZNET, HWTS, CA FID UST, SWEEPS UST, HIST UST, FINDS
Address	4436 Calle Real
Distance/Direction	Target Property – Jail Campus
Comments	The Site was identified on the FINDS, HWTS, and CERS databases due to being identified as a chemical storage facility, a hazardous waste generator, and an emissions reporter. Violations identified on CERS were issued in 2022; and have returned to compliance. The Site was identified as a generator of the following hazardous waste: ➤ Asbestos-containing waste in 1991, 2001, 2006, and 2010 ➤ Photochemical/photoprocessing waste from 1996 to 2008 ➤ Unspecified aqueous solution in 1997 ➤ Unspecified organic liquid mixture in 2006 ➤ Off-specification, aged, or surplus organics in 2017 The Site was identified on the historical UST database for the operation of one 500-gallon diesel UST and one 200-gallon diesel UST installed in 1968; one 60,000-gallon waste oil UST; and one 15,000-gallon diesel UST. Citadel reviewed documents provided by the Santa Barbara County. A letter, dated December 10, 1991, discussed the discrepancies of UST information. It was confirmed that only one 15,000-gallon diesel UST was located at the Site, the 60,000-gallon waste oil UST was actually an underground vault servicing the kitchen (to store cooking grease), the 500-gallon UST was likely the 600-gallon aboveground water expansion that was replaced with a bladder tank, and the 200-gallon diesel UST was likely the 25-gallon day tank. The 15,000-gallon diesel UST was closed in place in 1997/1998. The collected soil samples did not indicate that any releases had occurred. The Site was also identified on the EMI with Facility IDs 2026, 10827, 10830, 10831, and 11661 from 2005 to 2020, for the operation of emergency generators and

	boilers. The appearance of the Site on these databases reflects proper handling and disposal of hazardous waste.
--	--

Site Name	County of Santa Barbara – Jail
Database(s)	EMI
Address	4566 Calle Real
Distance/Direction	Target Property – Jail Campus
Comments	The Site was identified on the EMI with Facility ID 2026 in 1995 and 1997, for the operation of four boilers. Based on a lack of reported spills, leaks or violations, this listing is not considered to represent an environmental concern.

Site Name	Sprint Nextel – Goleta, AT&T Mobility – Goleta Overlay – SB21, Verizon Wireless Inc.
Database(s)	FINDS, CERS HAZ WASTE, CERS, RCRA NONGEN/NLR, HWTS, HAZNET, ECHO, EMI
Address	4438 Calle Real
Distance/Direction	Target Property – CY Campus
Comments	The Site was identified on the FINDS, ECHO, HWTS, and CERS databases due to being identified as a chemical storage facility, a hazardous waste generator, and an emissions reporter. No violations were reported. The Site was identified as a RCRA Non-Generator in 2016 and as a generator of aqueous solution in 2006. The Site was also identified on the EMI with Facility ID 10541 from 2009 to 2011, likely for the operation of an emergency generator. The appearance of the Site on these databases reflects proper handling and disposal of hazardous waste. Based on a lack of reported spills, leaks or violations, these listings are not considered to represent an environmental concern.

Site Name	Cingular – Goleta Overlay
Database(s)	EMI, CERS, FINDS
Address	4438 Calle Real
Distance/Direction	Target Property – CY Campus
Comments	The Site was identified on the FIND and CERS databases due to being identified on the EMI with Facility ID 10782 from 2006 to 2019, for the operation of an emergency generator. Based on a lack of reported spills, leaks or violations, these listings are not considered to represent an environmental concern.

Site Name	WLA VA GLAHS, County of Santa Barbara Elections Office, Santa Barbara VA Community Based Outpatient Clinic, SBCO – GS – CRA Elections – J02030
Database(s)	RCRA NONGEN/NLR, FINDS, ECHO, CERS, HWTS, EMI, HAZNET
Address	4440 Calle Real
Distance/Direction	Target Property – HGC Campus
Comments	The Site was identified on the FIND, ECHO, HWTS, and CERS databases due to being identified as a chemical storage facility, a hazardous waste generator, and an emissions reporter. No violations were reported. The Site was identified as a RCRA Non-Generator in 2008 and as a generator of aqueous solution in 1997 and 1999. The Site was also identified on the EMI with Facility ID 11329 from 2012 to 2020, for the operation of an emergency generator. The appearance of the Site on these databases reflects proper handling and disposal of hazardous waste. Based on a lack of reported spills, leaks or violations, these listings are not considered to represent an environmental concern.

Site Name	Genoa Healthcare, Calle Real Adult Services/ADMHS/County of Santa Barbara
Database(s)	FINDS, HWTS, HAZNET, RCRA-VSQG, ECHO, CERS HAZ WASTE
Address	4444 Calle Real
Distance/Direction	Target Property – HGC Campus
Comments	The Site was identified on the FIND, ECHO, HWTS, and CERS databases due to being identified as a hazardous waste generator. The Site was identified as a RCRA Very Small Quantity Generator (VSQG) in 2021 and as a generator of off-specification, aged, or surplus organics and pharmaceutical waste in 2011. The appearance of the Site on these databases reflects proper handling and disposal of hazardous waste. Based on a lack of reported spills, leaks or violations, these listings are not considered to represent an environmental concern.

Site Name	County of Santa Barbara – PHD Psych/Health Bldgs 2, Santa Barbara Health Care Services, Santa Barbara County Department of Behavioral Wellness, Building 3, SBCO – GS – Public Health/PHD Building 2 and 3 – J02016, County of Santa Barbara General Services, SBCO – PHD – Public Health Laboratory Building 3
Database(s)	FINDS, HWTS, HAZNET, ECHO, RGA LUST, CERS HAZ WASTE, CERS, EMI, LUST, CORTESE, HIST CORTESE, RCRA NONGEN/NLR, ECHO
Address	315 Camino del Remedio
Distance/Direction	Target Property – HGC Campus
Comments	The Site was identified on the FINDS, HWTS, and CERS databases due to being identified as a chemical storage facility, a hazardous waste generator, a LUST site, and an emissions reporter. Violations identified on CERS were issued in 2020 and 2022; and have returned to compliance with the exception of the violation in 2022. The Site was identified as a RCRA Non-Generator in 2021 and 2022; and as a generator of the following hazardous waste: ➤ Hydrocarbon solvents in 1984 ➤ Household waste in 1984 and 1985 ➤ Other organic solids in 1985 ➤ Off-specification, aged, or surplus inorganics in 1985 and 1999 ➤ Halogenated solvents in 1986 ➤ Empty containers in 1986 ➤ Pesticides in 1986 ➤ Laboratory waste chemicals in 1986, 1993, and 1994 ➤ Asbestos-containing waste in 1987, 1991, 1993, 1995 ➤ Liquids with mercury in 1993 ➤ PCBs in 1999 ➤ Pharmaceutical waste from 2019 to 2021 The Site was identified on the LUST database for a diesel release impacting soil only reported in August 1990 during tank removal. Contaminated soil was excavated. The case was completed and closed on September 1, 1992. The case is further discussed below in Section 6.3 and is not expected to represent an environmental concern. The Site was also identified on the EMI with Facility IDs 10816 and 11020 from 2009 to 2020, for the operation of an emergency generator and boiler. The appearance of the Site on these databases reflects proper handling and disposal of hazardous waste. These listings are not considered to represent an environmental concern.

Site Name	County of Santa Barbara – General Services Facilities, County of Santa Barbara – Public Health, Santa Barbara Health Care Center, SBCO – GS – Public Health Clinic Building 4 – J02014
Database(s)	FINDS, EMI, ECHO, CERS, RCRA NONGEN/NLR, CHMIRS, HWTS, HAZNET
Address	345 Camino del Remedio
Distance/Direction	Target Property – HGC Campus
Comments	The Site was identified on the FINDS, ECHO, HWTS, and CERS databases due to being identified as a chemical storage facility; a hazardous waste generator; and an emissions reporter. Violations identified on CERS were issued in 2019; and have returned to compliance. The Site was identified as a RCRA Non-Generator in 2022 and as a generator of the following hazardous waste: ➤ Laboratory waste chemicals in 2012 and 2021 ➤ Office-specification, aged, or surplus organics in 2014, 2016, 2018, and 2021 ➤ Pharmaceutical waste in 2015 ➤ Alkaline solution without metals in 2016 ➤ Other inorganic solid waste in 2016 ➤ Liquids with pH less than two in 2016 The Site was also identified on the CHMIRS for vapor release of phenol in June 2002. The substance reportedly permeated through a plastic bottle in the pharmacy and was contained. The Site was also identified on the EMI with Facility IDs 10826 and 11018 from 2009 to 2020, for the operation of emergency generators. The appearance of the Site on these databases reflects proper handling and disposal of hazardous waste. These listings are not considered to represent an environmental concern.

Site Name	Healthstat Onsite Clinic County Santa Barbara Headquarters, Rehab Institute at Santa Barbara
Database(s)	RCRA NONGEN/NLR, LUST, CORTESE, HIST CORTESE
Address	427 Camino del Remedio
Distance/Direction	Target Property – HGC Campus
Comments	The Site was identified as a RCRA Non-Generator in 2019, and on the LUST database for a gasoline leak reported in November 1988. The case was completed and closed by the SBCPDH on March 1, 1990. Further discussion of the LUST case can be found in Section 6.3 and is not expected to represent an environmental concern.

Site Name	Employees University
Database(s)	EMI, CERS, FINDS
Address	267 Camino del Remedio
Distance/Direction	Target Property – HGC Campus
Comments	The Site was identified on the FINDS and CERS databases due to being identified as a chemical storage facility and an emissions reporter. No violations were reported. The Site was identified on the EMI with Facility ID 10825 from 2009 to 2018, for the operation of an emergency generator. Based on a lack of reported spills, leaks or violations, these listings are not considered to represent an environmental concern.

Site Name	County Santa Barbara General Services Department, American Cornerstone
-----------	--

Database(s)	HWTS, HAZNET
Address	263 Camino del Remedio
Distance/Direction	Target Property – HGC Campus
Comments	The Site was identified on the HWTS and HAZNET databases as a generator of unspecified oil containing waste in 1994 and 1995; and waste oil and mixed oil, and other inorganic solid waste in 1995. The appearance of the Site on these databases reflects proper handling and disposal of hazardous waste. Based on a lack of reported spills, leaks or violations, these listings are not considered to represent an environmental concern.

Site Name	SBCO – GS – SB Social Services – J02028, County of Santa Barbara – Social Services
Database(s)	CERS, EMI, FINDS
Address	234 Camino del Remedio
Distance/Direction	Target Property – HGC Campus
Comments	The Site was identified on the FINDS and CERS databases due to being identified as a chemical storage facility and an emissions reporter. No violations were reported. The Site was identified on the EMI with Facility ID 11689 from 2019 to 2020, for the operation of an emergency generator. Based on a lack of reported spills, leaks or violations, these listings are not considered to represent an environmental concern.

Site Name	County of Santa Barbara
Database(s)	HWTS, HAZNET
Address	235 Camino del Remedio
Distance/Direction	Target Property – HGC Campus
Comments	The Site was identified on the HWTS and HAZNET databases as a generator of asbestos-containing waste in 1994. The appearance of the Site on these databases reflects proper handling and disposal of hazardous waste. Based on a lack of reported spills, leaks or violations, these listings are not considered to represent an environmental concern.

Site Name	County of Santa Barbara EHS CUPA
Database(s)	FINDS, ECHO, HWTS, CERS, RCRA NONGEN/NLR
Address	225 Camino del Remedio
Distance/Direction	Target Property – HGC Campus
Comments	The Site was identified on the FINDS, ECHO, HWTS, and CERS databases due to being identified as a hazardous waste generator and a WDS site. Further review of the WDS listing indicates that the listing is associated with the SBCO Environmental Health Services' (EHS) Local Agency Management Program, which provides guidance for Onsite Wastewater Treatment Systems (OWTS) within the county. The Site was also identified as a RCRA Non-Generator in 2014 and 2022. Based on a lack of reported spills, leaks or violations, these listings are not considered to represent an environmental concern.

Site Name	Adams Services – Degassing, Santa Barbara County Air Pollution Control District
Database(s)	FINDS, CERS

Address	260 North San Antonio Road
Distance/Direction	Target Property – HGC Campus
Comments	The Site was identified on the FINDS and CERS databases due to being identified as a chemical storage facility and an emissions reporter. Violations identified on CERS were issued in 2016; and have returned to compliance. Based on a lack of reported spills, leaks or violations, these listings are not considered to represent an environmental concern.

Site Name	County of Santa Barbara – Public Health, DOHS Santa Barbara County
Database(s)	HWTS, CHMIRS, HAZNET, FINDS, ECHO, RCRA-SQG
Address	300 North San Antonio Road
Distance/Direction	Target Property – HGC Campus
Comments	The Site was identified on the FINDS, ECHO, and HWTS databases due to being identified as a hazardous waste generator. The Site was identified as a RCRA-SQG in 1996 and a historic RCRA-LQG in 1986; and as a generator of asbestos-containing waste in 1988; and other inorganic solid waste, latex waste, oxygenated solvents in 2008. The Site was also identified on the CHMIRS in April 2017 for a release of natural gas from a pipeline resulting in the gas venting into the atmosphere and becoming unrecoverable. The pipeline was shut off and repaired. The appearance of the Site on these databases reflects proper handling and disposal of hazardous waste. These listings are not considered to represent an environmental concern.

Site Name	Goleta Cemetery District
Database(s)	HWTS, HAZNET
Address	44 South San Antonio Road
Distance/Direction	Adjoining Property – West of CS Campus
Comments	The adjoining cemetery property was identified on the HWTS and HAZNET databases as a generator of asbestos-containing waste in 2013. Based on a lack of reported spills, leaks or violations, these listings are not considered to represent an environmental concern.

Site Name	Goleta Water District – San Antonio Well
Database(s)	CUPA LISTINGS
Address	46 South San Antonio Road
Distance/Direction	Target Property – CS Campus
Comments	The Site was identified on the CUPA Listings with Facility ID FA0013864. Further review of this listing indicated the use and storage of sodium hypochlorite associated with the Goleta Water District's groundwater production well. Based on a lack of reported spills, leaks or violations, this listing is not considered to represent an environmental concern.

Site Name	Santa Barbara County – General Services Administration, SBCO – GS – Sheriff Coroner's Office – J01005, SB County Sheriff – Coroner
Database(s)	HWTS, HAZNET, CERS, CERS HAZ WASTE, FINDS, ECHO, RCRA NONGEN/NLR, EMI
Address	66 South San Antonio Road
Distance/Direction	Target Property – CS Campus

Comments	The Site was identified on the FINDS, ECHO, HWTS, and CERS databases due to being identified as a chemical storage facility, hazardous waste generator, an RMP Reporter, and an emissions reporter. Violations identified on CERS were issued in 2015, 2016, and 2020; and have returned to compliance. The Site was identified as a RCRA Non-Generator in 1991 and as a generator of the following hazardous waste: ➤ Asbestos-containing waste in 2006 ➤ Unspecified solvent mixture in 1991, 1997, and 1999 ➤ Unspecified organic liquid mixture in 1998, and from 2009 to 2013 ➤ Alkaline solution in 2020 The Site was identified on the EMI with Facility ID 10863 from 2009 to 2018, likely for the operation of an emergency generator. The appearance of the Site on these databases reflects proper handling and disposal of hazardous waste. Based on a lack of reported spills, leaks or violations, these listings are not considered to represent an environmental concern.
----------	--

Site Name	Isotherm Company, La Cumbre Mutual Water
Database(s)	HWTS, HAZNET, CHMIRS, CERS, ERNS
Address	4500 Hollister Avenue
Distance/Direction	Target Property – CS Campus
Comments	The Site was identified on the HWTS and CERS databases due to being identified as a chemical storage facility. No violations were reported. The Site was also identified on the CHMIRS and/or ERNS for the following releases: ➤ A 500-gallon release of sewage was reported in February 1998, due to overflow caused by flooding conditions. The release was reportedly contained and cleaned up by the reporting party. ➤ A 4,000-gallon release of sewage in a storm drain was reported in March 2004, due to a sewer line back up. The release was reportedly cleaned up by a contractor. The Site was also identified on the HAZNET database as a generator of asbestos-containing waste in 1984. The appearance of the Site on these databases reflects proper handling and disposal of hazardous waste. Based on a lack of reported violations, these listings are not considered to represent an environmental concern.

Site Name	Food Bank – Santa Barbara, Food Bank of Santa Barbara County
Database(s)	FINDS, CERS, EMI
Address	4554 Hollister Avenue
Distance/Direction	Target Property – CS Campus
Comments	The Site was identified on the FINDS and CERS databases due to being identified as a chemical storage facility, a RMP Reporter, and an emissions reporter. Violations identified on CERS were issued in 2015; and have returned to compliance. The Site was identified on the EMI with Facility ID 11281 from 2011 to 2020, for the operation of an emergency generator. Based on a lack of reported spills or leaks, these listings are not considered to represent an environmental concern.

Site Name	SB County Fire Station 13, Santa Barbara County Department of Public Works, SBCO – GS – Fire Station 13 – C13001, Santa Barbara County Fire Department
-----------	--

Database(s)	LUST, CORTESE, CERS, HWTS, HAZNET, FINDS, SWEEPS UST, CA FID UST, RGA LUST, HIST UST, HIST CORTESE
Address	4570 Hollister Avenue
Distance/Direction	Target Property – CS Campus
Comments	The Site was identified on the FINDS, HWTS, and CERS databases due to being identified as a chemical storage facility and a LUST site. Violations identified on CERS were issued in 2016. The Site was identified on the historical UST databases for one 1,500-gallon gasoline UST and one 1,000-gallon diesel UST; and on the LUST database for a gasoline release discovered in August 1988, during tank closure. Gasoline impacted soil was aerated in 1989; a SVE system operated from 1991 to 1997; groundwater pump and treat were conducted from 2000 to 2004; and additional SVE system operated from 2002 to 2004. The case was completed and closed on September 2, 2011. The LUST case is further discussed below in Section 6.3 and represents an environmental concern. The Site was also identified on the HAZNET database as a generator of waste oil and mixed oil in 1989.

Maps showing the location of these facilities and additional information are provided in the Government Records Report in Appendix K.

6.2 VAPOR ENCROACHMENT CONDITION

According to ASTM E2600-15, the goal of conducting a vapor encroachment screening on a parcel of property is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of chemicals of concern vapors in the subsurface of the target property (TP) caused by the release of vapors from contaminated soil or groundwater or both either on or near the target property as identified by Tier 1 or Tier 2 procedures. The purpose of Tier 1 is to conduct a screen using Phase I ESA-type information to determine if a VEC exists at the target property. If the Tier 1 screen cannot rule out the possibility of a VEC existing at the target property, then a Tier 2 screen can be conducted. Tier 2 applies numeric screening criteria to existing or newly collected soil, soil gas, and/or groundwater testing results to evaluate whether or not a VEC can be ruled out. Tier 2 has two data collective components: non-invasive and invasive.

Tier 1 screening begins with the default area of concern (AOC) defined by the approximate minimum search distances adjusted as appropriate for local conditions, and then determining if known or suspected contaminated properties with contaminants of concern (COCs) exist within the established AOC. The default AOC is one third of a mile around the TP for COCs and one-tenth of a mile for petroleum hydrocarbon COCs. The AOC is measured from the TP boundary to a contaminated property with known or suspected COC contamination of soil or groundwater or both. The default AOC may be expanded or reduced by the environmental professional (adjusted AOC) using experience and professional judgment, based on factors like groundwater flow direction, subsurface characteristics, surficial features and man-made features.

If groundwater flow direction is known or can be inferred from the Phase I ESA investigation of the TP, the default AOC in the down-gradient direction may be reduced to the area within the critical distance of 100 feet. The AOC in the cross-gradient direction may also be reduced, depending upon the critical distance and the width of the COC-contaminated plume associated with a known or likely COC-contaminated property located in a cross-gradient direction from the TP. The critical distance is the lineal distance in any direction between the nearest edge of the contaminated plume and the nearest TP boundary, and is equal to 100 feet for COCs or 30 feet for dissolved petroleum hydrocarbon COCs.

For a COC-contaminated property identified in Tier 1 located down-gradient from the TP, it is not necessary to have information on migrating groundwater contaminated plume dimensions as the critical distance is measured from the nearest TP boundary to the source of contamination at the off-site down-gradient property. In this case, the AOC may be reduced to the area within the critical distance.

For a contaminated property identified in Tier 1 located crossgradient from the TP, the AOC will be the area within the critical distance plus one half of a reasonable estimation of the contaminated plume width (at the point nearest the closest TP boundary) that might be associated with the nearby known or suspected COC-contaminated property (that is, the COC-contaminated property where the groundwater contamination originated). The environmental professional's judgment and experience can be used to estimate the width of the COC-contaminated plume that might be associated with the nearby known or suspected COC-contaminated property. If it is not possible to estimate the contaminated plume width, then the AOC cannot be reduced in the cross-gradient direction.

Citadel reviewed information provided by EDR regarding nearby properties to evaluate for potential on-Site vapor encroachment concerns from off-site sources. According to EDR, no historical releases of petroleum products from a leaking underground storage tank (LUST) occurred within 0.25-mile and upgradient of the Site. The Site was identified with eight LUST cases and one CPS case. The cases are further discussed below in Section 6.3.

EDR also provided the following listings on the Historical Gas Station and Dry Cleaners databases as within 0.125-mile and upgradient, 365 feet and cross-gradient, or 100 feet and downgradient of the Site.

Historical Gas Stations	
Site Name	Scott Jas 201
Address	4485 Hollister Avenue
Distance/Direction	166 feet southeast and cross-gradient of the Site
Comments	According to EDR, this property was occupied as a gasoline and oil service station in 1940. Review of historical records indicate that the property was developed with a small structure, likely a residence, by 1928, and appeared undeveloped by 1938 until 1967 with the development of several of the current church structures. It is unlikely that a service station operated at this property. Based on this finding and the distance and cross-gradient location from the Site, this listing is not likely to have adversely affected the Site.

Historical Dry Cleaners	
Site Name	Perform Maintenance
Address	61 South San Antonio Road
Distance/Direction	95 feet southwest and downgradient of the Site
Comments	According to EDR, this property was occupied as a carpet and rug cleaner in 1985. Review of historical records indicate that the property has been developed with the current single-family residence by 1967. While it is possible that a carpet/rug cleaning business operated at the residence, it is unlikely that rug cleaning or drycleaning equipment were located at the residence. Based on this finding and distance and downgradient location from the Site, this listing is not likely to have adversely affected the Site.

Additional information on these properties can be reviewed in the EDR Radius Map Report, which is included as Appendix K.

6.3 REGULATORY AGENCIES

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous materials use, storage, and/or unauthorized releases that may have impacted the Site.

BUILDING DEPARTMENT

Citadel contacted the County of Santa Barbara Building Department for information regarding the Site in order to identify historical tenants and property use. Please see Section 5.2 for further discussion.

FIRE DEPARTMENT

Santa Barbara County is the local Certified Unified Program Agency (CUPA). Citadel submitted a records request for further information regarding the Site with UST listings. The agency provided the following information as summarized:

- SBCO Road Yard at 4415 Cathedral Oaks Road at the CY Campus
 - Inspection reports and notes from 1986 to 2004 indicated the following:
 - A complaint in May 1986 reported that the creek was backed up with oil coming from the County Road Yard causing an infestation of mosquitos; further investigations did not find evidence of oil in water
 - A complaint in July 1991 reported a gasoline discharge due to a tank leak; site assessment and remediation of contamination are further discussed below as a LUST Cleanup Site
 - Inspections reports indicated the removal of hydraulic lifts in 2004 and the presence of a 550-gallon diesel spray-out AST that was installed pre-1990s
 - An inspection report in 2012 identified the diesel spray-out tank as a non-permitted 550-gallon UST that should be removed; the UST removal is further discussed below as a LUST Cleanup Site
 - A hazardous materials spills report in October 2012 indicated that an overflow was discovered at the continuous spray-out area; the release was limited to the soil and cleaned up as part of the LUST Cleanup Site for the removal of the removal of the non-permitted UST
 - A radioactive material license issued by the California Department of Health Services was reported in 2016; small amounts of nuclear material as cesium 137 were reportedly in sealed sources in two nuclear testing gauges used to test soil and asphalt compaction in construction projects
 - Inspection reports in 2018 indicated that the facility was not a Certified Appliance Recycler (CAR); major appliances are transferred to the Transfer Station
 - The most recent provided inspection report in 2020 reported the presence of the following hazardous materials: three 55-gallon drums of waste oil, pervo plastic, concrete bags, latex paints, propane, oxygen, acetylene, cesium 137, and americium 241
- SBCO Public Works – SCRTS (Transfer Station) at 4430 Calle Real at the CY Campus

- Inspection reports and notes from 1990 to 1994 indicated that the Transfer Station was destroyed by fire in June 1990; the fire was reportedly ignited by spark hitting cardboard in trash
 - Inspection reports from 1996 to 2007 referenced 1995 permits to store/dispense flammable gases and liquids, store/handle hazardous materials, operate a repair garage, and operate welding/cutting processes
 - A CAR application was submitted and approved in September 2014
 - The most recent provided inspection report in 2022 reported the facility as a transfer station with appliance recycling and incidental maintenance operations and the presence of the following hazardous materials: diesel exhaust fluid and citrus odor eliminator in the tire shop; various compressed gases in the maintenance shop; hydraulic oil, motor oil, used oils and oil filters, and automotive grease in oil storage shed next to maintenance shop; a propane tank; and various hazardous waste collected from standard operations including batteries and refrigerant
- SBCO Park Maintenance at 4568 Calle Real at the CY Campus
- Inspection reports from 1991 to 2017 indicated the following:
 - A building burned/damaged during the Painted Cave Fire had not been rebuilt by 1991
 - Waste oil, waste solvent, and oily water were generally reported
 - The most recent provided inspection report in 2020 reported the presence of acetylene, carbon dioxide, argon, oxygen, Armakleen, and hazardous waste including metal shavings, lubricating oil, and auto transmission fluids
- SBCO – GS – Vehicle Operations at 4568 Calle Real at the CY Campus
- Reviewed documents from 2002 to 2022 included UST monitoring reports (Secondary Containment Testing, Monitoring System Certification, Overfill Prevention Equipment, Spill Container Testing); a permit to modify the USTs was issued in 2019
 - Unified Program Facility Permit issued in 2013 indicated the presence of one 10,000-gallon gasoline UST and one 10,000-gallon diesel UST
 - Unified Program Facility Permits issued from 2017 to 2022 indicated the presence of one 12,000-gallon gasoline UST and one 10,000-gallon diesel UST
 - The most recent provided documents indicated that the Secondary Containment Testing was completed in 2021; and the Monitoring System Certification and Spill Container Testing were completed in 2022
- Verizon Wireless at 4568 Calle Real at the CY Campus
- Documents reviewed indicated the removal of one 150-gallon diesel AST in October 2006; the removal was conducted under the guidance of the Santa Barbara County Fire Department (SBCFD) and no soil sampling was required
 - A new emergency generator with a 210-gallon diesel belly tank was installed by 2008
 - The most recent provided inspection report in 2021 reported the presence of 210 gallons of diesel, lead acid batteries, and halon
- Nextel Cell Site CA 6200 at 4568 Calle Real at the CY Campus
- Reviewed documents indicated the presence of one 250-gallon diesel AST and lead acid battery in 2010
 - The most recent provided inspection report in 2018 indicated that the reported hazardous materials had been removed and the structure was owned by County Facilities Management Division – Communications

- SBCO – GS – Facilities at 4568 Calle Real at the CY Campus
 - Inspection reports from 2019 to 2022 indicated the presence of 45, 80, and 150 gallons of diesel and paint; the diesel is reportedly associated with portable generators that are only partially filled to test for functionality and filled at destination
- SBCO – GS – Communications at 4568 Calle Real at the CY Campus
 - Inspection reports from 2019 to 2022 indicated the presence of a portable generator with a 100-gallon diesel fuel tank
- SBCO – GS – Sheriff – Main Jail #2 at 4436 Calle Real at the Jail Campus
 - Documents reviewed indicated that a 15,000-gallon diesel UST was installed in 1968 and abandoned in place in 1997/1998; total petroleum hydrocarbon (TPH), benzene, toluene, ethylbenzene, and xylenes (BTEX), methyl tert-butyl ether (MTBE), ethylene dichloride (EDC), and ethylene dibromide (EDB) were not detected in the three collected soil samples
 - A letter, dated December 10, 1991, discussed the discrepancies of UST information at Road Yard and Main Jail
 - Information for Road Yard indicated the presence of five USTs; however, according to the letter, one 10,000-gallon gasoline UST, one 5,000-gallon gasoline UST, one 5,000-gallon diesel UST, and one 500-gallon waste oil UST were present until their removal in July 1991
 - Information for Main Jail indicated the presence of one 500-gallon and one 200-gallon diesel USTs servicing the boiler and emergency generator; however, according to the letter, one 25-gallon day tank (which services the emergency generator) fed off of one 15,000-gallon UST; the remaining tanks include a 60,000-gallon underground vault servicing the kitchen (to store cooking grease) and a 600-gallon aboveground water expansion tank that was replaced with a bladder tank
 - The most recent provided inspection report in 2022 reported the presence of one diesel emergency generator with a 1,100-gallon belly tank
- SBCO – GS – Sheriff Honor Farm at 4436 Calle Real at the Jail Campus
 - Inspection reports from 2019 to 2022 indicated the presence of a diesel emergency generator with a 145-gallon belly tank southwest of a building
- SBCO – GS – Sheriff – Main Jail #1 at 4436 Calle Real at the Jail Campus
 - Inspection reports from 2019 to 2022 indicated the presence of a diesel emergency generator with a 500-gallon belly tank
- SCBO – GS – Public Health Building 2 and 3 at 315 Camino del Remedio at the HGC Campus
 - UST Removal Worksheets indicated the removal of six USTs in August 1990:
 - 550-gallon diesel UST northwest of Boiler Building (south portion of the current PHD Building)
 - 475-gallon diesel UST northwest of Boiler Building (south portion of the current PHD Building)
 - 250-gallon diesel day tank adjacent to south wall of Boiler Building; the day tank was approximately 1.6 inches below ground surface
 - 310-gallon diesel UST by the former Rehabilitation Institute (north of the current PHD Building)

- 12,000-gallon diesel UST northeast of Boiler Building
 - 250-gallon diesel UST east of Boiler Building
 - With the exception of the 12,000-gallon UST, samples collected during the removal of the USTs did not indicate any releases of diesel; the 12,000-gallon UST is further discussed below as a LUST cleanup site
 - Inspection reports indicate that 725 gallons of diesel were reported in 2019; the diesel is associated with an exterior emergency generator
 - Inspection report in 2020 indicated that the hazardous waste in laboratory was managed by PHD, not General Services; therefore, this facility as General Services was not subject to the hazardous waste generator program
- SCBO – PHD – Public Health Laboratory Building 3 at 315 Camino del Remedio at the HGC Campus
- Inspection reports in 2020 indicated that the facility needed to report 2,622 cubic feet of carbon dioxide and that hazardous waste containers needed to be properly labeled
- SBCO – GS – Fire Station 13 at 4750 Hollister Avenue
- Documents reviewed identified a 1987 application for a permit to abandon one 150-gallon gasoline UST; however, the application indicated that the UST was removed and soil had been contaminated; the UST removal is further discussed below as a LUST Cleanup Site
 - Inspection reports from 2016 to 2020 indicated the presence of an emergency generator with a 75-gallon diesel belly tank

A copy of the provided documents can be found in Appendix L.

CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

The California EPA (CalEPA) Regulated Site Portal combines data of environmentally regulated sites and facilities in California into a single, searchable database. The portal provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials. Citadel reviewed the Site Portal Profile for the Site addresses. The Site was identified on the database for the following programs:

FACILITY NAME	ADDRESS	PROGRAM	DESCRIPTION
PS CAMPUS			
SBCO – GS – Emergency Operations Center (EOC/OES) J05020	4408 Cathedral Oaks Road	Aboveground Petroleum Storage, Chemical Storage Facilities	Chemicals reported in 2023 included diesel fuel between 3,000 and 6,000 gallons
SBCO – GS – Fire Admin Warehouse – J05005	4410 Cathedral Oaks Road	Chemical Storage Facilities	Chemicals reported in 2020 included diesel fuel between 600 and 1,200 gallons
County Fire – Cathedral Oaks	4410 Cathedral Oaks Road	US EPA Air Emission Inventory System (EIS)	No further information provided
CY CAMPUS			
Road Maintenance Yard	4415 Cathedral Oaks Road	NPDES Wastewater and Stormwater	No further information provided

FACILITY NAME	ADDRESS	PROGRAM	DESCRIPTION
SBCO Road Yard – Goleta	4415 Cathedral Oaks Road	Chemical Storage Facilities, Hazardous Waste Generator	Chemicals reported in 2021 included acetylene, oxygen, propane, Americium, cement, crack seal material, latex paints, pervo plastic, waste solvents, and waste oil
SB County Road Yard	4415 Cathedral Oaks Road	LUST Cleanup Site	No further information provided
SB County Road Yard 2	4415 Cathedral Oaks Road	LUST Cleanup Site	No further information provided
SBC Road Yard	4415 Cathedral Oaks Road	LUST Cleanup Site	No further information provided
Santa Barbara County Sheriff's Shooting Range	605 Camino del Remedio	Cleanup Program Site	No further information provided
Santa Barbara County Transfer Station	4430 Calle Real	Industrial Facility Storm Water	No further information provided
SBCO – Public Works – SCRTS – J04022	4430 Calle Real	Chemical Storage Facilities, Hazardous Waste Generator	Chemicals reported in 2023 included acetylene, argon, nitrogen, oxygen, propane, refrigerant, automotive grease, florescent light bulbs and tubes, gasoline, household batteries, hydraulic oil, lead acid batteries, motor oil, SL-4000, Stoddard solvent, ultra pure urea solution, waste lubricating oils and waste oil absorbent
Sprint Nextel – Goleta	4438 Calle Real	US EPA EIS	No further information provided
AT&T Mobility – Goleta Overlay – SB21	4438 Calle Real	Chemical Storage Facilities, Hazardous Waste Generator	Chemicals reported in 2022 included diesel fuel between 120 and 600 gallons
SB Co. Corporation Yard	4568 Calle Real	LUST Cleanup Site	No further information provided
SBCO – Gen Services – Vehicle Operations	4568 Calle Real	Chemical Storage Facilities, Hazardous Waste Generator, UST	Chemicals reported in 2023 included acetylene, argon/carbon dioxide mix, diesel exhaust fluid, lubricating motor oil, anti-freeze, transmission fluid, waste oil, and waste antifreeze; gasoline and diesel fuel between 12,000 and 60,000 gallons
SBCO – General Services – Facilities – J04013	4568 Calle Real, Building B	Chemical Storage Facilities	Chemicals reported in 2022 included diesel fuel between 120 and

FACILITY NAME	ADDRESS	PROGRAM	DESCRIPTION
			600 gallons and Stoddard Solvent between 60 and 120 gallons
Verizon Wireless – Goleta	4568 Calle Real, Unit B	US EPA EIS	No further information provided
SBCO – GS – Communications J04010	4568 Calle Real, Building C	Chemical Storage Facilities	Chemicals reported in 2022 included diesel fuel between 60 and 120 gallons
SBCO Park Maintenance	4568 Calle Real, Building E	Hazardous Waste Generator	No further information provided
JAIL CAMPUS			
SBCO – GS – 911 Sheriff Emergency Dispatch Center – J03034	4432 Calle Real	Chemical Storage Facilities	Chemicals reported in 2022 included diesel fuel between 120 and 600 gallons
SB Jail #1	4436 Calle Real	US EPA EIS	No further information provided
SB Jail #2	4436 Calle Real	US EPA EIS	No further information provided
Public Safety Dispatch – Calle Real	4436 Calle Real	US EPA EIS	No further information provided
SBCO – GS – Sheriff – Main Jail #1 (IRC) – J03028	4436 Calle Real	Chemical Storage Facilities	Chemicals reported in 2022 included diesel fuel each between 120 and 600 gallons
SBCO – GS – Sheriff – Main Jail #2 – J03010	4436 Calle Real	Chemical Storage Facilities	Chemicals reported in 2023 included Stoddard solvent and diesel fuel each between 600 and 1,200 gallons
SBCO – GS – Sheriff Honor Farm (MSF) – J03017	4436 Calle Real	Chemical Storage Facilities	Chemicals reported in 2022 included diesel fuel between 120 and 600 gallons
Cingular – Goleta Overlay	4438 Calle Real (10776)	US EPA EIS	No further information provided
HGC CAMPUS			
Adam's Services – Degassing	260 North San Antonio Road	US EPA EIS	No further information provided
Santa Barbara County Air Pollution Control District	260 North San Antonio Road, Suite A	Chemical Storage Facilities	Chemicals reported in 2023 included hydrogen
Santa Barbara County LAMP	225 Camino del Remedio	Waste Discharge Requirements	No further information provided
SBCO – GS – SB Social Services – J0208	234 Camino del Remedio	Chemical Storage Facilities	Chemicals reported in 2023 included diesel fuel between 600 and 1,200 gallons
Employees University	267 Camino del Remedio	US EPA EIS	No further information provided
SBCO – GS – Human Resources Employee University – J02022	267 Camino del Remedio	Chemical Storage Facilities	Chemicals reported in 2023 included diesel fuel between 120 and 600 gallons

FACILITY NAME	ADDRESS	PROGRAM	DESCRIPTION
Public Health	315 Camino del Remedio	US EPA EIS	No further information provided
SBCO – GS – Public Health/PMF Building 2 and 3 – J02016	315 Camino del Remedio	Chemical Storage Facilities, Hazardous Waste Generator, RCRA LQ HW Generator	Chemicals reported in 2023 included diesel fuel between 600 and 1,200 gallons and carbon dioxide
SBCO – PHD – Public Health Laboratory Building 3	315 Camino del Remedio	Chemical Storage Facilities, Hazardous Waste Generator	Chemicals reported in 2022 included carbon dioxide
Health Care Services	315 Camino del Remedio	LUST Cleanup Site	No further information provided
Public Health	345 Camino del Remedio	US EPA EIS	No further information provided
SBCO – GS – Public Health Clinic Building #4 – J02014	345 Camino del Remedio	Chemical Storage Facilities	Chemicals reported in 2022 included diesel fuel between 120 and 600 gallons
Rehab Institute at SB	427 Camino del Remedio	LUST Cleanup Site	No further information provided
Genoa Healthcare	4444 Calle Real Suite P1	Hazardous Waste Generator	No further information provided
SBCO – GS – CRA Elections – J02030	4440A Calle Real	Chemical Storage Facilities	Chemicals reported in 2023 included diesel fuel between 60 and 120 gallons
CS CAMPUS			
GWD San Antonio Well	46 San Antonio Road	Chemical Storage Facilities	Chemicals reported in 2022 included sodium hypochlorite
SB County Sheriff – Coroner	66 South San Antonio Road	US EPA EIS	No further information provided
SBCO – GS – Sheriff Coroner's Office – J01005	66 South San Antonio Road	Chemical Storage Facilities, Hazardous Waste Generator	Chemicals reported in 2023 included diesel fuel between 120 and 600 gallons
SBCO – GS – Fire Station #13 – C13001	4570 Hollister Avenue	Chemical Storage Facilities	Chemicals reported in 2020 included diesel fuel between 60 and 120 gallons
SB County Fire Station #13	4570 Hollister Avenue	LUST Cleanup Site	No further information provided
Food Bank – Santa Barbara	4554 Hollister Avenue	US EPA EIS	No further information provided
Food Bank of Santa Barbara County	4554 Hollister Avenue	Chemical Storage Facilities	Chemicals reported in 2023 included diesel fuel between 120 and 600 gallons and chlorinated fluorocarbon
Verizon Wireless South Goleta	4500 Hollister Avenue	Chemical Storage Facilities	Chemicals reported in 2023 included diesel fuel between 60 and 120 gallons and electrolyte/sulfuric acid

AIR QUALITY MANAGEMENT DISTRICT

Citadel reviewed information available on-line through the Santa Barbara County Air Pollution Control District's Permitted Facilities Map. The Site was identified with the following permits:

FACILITY	ADDRESS	FACILITY ID	DESCRIPTION
PS CAMPUS			
County of Santa Barbara – OES Emergency Operations Center	4408 Cathedral Oaks Road	11337	Permit issued in 2022 to operate diesel emergency generator
County of Santa Barbara – Fire Department – Cathedral Oaks	4410 Cathedral Oaks Road	10818	Permit issued in 2021 to operate diesel emergency generator
CY CAMPUS			
Cingular– Goleta Overlay	4438 Calle Real	10782	Permit issued in 2021 to operate diesel emergency generator
County of Santa Barbara – SC Fueling Facility	4568 Calle Real, Unit B	1241	Permit issued in 2009 and 2011 to operate one 12,000-gallon gasoline UST for bulk loading of a mobile delivery truck and vehicle refueling
Verizon Wireless – Goleta	4568 Calle Real, Unit B	10577	Permit issued in 2021 to operate diesel emergency generator
JAIL CAMPUS			
County of Santa Barbara – Public Safety Dispatch	4432 Calle Real	10827	Permit issued in 2021 to operate diesel emergency generator, replacing a 1997 generator
County of Santa Barbara – Honor Farm	4436 Calle Real	11661	Permit issued in 2022 to operate diesel emergency generator
County of Santa Barbara – Jail #1	4436 Calle Real	10830	Permit not available for review
County of Santa Barbara – Jail #2	4436 Calle Real	10831	Permit issued in 2021 to operate diesel emergency generator
County of Santa Barbara – South Jail	4436 Calle Real	2026	Permit issued in 2021 to operate four boilers
HGC CAMPUS			
County of Santa Barbara – Social Services	234 Camino del Remedio	11689	Permit issued in 2022 to operate diesel emergency generator
County of Santa Barbara – Employee University	267 Camino del Remedio	10825	Permit issued in 2021 to operate diesel emergency generator
County of Santa Barbara – Public Health	315 Camino del Remedio	10816	Permit issued in 2021 to operate diesel emergency generator
County of Santa Barbara – PHD Psych/Health Buildings 2 and 3	315 Camino del Remedio	11020	Boiler permit not available for review
County of Santa Barbara – Public Health	345 Camino del Remedio	10826	Permit issued in 2021 to operate diesel emergency generator
County of Santa Barbara – Public Health Clinic/Building 4	345 Camino del Remedio	11018	Boiler permit not available for review
County of Santa Barbara – Elections Office	4440 Calle Real	11329	Permit issued in 2022 to operate diesel emergency generator
CS CAMPUS			
Food Bank – Santa Barbara	4554 Hollister Avenue	11281	Permit issued in 2023 to operate diesel emergency generator

The use of emergency generators and boilers at the Site is not expected to represent an environmental concern.

REGIONAL WATER QUALITY CONTROL BOARD

The GeoTracker Database is the California State Water Resources Control Board's (SWRCB) Internet-accessible database system used by the SWRCB, regional boards, and local agencies to track and archive compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. According to GeoTracker, the Site was identified as a LUST Cleanup Site or Cleanup Program Site with the following listings:

- SBC Road Yard, 4415 Cathedral Oaks Road, is located in the northeast portion of the CY Campus. According to information provided by GeoTracker, the Santa Barbara County Roads Division (SBCRD) facility formerly used several unlined disposal pits (including a main pit and two auxiliary pits) for disposal of asphalt-diesel fuel emulsions and paint thinners from the mid-1960s until 1986. The facility also included a shop area used for painting and equipment cleaning. Soil sampling conducted in 1987 indicated TPH contamination in disposal pits and lead contamination in the paint shop area; and identified three areas that required soil remediation: a paint waste disposal area, and a main asphalt emulsion disposal pit, and an auxiliary asphalt emulsion disposal pit. The disposal pits were located northwest of the Public Works Transportation Road Yard Buildings. Contaminated soil in the paint waste disposal area was excavated and disposed off-site in 1989. The excavation and aeration of contaminated soil from the disposal pits was conducted in 1990. The SBCO EHS issued a no further action letter on August 10, 1990, confirming the completion of investigation and remedial action for diesel fuel, paint, and other hazardous materials deposited on the soil surface prior to 1986. However, confirmation soil sampling of the main disposal pit indicated that the lateral and vertical limits of the TPH contamination were not fully evaluated. While the case was closed, the potential residual soil contamination represents an environmental concern.
- SB County Road Yard, 4415 Cathedral Oaks Road, is located in the northeast portion of the CY Campus along Cathedral Oaks Road. According to information provided by GeoTracker, four USTs associated with a former vehicle fueling location were removed in July 1991. The USTs consisted of a 10,000-gallon gasoline UST, a 5,000-gallon gasoline UST, a 5,000-gallon diesel UST, and a 500-gallon waste oil UST. Laboratory results from the soil samples collected during USTs removal indicated a release of gasoline. Further assessment indicated that soil and groundwater at the Site was impacted between 20 and 60 feet bgs by gasoline and gasoline constituents above regulatory concentrations. A total of 76 monitoring and remediation wells were installed on and off-site; remediation activities include free product removal of 26 gallons from 1995 to 2002; soil vapor extraction (SVE) of 18,250 pounds from 1998 to 2010; pump and treat groundwater of 4,669,326 gallons from 1999 to 2010; in-situ biological treatment of groundwater from 2001 to 2003; free product removal of 125 gallons from 2002 to 2004; and in-situ biological treatment from 2005 to 2010 and 2013 to 2014. A human health risk assessment performed in 2012 determined that the risk to onsite workers and construction works to be within acceptable regulatory ranges based on Site data including soil vapor samples collected at six and 20 feet bgs. According to the UST case closure summary form, the Site met the SWRCB's Low Threat UST Case Closure Policy Criteria. The SBCO PHD issued a letter on February 20, 2015, confirming the completion of a site investigation and corrective action for the former USTs. Since the case was closed under SWRCB's Low Threat UST Case Policy Criteria, the potential residual soil contamination represents an environmental concern.

- SB County Road Yard 2, 4415 Cathedral Oaks Road, is located in the northeast portion of the CY Campus. According to information provided by GeoTracker, a 2012 inspection found that waste emulsion liquids mixed with diesel fuel generated from the cleaning of a dispersion spray device was disposed of into a subsurface corrugated metal basin, which was considered a non-permitted UST. The UST has been referenced with different capacities from 250 to 650 gallons. The UST was located near the area of the former main disposal pit and was removed in September 2012. Laboratory results from the soil samples collected during UST removal indicated a release of diesel and motor oil. Approximately 20 cubic yards of contaminated soil were excavated and disposed off-site in March 2013. The SBCFD issued a letter on June 13, 2013, confirming the completion of a site investigation and corrective action for the former UST. Based on the case closure, the former UST and associated release are not expected to represent an environmental concern.
- Santa Barbara County Sheriff's Shooting Range, 605 Camino del Remedio, is located in the west portion of the CY Campus. According to information provided by GeoTracker, a shooting range has occupied the Site since 1957, with the upper range receiving most of the use until 1967 when the lower range was active. An initial site assessment consisting of the collection of 74 soil samples was conducted in 1998. The soil samples were analyzed for lead. The consultant concluded that the soil samples exceeded both RCRA and State cleanup levels. As a result, a case was opened in July 1998. A Supplemental Assessment and Feasibility Study for Remediation was conducted in January 2000. Contaminated soil was excavated for on-site remediation; and eight confirmation soil samples were collected in June 2001. No further information was provided; however, Citadel reviewed building permit information indicating that the proposed remediation consisted of 2,700 cubic yards of soil to be treated and stockpiled on-site and that the treated soil would be used as structural fill for the building pad of the new shooting range built in 2001. The case was completed and closed by the SBCFD on May 15, 2013. Based on the case closure, the former lead-impacted soil is not expected to represent an environmental concern.
- SB County Corporation Yard, 4568 Calle Real, is located in the northeast portion of the CY Campus. According to information provided by GeoTracker, one 1,000-gallon waste oil UST was removed in 1988 and two 10,000-gallon gasoline USTs installed in 1972 were removed in May 1990. Laboratory results from the soil samples collected during 1990 USTs removal indicated a release of gasoline from an excavation trench located west of the tank excavation and near the pump island. Two new 12,000-gallon USTs were installed approximately 10 to 20 feet south of the former tank excavation. Contaminated soil was excavated from a 1,500 cubic yard area to 30 feet bgs in 1990. Landfill waste was encountered in a trench adjacent to the excavation; however, solid waste was not encountered during remedial excavation. Confirmation sampling of the northeast wall identified TPH concentration of 200 parts per million (ppm) at a depth of 28 feet bgs; and benzene concentration of 2.0 ppm, toluene concentration at 79 ppm, and TPH concentration of 1,200 ppm at a depth of 30 feet bgs. The contaminated soil was aerated on-site in 1991. Groundwater monitoring for the Foothill Landfill did not detect the presence of gasoline constituents. The SBCO Protection Services Division issued a no further action letter on March 5, 1997, confirming the completion of investigation and remedial action for the former UST release. While the case was closed, the residual soil contamination represents an environmental concern.
- SB County Corporation Yard, 4568 Calle Real, is located in the northeast portion of the CY Campus. According to information provided by GeoTracker, an investigation prompted

by a failed tightness test in 2005, revealed the presence of soil contamination under and around the fuel dispenser. Contaminated soil was excavated in 2005; however, elevated concentrations of TPHg, TPHd, toluene, ethylbenzene, xylenes, and MTBE remained at the north and west bottom of the excavation at 15 feet bgs. Additional assessments conducted in 2006, 2007, and 2009 defined the vertical and lateral extent of contamination to the west, north, and east. Groundwater was not encountered up to 90 feet bgs during a 2006 investigation. A SVE system was installed in July 2009; however, landfill gas was being extracted in sufficient quantity that would increase the likelihood of subsurface combustion at the former landfill. Operation of the SVE system ceased in December 2009; groundwater was produced in several wells during the operation of the SVE system. A groundwater investigation in April 2010, reported 1,2-dichloroethane, cis-1,2-dichloroethene, and TPHg at concentrations of 6.0 micrograms per liter ($\mu\text{g/L}$), 1.8 $\mu\text{g/L}$, and 100 $\mu\text{g/L}$, respectively. The regulatory agency, SBCFD, indicated that additional groundwater investigation was not required, the soil contamination was adequately defined laterally and extended vertically no deeper than 25 feet bgs, and a vertical separation of at least 20 feet bgs existed between first groundwater (at 48 feet bgs) and soil contamination. The SBCFD issued a no further action letter on May 26, 2011, confirming the completion of investigation and corrective action for the UST release. While the case was closed, the residual soil contamination represents an environmental concern.

- Health Care Services, 315 Camino del Remedio, is located at the HGC Campus. According to information provided by GeoTracker, an application for a permit to abandon an underground hazardous materials storage facility was received in April 1988; the application indicated the removal of three USTs: one 1,460-gallon diesel UST, one 400-gallon diesel UST, and one 300-gallon diesel UST. Further iterations of the application included four additional USTs: one 10,000-gallon diesel UST, one 1,000-gallon UST with unreported contents, one 400-gallon diesel UST, and one 285-gallon diesel UST. However, according to 1990 UST Removal and Replacement Project drawings, USTs associated with the hospital tank removal project included one 285-gallon UST by the former Rehabilitation Institute; one 300-gallon and one 400-gallon USTs by the Hospital Building (south portion of the current PHD Building); one 250-gallon UST and two USTs with unknown capacities by the Old Boiler Building; and one 10,000-gallon UST at the Hospital Parking Lot (east-northeast of the Old Boiler Building). An additional undated figure showed the locations of the 285-gallon UST between the former Rehabilitation Institute and the PHD Building; the 300-gallon and 400-gallon USTs east and south of the PHD Building, respectively; the 550-gallon and 11,500-gallon USTs southwest and east of the Old Boiler Building, respectively; and the 1,460-gallon UST in the parking lot northeast of the Old Boiler Building. The locations generally matched up with the 1990 UST Removal and Replacement drawings; however, the capacities of the USTs located by the Old Boiler Building and in the parking lot appeared to have been mixed up and the two USTs with unknown capacities likely turned out to be just one UST.

According to the Preliminary Site Assessment, dated June 1991, analysis of soil samples collected during removal of one 12,000-gallon diesel UST in August 1990, indicated the presence of diesel soil contamination; the 12,000-gallon UST was located in the location of the 10,000-gallon UST. Contaminated soil was excavated to a maximum depth of 17 feet bgs in August 1990 and backfilled in November 1990. An assessment consisting of five borings to 25 feet bgs was conducted in March 1991. Re-excavation, compaction, and relandscaping were completed in March 1992. A 10-cubic yard diesel contaminated soil pile was relocated near the Old Boiler Building for aeration. Verification sampling conducted in August 1992 indicated that diesel was not detected from the bioremediated stockpile. The SBCO EHS issued a no further action letter on September 1,

1992, confirming the completion of investigation and remedial action for the UST release. Based on the case closure, the former UST and associated release are not expected to represent an environmental concern.

Tank disposal forms indicated the removal of one 12,000-gallon, one 1,000-gallon, and four 500-gallon USTs; these capacities were likely rounded up for the disposal forms. Based on the lack of reported releases, the additional former USTs are not expected to represent an environmental concern.

- Rehab Institute at Santa Barbara, 427 Camino del Remedio, is located in the northwest portion of the HGC Campus. According to information provided by GeoTracker, one 1,000-gallon UST and one 550-gallon UST were abandoned and filled with sand in 1984; the USTs reportedly stored diesel and gasoline. The sand was liquified and removed as part of the UST removal process in November 1988. A gasoline leak was reported during the removal of the 550-gallon UST. A preliminary site characterization consisting of three borings advanced a maximum of 30 feet bgs was conducted in March 1989. The consultant determined that the zone of contamination extended less than 16 feet bgs and recommended the excavation of contaminated soils from 11 to 14 feet bgs. Approximately 55 cubic yards of gasoline contaminated soil was excavated in October 1989, and transferred to an open and remote site for on-site aeration. Soil samples were collected from the contaminated soil pile in February 1990; the laboratory results indicated that the soil was clean. The case was completed and closed by the SBCO PHD on March 1, 1990. Two modular structures appear to have been located in the area of the former USTs by 1994. Based on the case closure, the former USTs and gasoline-contaminated soil are not expected to represent an environmental concern.
- Santa Barbara County Fire Station #13, 4570 Hollister Avenue, is located in the southwest portion of the CS Campus. According to information provided by GeoTracker, one 150-gallon gasoline UST was removed in 1986; and one 1,500-gallon gasoline UST and one 1,000-gallon diesel UST were removed in 1989. Gasoline-impacted soil was aerated and placed back into the excavation in 1989. A total of 11 vapor extraction wells and 26 groundwater monitoring wells were installed at the Site throughout the years. SVE removed 2,315 gallons of gasoline from 1991 to 1997. Groundwater pump and treat was used to remediate 69,561 gallons of groundwater from 2000 to 2004. Air sparging and vapor extraction removed an additional three pounds of hydrocarbons from 2002 to 2004. A soil vapor survey and health risk assessment performed in 2010 suggested that potential cancer and non-cancer health impacts were below acceptable regulatory criteria. Confirmation sampling estimated that 3.22 kilograms (kg) of gasoline remained within seven cubic yards of soil; 0.98 kg of diesel remained within 5.6 cubic yards of soil; and 0.33 grams of 1,2-dichloroethane (1,2-DCA) remained in groundwater. Residual contamination was considered a de minimis condition and expected to decrease over time. The SBCFD issued a no further action letter on September 2, 2011, confirming the completion of investigation and remedial action of the former USTs. While the case was closed, the residual soil contamination represents an environmental concern.

CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY

The California Department of Resources Recycling and Recovery (CalRecycle) is a department of the CalEPA. CalRecycle administers and provides oversight for all of California's state-managed non-hazardous waste handling and recycling problems. The Solid Waste Information System (SWIS) database contains information on solid waste facilities, operations, and disposal sites throughout California. The types of solid waste activities include landfills, transfer stations, composting sites, in-

vessel digestion sites, engineered municipal solid waste conversion facilities, transformation facilities, and closed disposal sites. The Site was identified on the database with information summarized as follows:

➤ Foothill Landfill, Facility ID 42-CR-0064

- According to the Geotechnical Report, dated April 12, 2018, a new cover building to store comingled recyclables and stormwater recovery tank were proposed at the SCRTS (Transfer Station). The proposed structures were not observed during the Site reconnaissance.
- According to a Technical Memorandum, dated July 8, 2019, two existing LFG compliance monitoring wells located within historical waste boundary limits were replaced with two new LFG compliance monitoring wells situated in locations more appropriate for perimeter compliance monitoring for migration of LFG. The wells within historical waste boundary limits were no longer included in the LFG compliance monitoring and sampling program; however, the wells may be periodically monitored for LFG, as warranted. The memorandum referenced nine existing LFG compliance monitoring well locations; the two new wells are located at the SCRTS. The Facility ID 42-AA-0014 was referenced on the document.
- Documentation available for periodic inspections dated back as early as 1994. The most recent periodic/semi-annual inspection was conducted on June 7, 2023. No violations or areas of concern were noted. Gas monitoring reported non-detect for LFG in all perimeter probes with the exception of one probe where a reading was measured at 1.1%.

➤ South Coast Recycling and Transfer Station, Facility ID 42-AA-0014

- According to reviewed documents, the SCRTS has been in operation since 1967 and is used primarily to collect municipal solid waste, which is then transported to the Tajiguas Landfill for burial.
- Construction of a 177,000-gallon storm water capture tank and two new sumps was completed in December 2018. All runoff from the facility is captured in the tank and pumped to the Goleta Sanitary District for treatment.
- Documentation available for periodic inspections dated back as early as 1992. The most recent periodic/quarterly inspection for chipping and grinding operations and periodic/monthly inspection for large volume transfer/processing were conducted on October 19, 2023. No violations or areas of concern were noted.

➤ Foothill Closed Landfill, Facility ID 42-AA-0089

- According to reviewed documents, an Enforcement Agency Notification was submitted on January 13, 2023, for an emergency processing permit at the Foothill Closed Landfill. Storm debris from the severe winter storm was staged and processed at the Foothill Closed Landfill. The area is located off the Hearts Therapeutic Equestrian Center at the CY Campus. Facility ID 42-AA-0084 was issued; however, Facility ID 42-AA-0089 was generally referenced in the reviewed documents.
- A 90-Day Report, dated April 17, 2023, indicated that an estimated total of 5,451 cubic yards of disaster debris was received between January 10 and March 11, 2023. Emergency flood debris were organized into clean debris, wet debris, and

green waste. The vast majority of material accepted was clean debris consisting of boulders and gravel.

- A 90-Day Report, dated June 26, 2023, indicated that no debris was accepted between March 12 and June 10, 2023. Disaster debris ceased being accepted on February 8, 2023. Waste accepted was no longer considered disaster related waste and now considered fill material that can be put to beneficial use for the approved fill plan described in the Flood Control's Environmental Impact Report.
- An Enforcement Agency Notification was submitted on June 27, 2023, for site closure.

➤ Cathedral Oaks Dump, Facility ID 42-CR-0063

- According to the Landfill Gas Monitoring Plan Progress Report, dated November 22, 1999, the landfill commenced operations in the late 1950s and terminated operations in the 1960s; and encompassed approximately 2.5 acres of land. Four shallow gas probes and three nested gas probes were installed in 1999. Gas monitoring was proposed to be conducted on a quarterly basis for one year. Figures reviewed indicate that this former landfill was located at the northwest intersection of Cathedral Oaks Road and Camino del Retiro, approximately 180 feet west of the PS Campus and 75 feet north of the CY Campus. However, the report indicated that the former landfill extended beneath Cathedral Oaks Road and the Alpha School at the CY Campus.
- Documentation available for periodic inspections dated back as early as 1994. The most recent periodic/quarterly inspection was conducted on March 30, 2023. No violations or areas of concern were noted. Gas monitoring reported non-detect for LFG in all perimeter probes.

Documents reviewed indicated that the Site was identified on the SWIS database for four facilities:

- The Foothill Landfill listing is associated with the former landfill that operated from the 1940s to 1967. Historical reports were not available for review; however, documentation of ongoing periodic inspections for LFG monitoring dated back as early as 1994. The former use of the Site as a landfill represents an environmental concern.
- The SCRTS listing is associated with the current Transfer Station, which has been operating since 1967, following the closure of the Foothill Landfill. The Transfer Station is used primarily to collect municipal solid waste, which is then transported to the Tajiguas Landfill for burial. Documentation of ongoing periodic inspections for large volume transfer/processing dated back as early as 1992. Based on the ongoing inspections and that waste is transported off-site for disposal, the Transfer Station is not expected to represent an environmental concern.
- The Foothill Closed Landfill listing is associated with the use of the Site as an emergency processing facility in early 2023. Storm debris from the severe winter storm was staged and processed. The facility was closed in June 2023. Based on the use as an emergency processing facility, this listing is not expected to represent an environmental concern.
- The Cathedral Oaks Dump listing is associated with a landfill that operated from the late 1950s to 1960s. According to a progress report in 1999, the former landfill was located approximately 180 feet west of the PS Campus and 75 feet north of the CY Campus; however, the report indicated that the former landfill extended beneath Cathedral Oaks Road and the Alpha School at the CY Campus. Additional historical reports were not available for review; however, documentation of ongoing periodic inspections for LFG

monitoring dated back as early as 1994. The former use of the Site as part of a landfill represents an environmental concern.

7.0 DATA GAPS

A data gap is a lack of or inability to obtain information despite good faith efforts to gather such information. A data failure is a failure to achieve the historical research objectives even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful.

The following data gaps have been identified during the course of this investigation:

- Additional governmental agencies that are not included in the Government Records report may maintain information regarding environmental conditions at the Site and nearby facilities.
- Citadel was not provided with Site access for several of the structures including the Alpha Resource Center, Jail Buildings, Sheriff Inmate Services, and MSF Facilities.
- Lack of information regarding historical USTs at the Transfer Station at the CY Campus.

With regard to these data gaps, Citadel believes that the most significant potential sources for on-site contamination have been identified during the current investigation and the Phase I ESA was performed in compliance with all appropriate inquiry, published in 40 CFR 312.

8.0 FINDINGS

Citadel EHS (Citadel) was contracted by UltraSystems Environmental (Client) to perform a Phase I ESA of the Calle Real Campus located at 4400 Cathedral Oaks Road, in Santa Barbara County, California; hereinafter referred to as the "Site."

Current Site Conditions

The following is a brief description of each campus:

- The PS Campus is located in the north portion of the Site and bounded by Cathedral Oaks Road to the south. Approximately six structures and eight trailers are generally located in the east portion of the PS Campus. The campus is occupied by the County Office of Education, EOC, and Fire Department Administration.
- The CY Campus is located in the east-center portion of the Site is bounded by Cathedral Oaks Road to the north, Calle Real to the south, and the Jail Campus to the west. Approximately 31 structures and numerous office and storage trailers are located in the north and center portions of the CY Campus. The campus is generally occupied by Public Works, General Services, Sheriff training facilities, and Park Operations. The former Foothill Landfill and an equestrian center are located in the south portion of the campus. A transfer station and a fueling station with USTs are also located within the campus.
- The Jail Campus is located in the center portion of the Site and is bounded by the CY Campus to the north and east; Calle Real to the south; and the HGC Campus to the west. Approximately six structures and numerous trailers are located throughout the Jail Campus. The campus is occupied by the Sheriff Administration including jail buildings and dispatch center.
- The HGC Campus is located in the west-center portion of the Site and is bounded by Jail Campus to the east and Calle Real to the south. Approximately 19 structures are located

throughout the HGC Campus. The campus is occupied by various county departments with the PHD occupying most of the structures.

- The CS Campus is located in the south portion of the Site and is bounded by railway tracks and the US Highway 101 to the north, Hollister Avenue to the south, and South San Antonio Road to the west. Goleta Cemetery is located in the northwest portion of the campus; however, the cemetery is not part of the county property. Approximately 15 structures are generally located in the south portion of the CS Campus. Baseball fields are located in the center portion of the campus. The campus is generally occupied by Sheriff Coroner, Fire Station 13, Juvenile Hall, Food Bank, and community youth center.

Stationary equipment at the Site includes one 12,000-gallon gasoline UST and one 12,000-gallon diesel UST at the CY Campus; emergency generators with belly tanks or associated ASTs throughout the Site; pole- and pad-mounted transformers throughout the Site; hydraulic elevators at the PS and HGC Campuses; a spray booth and a three-stage clarifier at the CY Campus. In general, the Site appeared to be moderately maintained. Heavy staining was observed around the area of the 55-gallon waste oil drums at the Public Works Transportation Yard Buildings and the Transfer Station. The staining, the spray booth, and the lack of maintenance or service information for the clarifier represent environmental concerns.

Site History

The following provides a brief history of each campus:

- A review of historical sources showed that the PS Campus was generally undeveloped as early as 1928 and was occupied as the Federated Sportsman's Field by 1950. Development of the current structures began in the 1960s. Most of the current structures appeared developed between 1967 and 1994, with the EOC built by 2012.
- A review of historical sources showed that the CY Campus was generally undeveloped as early as 1928. Several oil wells were drilled and abandoned between 1930 and 1954 and represents an environmental concern. The majority of the structures were built in the 1960s and 1970s with additional structures built in the 1990s following a 1990 wildfire that destroyed some structures. Additional structures were built by 2002.
- A review of historical sources showed that the Jail Campus was generally undeveloped as early as 1928. The current structures were generally built in the 1960s and 1970s. The 911 Dispatch Center was built in the 1990s.
- A review of historical sources showed that the HGC Campus was developed with three large and several small structures in the northwest and center portions of the campus as early as 1928. Additional structures appeared developed in the north and southwest portions of the campus by 1938. Structures in the north portion of the campus appeared to be part of the Santa Barbara General Hospital by 1950. Several of the previously identified structures in the northwest portion of the campus appeared to have been replaced with a large structure and additional structures appeared developed between the 1950s and 1970s. Additional structures were built in the 1990s and 2000s.
- A review of historical sources showed that portions of the current Juvenile Hall appeared developed in the east portion of the CS Campus and a cemetery occupied the northwest corner of the campus as early as 1928. The Juvenile Hall was renovated and expanded in the 1950s. The current Fire Station 13 was built in the 1950s and additional structures were built in the 1960s. The current baseball fields with associated structures were developed in 1969. The Juvenile Hall was further expanded in 1975 and additional structures were built between 1970s and 2000.

Environmental Databases

The Site was identified on numerous environmental databases. These listings are not considered to represent an environmental concern with the exception of the following:

- SWF/LF
- LUST
- Historical USTs

The SWF/LF and LUST listings are further discussed below in the Regulatory Agencies Section. The Transfer Station at the CY Campus was identified on the historical UST databases for the operation of one 10,000-gallon diesel UST and one 1,000-gallon waste oil UST installed in 1967; one 10,000-gallon diesel UST and one 2,000-gallon waste oil UST installed in 1982; and one 500-gallon waste oil UST. While the USTs do not appear to be in use and were likely removed, no information was found regarding the removal of the USTs. The former use of USTs and the lack of information regarding their removal represent an environmental concern.

Citadel reviewed information provided by EDR regarding nearby properties to evaluate for potential on-Site vapor encroachment concerns from off-site sources. According to EDR, no historical releases of petroleum products from a LUST occurred within 0.25-mile and upgradient of the Site.

Regulatory Agencies

Regional Water Quality Control Board

The GeoTracker Database is the California SWRCB's Internet-accessible database system used by the SWRCB, regional boards, and local agencies to track and archive compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. According to GeoTracker, the Site was identified as a LUST Cleanup Site or Cleanup Program Site. Documents reviewed indicated that six cases are associated with CY Campus; two cases are associated with HGC Campus; and one case is associated with CS Campus:

- The Santa Barbara County Road Yard at 4415 Cathedral Oaks Road is located in the northeast portion of the CY Campus. According to information provided by GeoTracker, the SBCRD facility formerly used several unlined disposal pits (including a main pit and two auxiliary pits) for disposal of asphalt-diesel fuel emulsions and paint thinners from the mid-1960s until 1986. Soil sampling conducted in 1987 indicated TPH contamination in disposal pits and lead contamination in the paint shop area and identified three areas that required soil remediation. The disposal pits were located northwest of the Public Works Transportation Road Yard Buildings. The SBCO EHS issued a no further action letter on August 10, 1990, confirming the completion of investigation and remedial action for diesel fuel, paint, and other hazardous materials deposited on the soil surface prior to 1986. However, confirmation soil sampling of the main disposal pit indicated that the lateral and vertical limits of the TPH contamination were not fully evaluated. While the case was closed, the potential residual soil contamination represents an environmental concern.

Four USTs associated with a former vehicle fueling station were removed in July 1991. The fueling station was located at one of the Public Works Transportation Road Yard Garage Building. Laboratory results from the soil samples collected during USTs removal indicated a release of gasoline. A total of 76 monitoring and remediation wells were installed on and off-site; remediation activities include free product removal of 26 gallons from 1995 to

2002; SVE of 18,250 pounds from 1998 to 2010; pump and treat groundwater of 4,669,326 gallons from 1999 to 2010; in-situ biological treatment of groundwater from 2001 to 2003; free product removal of 125 gallons from 2002 to 2004; and in-situ biological treatment from 2005 to 2010 and 2013 to 2014. The SBCO PHD issued a letter on February 20, 2015, confirming the completion of a site investigation and corrective action for the former USTs. Since the case was closed under SWRCB's Low Threat UST Case Policy Criteria, the potential residual soil contamination represents an environmental concern.

A 2012 inspection identified a subsurface corrugated metal basin, which was considered a non-permitted UST. The 250-gallon UST was located near the area of one of the former disposal pits and collected waste emulsion liquids mixed with diesel fuel generated from the cleaning of a dispersion spray device. The UST was removed and contaminated soil was excavated and disposed off-Site. The SBCFD issued a letter on June 13, 2013, confirming the completion of a site investigation and corrective action for the former UST. Based on the case closure, the former UST and associated release are not expected to represent an environmental concern.

- The Santa Barbara County's Sheriff's Shooting Range at 605 Camino del Remedio is located in the west portion of the CY Campus. The shooting range has occupied the Site since 1957. A 1998 assessment identified lead contaminated soil; the contaminated soil was excavated for on-site remediation in 2001. Treated soil was reported to be used as structural fill for the building pad of the new shooting range built in 2001. The case was completed and closed by the SBCFD on May 15, 2013. Based on the case closure, the former lead-impacted soil is not expected to represent an environmental concern.
- The Santa Barbara County Corporation Yard at 4568 Calle Real is located in the northeast portion of the CY Campus. One 1,000-gallon waste oil UST was removed in 1988 and two 10,000-gallon gasoline USTs were removed in 1990. Laboratory results from the soil samples collected during the 1990 USTs removal indicated a release of gasoline. Contaminated soil was excavated to 30 feet bgs in 1990 and aerated on-Site in 1991. While landfill waste was encountered in a trench adjacent to the excavation; however, solid waste was reportedly not encountered during remedial excavation. Confirmation sampling identified TPH concentration of 200 ppm at a depth of 28 feet bgs; and benzene concentration of 2.0 ppm, toluene concentration at 79 ppm, and TPH concentration of 1,200 ppm at a depth of 30 feet bgs. The SBCO Protection Services Division issued a no further action letter on March 5, 1997, confirming the completion of investigation and remedial action for the former UST release. While the case was closed, the residual soil contamination represents an environmental concern.

Two 12,000-gallon USTs (one gasoline UST and one diesel UST) were installed approximately 10 to 20 feet south of the former tank excavation in 1990. An investigation prompted by a failed tightness test in 2005, revealed the presence of soil contamination under and around the fuel dispenser. Contaminated soil was excavated in 2005 and a SVE system operated from July 2009 to December 2009. The SVE system was ceased due to extraction of landfill gas that would increase the likelihood of subsurface combustion at the former landfill. The SBCFD indicated that soil contamination was adequately defined laterally and extended vertically no deeper than 25 feet bgs; and a vertical separation of at least 20 feet bgs existed between first groundwater (at 48 feet bgs) and soil contamination. The SBCFD issued a no further action letter on May 26, 2011, confirming the completion of investigation and corrective action for the UST release. While the case was closed, the residual soil contamination represents an environmental concern.

- Health Care Services at 315 Camino del Remedio is located at the HGC Campus. The presence of diesel soil contamination was encountered during removal of a 12,000-gallon diesel UST in 1990 as part of the hospital tank removal project within the HGC Campus. The 12,000-gallon UST was located northeast of the Old Boiler Building. Contaminated soil was excavated to a maximum depth of 17 feet bgs in August 1990 and backfilled in November 1990. Re-excavation, compaction, and relandscaping were completed in March 1992. The Santa Barbara County EHS issued a no further action letter on September 1, 1992, confirming the completion of investigation and remedial action for the UST release. Based on the case closure, the former UST and associated release are not expected to represent an environmental concern.

Tank disposal forms indicated the additional removal of one 1,000-gallon UST and four 500-gallon USTs as part of the hospital tank removal project. Based on the lack of reported releases, the additional former USTs are not expected to represent an environmental concern.

- Rehab Institute at Santa Barbara at 427 Camino del Remedio is located in the northwest portion of the HGC Campus. Two USTs (one 1,000-gallon and one 550-gallon) were abandoned and filled with sand in 1984. The sand was liquified and removed as part of the UST removal process in 1988. A gasoline leak was reported during the removal of the 550-gallon UST. Approximately 55 cubic yards of gasoline contaminated soil was excavated in 1989 and transferred to an open and remote site for on-site aeration. The case was completed and closed by the SBCO PHD on March 1, 1990. Based on the case closure, the former USTs and gasoline-contaminated soil are not expected to represent an environmental concern.
- Santa Barbara County Fire Station #13 at 4570 Hollister Avenue is located in the southwest portion of the CS Campus. One 150-gallon gasoline UST was removed in 1986; and one 1,500-gallon gasoline UST and one 1,000-gallon diesel UST were removed in 1989. Gasoline-impacted soil was aerated and placed back into the excavation in 1989; a SVE system operated from 1991 to 1997; groundwater pump and treat operated from 2000 to 2004; and air sparging and an additional SVE system operated from 2002 to 2004. Confirmation sampling estimated that 3.22 kilograms (kg) of gasoline remained within seven cubic yards of soil; 0.98 kg of diesel remained within 5.6 cubic yards of soil; and 0.33 grams of 1,2-dichloroethane (1,2-DCA) remained in groundwater. The SBCFD issued a no further action letter on September 2, 2011, confirming the completion of investigation and remedial action of the former USTs. While the case was closed, the residual soil contamination represents an environmental concern.

California Department of Resources Recycling and Recovery

CalRecycle is a department of the CalEPA. CalRecycle administers and provides oversight for all of California's state-managed non-hazardous waste handling and recycling problems. The SWIS database contains information on solid waste facilities, operations, and disposal sites throughout California. The types of solid waste activities include landfills, transfer stations, composting sites, in-vessel digestion sites, engineered municipal solid waste conversion facilities, transformation facilities, and closed disposal sites.

Documents reviewed indicated that the Site was identified on the SWIS database for four facilities:

- The Foothill Landfill listing is associated with the former landfill that operated from the 1940s to 1967. Historical reports were not available for review; however, documentation of

ongoing periodic inspections for landfill gas (LFG) monitoring dated back as early as 1994. The former use of the Site as a landfill represents an environmental concern.

- The SCRTS listing is associated with the current Transfer Station, which has been operating since 1967, following the closure of the Foothill Landfill. The Transfer Station is used primarily to collect municipal solid waste, which is then transported to the Tajiguas Landfill for burial. Documentation of ongoing periodic inspections for large volume transfer/processing dated back as early as 1992. Based on the ongoing inspections and that waste is transported off-site for disposal, the Transfer Station is not expected to represent an environmental concern.
- The Foothill Closed Landfill listing is associated with the use of the Site as an emergency processing facility in early 2023. Storm debris from the severe winter storm was staged and processed. The facility was closed in June 2023. Based on the use as an emergency processing facility, this listing is not expected to represent an environmental concern.

The Cathedral Oaks Dump listing is associated with a landfill that operated from the late 1950s to 1960s. According to a progress report in 1999, the former landfill was located approximately 180 feet west of the PS Campus and 75 feet north of the CY Campus; however, the report indicated that the former landfill extended beneath Cathedral Oaks Road and the Alpha School at the CY Campus. Additional historical reports were not available for review; however, documentation of ongoing periodic inspections for LFG monitoring dated back as early as 1994. The former use of the Site as part of a landfill represents an environmental concern.

9.0 CONCLUSIONS AND RECOMMENDATIONS

According to ASTM Standard of Practice E1527-13, recognized environmental conditions (REC) fall under three specific categories when evaluating a site or properties within the site vicinity. These categories are defined below.

A REC 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. De minimis conditions are not recognized environmental conditions.

A CREC, is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

An HREC, is 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

According to ASTM E2600-10, the goal of conducting a vapor encroachment screening on a parcel of property is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of chemicals of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil or groundwater or both either on or near the

target property as identified by Tier 1 or Tier 2 procedures. The purpose of Tier 1 is to conduct a screen using Phase I ESA-type information to determine if a VEC exists at the target property. If the Tier 1 screen cannot rule out the possibility of a VEC existing at the target property, then a Tier 2 screen can be conducted. Tier 2 applies numeric screening criteria to existing or newly collected soil, soil gas, and/or groundwater testing results to evaluate whether or not a VEC can be ruled out. Tier 2 has two data collective components: non-invasive and invasive.

Based on a review of historical and present records, and Site reconnaissance, Citadel believes that sufficient information was collected and evaluated for the Site to determine if a REC, HREC, CREC, or a de minimis condition exists. Based on our review, reported release incidents that would represent RECs in connection with the Site or a source of a release that would be likely to contribute to a VEC was identified. Citadel presents the following findings and recommendations.

PS CAMPUS

No evidence for designating the PS Campus as a REC, HREC, or CREC from reviews of historical documents and present Site conditions was found.

CY CAMPUS

Citadel identified the following environmental concerns:

- During the Site reconnaissance, heavy staining was observed around the area of the 55-gallon waste oil drums stored at the Public Works Transportation Road Yard Buildings and the Transfer Station. A spray booth was observed in the General Services area; while the spray booth was non-operational, the spray booth was installed in 1992 and likely operated for a number of years. In addition, a three-stage clarifier was observed south of one of the Transfer Station structures that appeared to be occupied for vehicle maintenance; no maintenance or service information was provided. The staining, spray booth, and the clarifier represent a REC due to the known use and storage of hazardous materials.
- Four oil wells drilled between 1930s and 1950s were identified as within the CY Campus. While the oil wells have been abandoned, the former on-Site oil wells represent an environmental concern due to unknown handling and disposal of soil during the construction of the oil wells. The potential for methane and potential dumping of drilling muds is considered REC.
- The SBCO Road Yard at 4415 Cathedral Oaks Road was identified with three former LUST cases:
 - Unlined disposal pits were formerly used from the mid-1960s to until 1986. Soil sampling conducted in 1987 indicated the presence of TPH contaminated soils. The Santa Barbara County EHS issued a no further action letter on August 10, 1990, confirming the completion of investigation and remedial action for diesel fuel, paint, and other hazardous materials deposited on the soil surfaced prior to 1986. While the case closure represents an HREC, confirmation soil sampling of the main disposal pit indicated that the lateral and vertical limits of TPH contamination were not fully evaluated.
 - Four USTs were removed in July 1991. Soil sampling during the removal of the USTs indicated a release of gasoline. Remediation activities including free product removal, SVE, pump and treat groundwater, and in-site biological treatment occurred between 1995 to 2014. The Santa Barbara County PHD issued a letter on February 20, 2015, confirmation the completion of a site investigation and corrective action for the former USTs. While the case closure represents an HREC,

the case was closed under SWRCB's Low Threat Use Case Policy Criteria with potential residual soil contamination.

- A 2012 inspection identified a diesel spray-out tank as a non-permitted UST. Soil sampling during removal of the UST indicated a release of diesel and motor oil. Approximately 20 cubic yards of contaminated soil were excavated and disposed off-site in March 2013. The SBCFD issued a letter on June 13, 2013, confirming the completion of a site investigation and corrective action for the former UST. Based on the case closure, the former UST and associated release represents an HREC.
- The SBCO Sheriff's Shooting Range at 605 Camino was identified as a CPS site. Soil samples collected during an initial site assessment in 1998 reported lead exceeding both RCRA and State cleanup levels. Contaminated soil was excavated for on-site remediation and confirmation sampling was conducted in June 2001. The treated soil was used as structural fill for the building pad of the new shooting range built in 2001. The case was completed and closed by the SBCFD on May 15, 2013. Based on the case closure, the former lead-impacted soil represents an HREC.
- The Transfer Station at 4430 Calle Real was identified on the historical UST databases for the operation of one 10,00-gallon diesel UST and one 1,000-gallon waste oil UST installed in 1967; one 10,000-gallon diesel UST and one 2,000-gallon waste oil UST installed in 1982, and one 500-gallon waste oil UST. While the USTs do not appear to be in use and were likely removed, no information was found regarding the removal of the USTs. The lack of information represents a data gap and a REC.
- The SBCO Corporate Yard at 4568 Calle Real was identified with two former LUST cases:
 - Three USTs were removed in May 1990. Soil sampling during the removal of the USTs indicated a release of gasoline impacting soil only. Contaminated soil was excavated from a 1,500 cubic yard area to 30 feet; however, confirmation sampling identified TPH concentrations of 1,200 ppm at a depth of 30 feet bgs. Groundwater monitoring for the Foothill Landfill did not detect the presence of gasoline constituents. The Santa Barbara County Protection Services Division issued a no further action letter on March 5, 1997, confirming the completion of investigation and remedial action for the former UST release. While the case closure represents an HREC, confirmation soil sampling indicated the presence of residual soil contamination.
 - A failed tank tightness in 2005 prompted an investigation, which revealed the presence of soil contamination under and around the fuel dispenser. The current USTs were installed in 1990. Contaminated soil was excavated in 2005; however, elevated concentrations of TPHg, TPHd, toluene, ethylbenzene, xylenes, and MTBE remained at the north and west bottom of the excavation at 15 feet bgs. A SVE system was installed in July 2009 and ceased operation in December 2009, due to landfill gas being extracted in quantities increasing the likelihood of subsurface combustion. SBCFD indicated that the soil contamination was adequately defined laterally and extended vertically no deeper than 25 feet bgs, and a vertical separation of at least 20 feet bgs existed between first groundwater (at 48 feet bgs) and soil contamination. The SBCFD issued a no further action letter on May 26, 2011, confirming the completion of investigation and corrective action for the UST release. While the case closure represents an HREC, the residual soil contamination represents an environmental concern.
 - The Site was historically occupied by the Foothill Landfill from the 1940s to 1967 and partially occupied by the Cathedral Oaks Dump from the 1950s to 1960s. Nine LFG compliance monitoring wells are located at the CY Campus. Historical reports were

not available for review; however, documentation of ongoing periodic inspections for LFG monitoring dated back as early as 1994. The former landfills with the ongoing LFG monitoring and periodic inspections represent CRECs.

Citadel recommends the following for the CY Campus

- Conduct a Phase II Subsurface Investigation to determine if the observed heavy staining at the Public Works Transportation Road Yard Buildings and the Transfer Station; the spray booth at the General Services area; the three-stage clarifier at the Transfer Station; the former oil wells throughout the CY Campus; and the former USTs at the Transfer Station have impacted the subsurface at the Site. The oil wells may be required to be abandoned to current CalGEM standards and building codes prior to any future development.
- Prepare and implement a Soil Management Plan (SMP) for the Public Works Transportation Road Yard and the former Corporate Yard area (by the current fueling station) in the event that the areas are to be redeveloped.
- Continue to conduct LFG monitoring and period inspections under regulatory agency for the former landfill.

JAIL CAMPUS

No evidence for designating the Jail Campus as a REC, HREC, or CREC from reviews of historical documents and present Site conditions was found.

HGC CAMPUS

Citadel identified the following environmental concerns:

- The Health Care Services at 315 Camino del Remedio at the HGC Campus was identified as a LUST cleanup site. Six USTs were removed in August 1990. Soil sampling collected during removal of the 12,000-gallon diesel UST indicated the presence of diesel soil contamination. Contaminated soil was excavated to a maximum depth of 17 feet bgs in August 1990 and backfilled in November 1990. Re-excavation, compaction, and relandscaping were completed in March 1992. The Santa Barbara County EHS issued a no further action letter on September 1, 1992, confirming the completion of investigation and remedial action for the UST release. Based on the case closure, the former UST and associated release represents an HREC.
- Rehab Institute of Santa Barbara at 427 Camino del Remedio at the HGC Campus was identified as a LUST cleanup site. Two USTs (one diesel and one gasoline) were abandoned in place and filled with sand in 1984. A gasoline leak was reported during the removal of the USTs in 1988. Contaminated soil was excavated to a maximum depth of 14 feet bgs. The case was completed and closed by the Santa Barbara County PHD on March 1, 1990. Based on the case closure, the former UST and associated release represents an HREC.

No evidence for designating the HGC Campus as a REC or CREC from reviews of historical documents and present Site conditions was found.

CS CAMPUS

Citadel identified the following environmental concerns:

- Santa Barbara County Fire Station #13 at 4570 Hollister Avenue at the CS Campus was identified as a LUST cleanup site. Gasoline impacted soil was reported in 1989 during the removal of two gasoline USTs and one diesel UST. Remediation activities included soil aeration, SVE, groundwater pump and treat, and air sparging between 1989 and 2004.

Confirmation sampling identified residual contamination, which was considered a de minimis condition. The SBCFD issued a no further action letter on September 2, 2011, confirming the completion of investigation and remedial action of the former USTs. While the case closure represents an HREC, the residual soil contamination represents an environmental concern.

Citadel recommends the following for the CS Campus

- Prepare and implement a Soil Management Plan (SMP) for the Santa Barbara County Fire Station #13 in the event that the area is to be redeveloped.

No evidence for designating the CS Campus as a REC or CREC from reviews of historical documents and present Site conditions was found.

In addition, Citadel recommends that all campuses follow best management practices, in conformance with all appropriate current regulations, in regards to potential use of regulated hazardous materials and/or waste generated during everyday operations.

The current Site buildings were constructed prior to bans using ACBMs, LBP, and PCBs in electrical equipment came into effect in 1989, 1978, and 1978, respectively. No testing is known to have been performed to evaluate for the presence of ACBMs, LBP, or PCBs at the Site.

Prior to renovation or demolition of building components, particularly roofing materials, Citadel recommends that the Client perform a survey for ACBMs, LBP, and PCBs. Such surveys should be performed to identify if ACBMs, LBP, or PCBs are present and to ensure proper handling and disposal and to allow for measures to protect both worker and building occupant safety during routine building maintenance, renovation or demolition.

The California Bureau of Mines and Geology and California Department of Public Health (CADPH) participated in the United States EPA's State Radon Survey, a Federal survey to measure levels of indoor radon in all states. Based on the results of this survey, CADPH predicted that approximately 0.5% of homes in Region 9 would have radon concentrations over the EPA action level of 4.0 picoCuries per liter (pCi/L).

The Federal EPA Radon Zone for Santa Barbara County is Zone 1, which indicates an average indoor concentration greater than 4.0 pCi/L of air. In a survey, 123 tests were performed within the 93110 zip code for the presence of radon. Of these, nine tests were found to contain radon in excess of 4.0 pCi/L. Site-specific radon values were not available and were not a part of this ASTM Phase I ESA.

Radon sampling for new development may be required by the oversight agency.

10.0 LIMITATIONS

The information and opinions rendered in this report are exclusively for use by the Client. Citadel will not distribute this report without the Client's written consent, except as may be required by law or court order. The recommendations expressed in this report took into consideration the purpose and scope of this limited assignment. We accept responsibility for the competent performance of our duties in executing the assignment and preparing this report in accordance with the normal standards of our profession but disclaim any responsibility for consequential damages resulting from inaccuracies in information provided by the Client, federal, state, county, or local regulatory agencies.

11.0 DISCLAIMER

The services performed by Citadel Environmental Services, Inc. ("Citadel"), d.b.a. Citadel EHS, in connection with this Report were performed in accordance with generally and currently accepted engineering practices and principles; provided, however, Citadel completed such services as directed by the Client and the recommendations described in this Report are therefore limited in purpose and scope. The procedures and methodologies used by Citadel in its performance of services, and the recommendations contained herein, are not intended to meet the requirements under any specific laws or regulatory guidelines unless expressly set forth in the Proposal.

The recommendations and conclusions set forth in this Report are based on information and data available to Citadel during the course of its performance of the services. Citadel relied on the information and data provided by or on behalf of Client, including, if applicable, historical and present operations, conditions and test data, and Citadel assumed all such information and data was correct and complete. Citadel shall not be liable for any damages or losses resulting from inaccuracies of, or omissions from, information or data provided by or on behalf of the Client, any interested third-parties, or any federal, state, county, or local governmental authority, or otherwise available in the public domain.

The information contained in this Report and conclusions resulting therefrom are based solely on information available to Citadel at the time of its performance of services, and from observations and perceived conditions and materials existing on the date of Citadel's limited survey of the site, if applicable. Citadel disclaims any inaccuracy in the Report as a result of any part or parcel of property to which Citadel was not provided access, or which was concealed, including, but not limited to, wall cavities/chases, ceiling plenums, below floor finishes, crawlspaces, below grade, beneath existing structures, or behind electrical panels.

The findings and recommendations presented in this Report are based upon observations of present conditions and may not necessarily indicate future conditions. No conclusions should be construed or inferred other than those expressly stated in this Report. EXCEPT FOR ANY WARRANTIES EXPRESSLY SET FORTH IN THE PROPOSAL OR OTHER WRITTEN AGREEMENT BETWEEN CITADEL AND CLIENT, CITADEL MAKES NO WARRANTIES HEREUNDER WITH RESPECT TO ANY INFORMATION CONTAINED IN THIS REPORT, EXPRESS OR IMPLIED, AND CITADEL HEREBY DISCLAIMS ALL OTHER WARRANTIES.

All testing and remediation methods have reliability limitations and no method nor number of sampling locations can guarantee that a hazard will be discovered if contamination or other evidence of the hazard is not encountered within the performance of the services as authorized. Reliability of testing or remediation varies according to the sampling frequency and other service variables that were selected by Client. Citadel shall not be at fault or liable for any such limitations.

The information and opinions rendered in this report are exclusively for use and reliance by the Client. The information contained herein may not be used, disclosed, or copied without written permission of the Client and may not be relied upon without the written permission of Citadel.

12.0 REFERENCES

Agencies/Literature

California Department of Conservation, Division of Oil, Gas and Geothermal Resources, Online Mapping System (<http://maps.conservation.ca.gov/doms/index.html>).

California Department of Toxic Substances Control, EnviroStor.
(<http://envirostor.dtsc.ca.gov/public/>).

California State Water Resources Control Board, GeoTracker.
(<http://geotracker.waterboards.ca.gov/>).

California Department of Resources Recycling and Recovery, Solid Waste Information System.
(<https://calrecycle.ca.gov/SWFacilities/>).

County of Santa Barbara, Quarterly Monitoring Report, Third Quarter 2009, Fire Station No. 13, LUFT SITE No. 52043, 4570 Hollister Avenue, Santa Barbara, California, October 30, 2009.

County of Santa Barbara Planning & Development Department, Permit History by Parcel Number
(<https://www.countyofsb.org/1572/Permit-History-by-Parcel-Number>).

County of Santa Barbara Public Works Department, Letter-Report: Second Quarter 2014
Quarterly Monitoring Report, Santa Barbara County Public Works Road Yard, 4415 Cathedral
Oaks Road, Santa Barbara, California, July 18, 2014.

Dibblee, T.W., and Ehrenspeck, H.E., ed., 1987, Geologic map of the Goleta quadrangle, Santa
Barbara County, California: Dibblee Geological Foundation, Dibblee Foundation Map DF-
07, scale 1:24,000.

Environmental Data Resources, Inc., Certified Sanborn Map Report for Calle Real Campus, 4400
Cathedral Oaks Road, Santa Barbara, California 93110, May 4, 2023. Inquiry 7327764.3.

Environmental Data Resources, Inc. EDR Aerial Photo Decade Package for Calle Real Campus, 4400
Cathedral Oaks Road, Santa Barbara, California 93110, May 4, 2023. Inquiry 7327764.11.

Environmental Data Resources, Inc., EDR Building Permit Report for Calle Real Campus, 4400
Cathedral Oaks Road, Santa Barbara, California 93110, May 4, 2023. Inquiry 7327764.8.

Environmental Data Resources, Inc., EDR City Directory Report for Calle Real Campus, 4400 Cathedral
Oaks Road, Santa Barbara, California 93110, May 30, 2023. Inquiry 7327764.5.

Environmental Data Resources, Inc., EDR Environmental Lien and AUL Search for Calle Real Campus,
4400 Cathedral Oaks Road, Santa Barbara, California 93110, June 12, 2023. Inquiry 7327764.7s.

Environmental Data Resources, Inc., EDR Historical Topographic Map Report for Calle Real Campus,
4400 Cathedral Oaks Road, Santa Barbara, California 93110, May 4, 2023. Inquiry 7327764.4.

Environmental Data Resources, Inc., EDR Radius Map Report for Calle Real Campus, 4400 Cathedral
Oaks Road, Santa Barbara, California 93110, May 4, 2023. Inquiry 7327764.2s.

Goleta Water District, Infrastructure Improvement Plan 2020-2025, Amended by the Board of Directors on March 21, 2023.

Groundwater Solutions, Inc., Groundwater Sampling Report, Santa Barbara County, Corporation Yard, 4568 Calle Real Road, Santa Barbara, California, June 2010.

Santa Barbara County Air Pollution Control District, Permitted Facilities Map.
(<https://map.ourair.org/>).

Staal, Gardner & Dunne, Inc., Preliminary Site Assessment, County of Santa Barbara Health Care Services Facility, 315 Camino del Remedio, Santa Barbara, California, June 1991.

Santa Barbara County Air Pollution Control District, Permitted Facilities Map.
(<https://map.ourair.org/>).

United States Department of Agriculture, National Resources Conservation Service, Web Soil Survey (<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>).

United States Fish & Wildlife Service, National Wetlands Inventory.
(<http://www.fws.gov/wetlands/Data/Mapper.html>).

13.0 PROFESSIONAL CERTIFICATION

Citadel has completed a Phase I ESA of the Calle Real Campus located at 4400 Cathedral Oaks Road, in Santa Barbara County, California. The Phase I ESA was performed at the Client's request in accordance with the American Society for Testing and Materials (ASTM) Standard of Practice E1527-2013 and the standards of care and diligence normally practiced by recognized consulting firms in performing services of a similar nature.

The independent conclusions represent our professional judgment based on information and data available to Citadel during the course of this project. Information regarding historical and present operations, conditions and test data provided by the Client or their representative, is assumed to be correct and complete. The conclusions presented by this Phase I ESA are based on information provided to Citadel and from observations and perceived conditions existing on the date of the site reconnaissance.

In expressing the opinions stated in this report, Citadel has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional. Documentation provided by the Client, Client-designated representatives, interested third-parties, or from the public domain, and referenced in preparation of the Phase I ESA report, have been assimilated with the understanding that Citadel assumes no responsibility or liability for their accuracy.

Report Prepared by:

Shirley Lee

Digitally signed by Shirley Lee
DN: ●=Citadel EHS, CN=Shirley Lee, E=slee@citadelehs.com
Reason: I am the author of this document
Location:
Date: 2024.10.18 14:52:25-0700
Foxit PDF Editor Version: 12.0.2

Shirley Lee
Senior Staff Environmental Specialist

Report Reviewed by:

Mark Drollinger

Digitally signed by Mark Drollinger
DN: ●=Citadel EHS, CN=Mark Drollinger, E=mdrollinger@citadelehs.com
Reason: I am approving this document
Location:
Date: 2024.10.18 14:52:03-0700
Foxit PDF Editor Version: 12.0.2

Mark Drollinger, M. Eng., CSP, CHMM
Principal, Engineering and Environmental Sciences

I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by the final All Appropriate Inquiry (AAI) Rule published in 40 CFR Part 312.10 (November 1, 2013). I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting described in this Phase I ESA. I have developed and performed the AAI in conformance with the standard and care of this Rule.

Mark Drollinger

Digitally signed by Mark Drollinger
DN: ●=Citadel EHS, CN=Mark Drollinger, E=mdrollinger@citadelehs.com
Reason: I am approving this document
Location:
Date: 2024.10.18 14:51:51-0700
Foxit PDF Editor Version: 12.0.2

Mark Drollinger, M. Eng., CSP, CHMM
Principal, Engineering and Environmental Sciences