
Appendix I



March 10, 2025

PEI Project #23-5794A

**Mr. Bryan Wilson
Sheldon Business Park
8940 Elder Creek Road
Sacramento, California 95829**

**Subject: June 7, 2024 Phase I Environmental Site Assessment Addendum
Limited Soil Pile Excavation Observations
Summer Villas - 9350 Sheldon Road, Elk Grove, 95624**

Pinnacle Environmental, Inc. (PEI), is pleased to present this report of findings to Sheldon Business Park (Client), for a limited soil pile excavation observation at the above-referenced subject property.

Background

PEI completed this field effort as an addendum to its June 7, 2024, Phase I Environmental Site Assessment (ESA). Based on communication with the Elk Grove Planning Department, a consultant for the EGPD (Geocon) requested clarification related to soil piles located on the subject property that were not identified as environmental concerns in the ESA. Per a February 24, 2025 email to the Client, the EGPD provided aerial photography from 2003 through 2024 which showed the two areas of potential concern to be addressed. EGPD requested additional explanation as follows (directly excerpted):

- 1. Revise the Pinnacle report to acknowledge all soil stockpiles, as well as to provide a conclusion about them. For example, the report should be revised to identify the large soil stockpile association with the traffic circle and provide language as to why it is not a concern. The report should also acknowledge the additional stockpiles identified by Geocon. Test pits on those stockpiles should be performed to verify their contents, the results of which should be presented in the report. Alternatively, the report could include adequate recommendations for the stockpiles, such as testing prior to construction.*
- 2. Regarding the potential to encounter contaminated soil, we can include a mitigation measure based on our experience to ensure adequate remediation is conducted if such is encountered during construction activities. However, if the report will already undergo revisions per the above, it would be helpful if the report could also include revisions to acknowledge the potential to encounter contaminated soils during construction activities and add recommended measures to implement if such is encountered.*

In an effort to address the concerns of EGPD, PEI completed oversight of trenching efforts associated with “additional stockpiles identified by Geocon” on the northeastern and western portions of the property (see **Figure 1**).

LIMITATIONS

Soil, vapor and groundwater sampling were not included as part of this scope of work. This field screening assessment is not intended to define the extent of potentially impacted soil, soil vapor, or groundwater at the subject property, but rather is intended to discover area(s) of potential impacts within selected soil piles at the subject property. It should be recognized that this assessment was not intended to be a definitive investigation of potential impact at the subject property. Given that the Scope of Services for this investigation was limited, it is possible that currently, unrecognized impacts may exist at the site. Therefore, PEI cannot act as insurers and cannot "certify" that the site is free of environmental contamination, that impact does not exist above a certain level in other areas of the site, or that some other, currently unrecognized, environmental impact does not exist at the site.

LARGE WESTERN BORDER SOIL PILE

The soil/dirt piles at the western border along Waterman Road are reportedly dirt spoils from the construction of the Waterman/Sheldon roundabout. As described in the executive summary of the June 2024 Phase I ESA report, "*a large mound of soil (~240 feet long, ~10 feet tall, and ~40 feet wide) was observed along the western boundary of the property*". Upon submission of our report, Pinnacle was not aware of the source of the soils and has since been told they were associated with the construction of the traffic circle/roundabout at Waterman & Sheldon. Pinnacle reviewed aerial photography and Google "street view" profiles of the soil pile area from 2015 to 2022. General observations from those photos are presented below:

- Construction of the traffic circle began in July 2016 and the soil pile was not present.
- By October 2016, the soil pile was present on the subject property, and traffic patterns in the grass indicated a "trail" to the north, which was towards the traffic circle.
- A November 2018 aerial appears to indicate new soils added to the existing pile. The pile appears to remain generally constant thereafter.
- Soil profile photos show no soil pile in 2015, a moderate soil pile in January 2017, and a taller soil pile in February 2021. These are generally consistent with the aerial photography reviewed.

Based on the above, the initial soil pile's location on the subject property is consistent with the timing of the traffic circle's construction and the widening of the road at the intersection of Waterman & Sheldon. Based on visual observations from aerial photography, this area has historically been an intersection of Waterman and Sheldon Road dating back to at least 1937. Agricultural use (dry farming) is generally observed on each of the sides of the intersection. It is not anticipated that hazardous materials are associated with the soil from the construction efforts that are currently located on the subject property.

ADDITIONAL SOIL PILE FIELD WORK/OBSERVATIONS

On Friday, March 7, 2025, PEI directed and observed the completion of exploratory trenches within area of the northeastern and western soil piles (**Figure 1**).

Northeastern Soil Piles

At approximately 8:30 am, PEI met with a client-provided excavator and operator to oversee and observe the trenching efforts. The northern soil piles appear to be approximately 25 individual piles of soil that were laid adjoining each other in an approximate “square” approximately 65 feet by 65 feet. The soil piles ranged in height from 3 to 4 feet high and were substantially covered by seasonal grasses.

PEI directed the operator to complete a narrow trench excavation at the north-northeastern edge of the northeastern piles. The completed trench was approximately 12 feet long and extended to a depth of approximately 3 to 4 feet (e.g., near the surface grade of the surrounding soils). The first trench completed was labeled T-1. Additional trenches were completed in a clockwise rotation with trenches being completed on the north (T-1, T-10, T-11, and T-12), east (T-2, T-3), south (T-4, T-5, and T-6), and west (T-7, T-8, T-9) sides of the soil pile perimeter. The approximate locations of the soil piles are shown **Figure 2**. Each trench was visually screened for potential impacts with constituents of concern using visual observations (e.g., evidence of staining or debris), olfactory observations (odor), and qualitative screening of vapor content (e.g., using a photo ionization detector [PID]).

With the exception of a small piece of 1-inch PVC piping in trench T-6, no debris was noted in the 12 trenches completed in the northeastern soil piles. The soils observed in the trenches contained no visual indications of staining. The soils observed in the trenches contained no indications of odors indicative of environmental impacts (e.g., hazardous constituents of concern). In addition, a soil sample from each trench was collected into a Ziploc bag for field screening with a PID calibrated to an isobutane standard. Vapor concentrations for each of the soil samples ranged from 6.5 to 7.3 ppm and did not indicate a concern for constituents of concern with volatile organic compounds (VOCs).

Based on the field observations, no impact with debris or constituents of concern were observed that warranted additional assessment (e.g., soil sampling with laboratory analysis).

Photographs of the northeastern trenches are included as Photo 1 through Photo 15 in the attached photolog.

Western Soil Piles

The western soil piles occupy a rectangular area approximately 190 feet by 70 feet and were substantially covered by seasonal grasses. The area appears to be separated into an eastern portion and western portion via a flat, 20 foot by 70 foot, gravel-covered pathway that extends north to south from the larger soil pile (discussed above) to the south to a north-northwestern intersection of Sheldon and Waterman Roads. The gravel pathway appears to have been part of the “loading” path for dirt spoils from the construction of the traffic circle that were stockpiled onsite between 2015 and 2021. There were four areas within the western piles which are discussed as follows:

Northwestern portion - These piles were consistent in size and shape with the northeastern piles (e.g., approximately eight individual adjoining soil piles). Trenches T-13, T-14, T-16, and T-17 were completed in this area. No debris was noted in the trenches completed in this area. The soils observed in the trenches contained no visual indications of staining. The soils observed in the trenches contained no indications of odors indicative of environmental impacts (e.g., hazardous

constituents of concern). The PID did not detect elevated vapor concentrations in soils from each of these trenches and, therefore, did not indicate a concern for constituents of concern with volatile organic compounds (VOCs).

Southeastern portion - These soil piles appear to be oriented in a more linear manner (east to west) with a taller central pile. Trenches T-15, T-19, and T-20 were completed in this area. Minor debris (1-inch PVC irrigation piping) was observed in T-19 and T-20. In addition, gravel was noted at the bottom of T-19 and T-20, which likely indicates the western abutting gravel path extends to the east beneath trenches T-19 and T-20. The soils observed in the trenches contained no visual indications of staining. The soils observed in the trenches contained no indications of odors indicative of environmental impacts (e.g., hazardous constituents of concern). The PID did not detect elevated vapor concentrations in soils from each of these trenches and, therefore, did not indicate a concern for constituents of concern with volatile organic compounds (VOCs).

Southwestern corner - Two trenches, T-21 and T-22, were completed within this area. T-10 extended to the western boundary of the marked area provided by EGPD. No indications of debris, staining or odor were observed in trench T-22.

A soil pile on the south border of the southwestern corner, contained visual evidence of debris including a brick, concrete, and the edge of two rusted 55-gallon drums. Visually, the drums appeared to be filled with soil, and no significant vapors were detected in the vicinity using a PID. Trench T-21 was completed in this area. However, due to the debris observed, T-21 was more of a shallow excavation than a narrow trench (as described previously).

PEI directed the excavator to carefully excavate the two 55-gallon drums and segregate them and other debris from the soil pile. Vapor screening during this excavation did not indicate the presence of elevated VOCs. Debris removed from the pile included the two rusted drums (one with a galvanized trash can inside), 1-inch PVC piping, a piece of perforated PVC piping (similar to leach line material), wood plank and gravel. Based on the material removed from the excavation, it appears consistent with materials from a irrigation/watering station associated with historic dairy farming. Soil was removed to a depth of 5 feet bgs (approximately the depth of the native material). No indications of hazardous constituents were observed. Specifically, no significant staining or odors were observed in the soils within T-9. The PID did not detect elevated vapor concentrations in soils from each of these trenches and, therefore, did not indicate a concern for constituents of concern with volatile organic compounds (VOCs).

Based on the field observations of the ten trenches in the western spoil piles (T13 to T-22), no indications of hazardous constituents of concern were observed that warranted additional assessment (e.g., soil sampling with laboratory analysis).

The approximate locations of the western soil piles are shown **Figure 3**. Photographs of the western trenches are included as Photo 16 through Photo 33 in the attached photolog.

CONCLUSIONS

PEI completed this field effort as an addendum to its June 7, 2024, Phase I Environmental Site Assessment (ESA). Based on communication with the Elk Grove Planning Department, a

consultant for EGPD (Geocon) requested clarification related to soil piles located on the subject property that were not identified as environmental concerns in the ESA.

For the large soil pile on the western border, PEI concludes the initial soil pile's location on the subject property is consistent with the timing of the traffic circle's construction and the widening of the road at the intersection of Waterman and Sheldon Road. Based on visual observations from aerial photography, this area has historically been a street intersection dating back to at least 1937. Agricultural use (dry farming) is generally observed on each side of the intersection. It is not anticipated that hazardous materials are associated with the soil from the construction efforts that are currently located on the subject property. Further assessment does not appear warranted.

For the "additional soil piles" identified by Geocon on the northeastern and western portions of the property (**Figure 1**), 22 trenches/exavations were completed in these areas. Twelve trenches were completed on soil piles in the northeastern portion of the property (**Figure 2**) and ten trenches were completed on the western portion of the property (**Figure 3**). With the exception of Trench 21 in the western portion of the property, no significant debris, staining, odor, or volatile component impacts were detected during the exploratory trenching in the 22 completed trenches.

Trench 21 contained debris that included metal, concrete and gravel which was excavated approximately 5 feet. Based on the material removed from the excavation, they appear consistent with materials from an irrigation/watering station associated with historic dairy farming. Upon removal of the debris, no significant staining, odor, or volatile component impacts were detected during excavation in this area.

Based on the above, no evidence of significant hazardous materials or waste disposal was observed during the trenching efforts on March 7, 2025. Therefore, these areas are not considered a recognized environmental condition, and further assessment does not appear warranted.

The exploratory excavation efforts did not indicate impacts that would require remediation if encountered during construction activities, nor did it encounter contaminated soils/materials that would require a soil management plan (SMP). However, as with many construction sites, it is possible that unanticipated soils could be encountered that require specific handling (e.g., segregation, testing, etc.). If desired, a soil management plan could be prepared to address such concerns (if encountered during construction).

CLOSURE

PEI appreciates the to be of service on this project. Please call if you have any questions.

Sincerely,
Pinnacle Environmental, Inc.



Peter K. Cloven, CEM, EP
Project Manager

Att: Figures 1-3; Photolog 1-33

FIGURES



Soil Piles Identified by Geocon/City of Elk Grove
Summer Villas – 9350 Sheldon Road, Elk Grove, CA

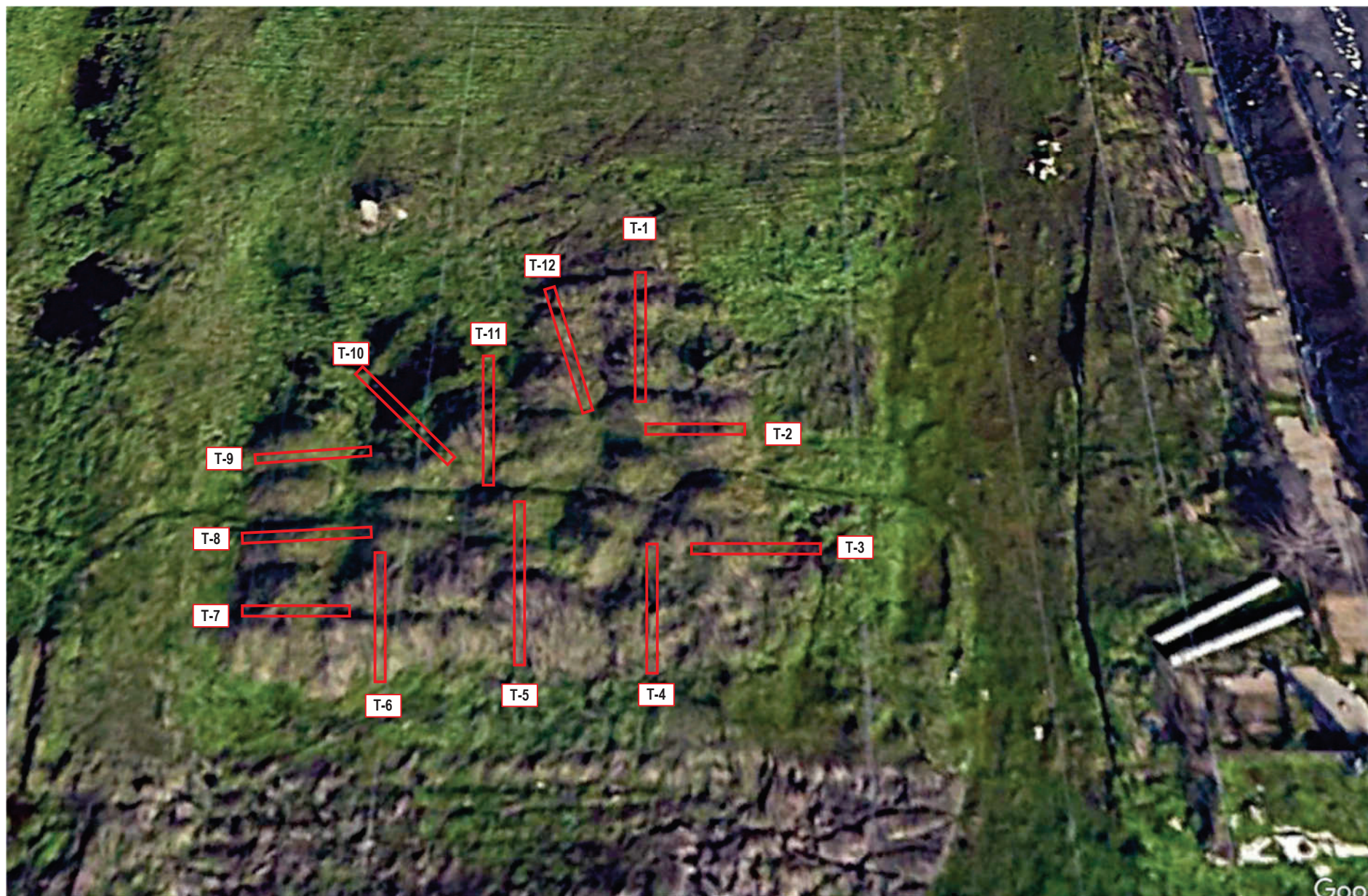


 Soil Pile Location

↑
NORTH

FIGURE:

1



Northeastern Soil Piles
Summer Villas – 9350 Sheldon Road, Elk Grove, CA



 Trench Location



FIGURE:

2



Western Soil Piles
Summer Villas – 9350 Sheldon Road, Elk Grove, CA



 Trench Location



FIGURE:

3

SITE PHOTOGRAPHS



Photo #1:
Northeastern soil piles (pre
trenching)



Photo #2:
Northeastern soil piles
Exploratory trenches T-1, T-2
(center & left) and T-12 (right)



Photo #3:
Northeastern soil piles
Trench T-1



Photo #4:
Northeastern soil piles
Trench T-2



Photo #5:
Northeastern soil piles
Trench T-3



Photo #6:
Northeastern soil piles
Trench T-4



Photo #7:
Northeastern soil piles
Trench T-5



Photo #8:
Northeastern soil piles
Trench T-6



Photo #9:
Northeastern soil piles
Trench T-7



Photo #10:
Northeastern soil piles
Trench T-8

Northeastern soil piles
Trenches T-8 to T-12
(left to right)



Photo #12:
Northeastern soil piles
Trench T-9



Photo #13:
Northeastern soil piles
Trench T-10



Photo #14:
Northeastern soil piles
Trench T-11



Photo #15:
Northeastern soil piles
Trench T-12



Photo #16:
Western soil piles
Trench T-1

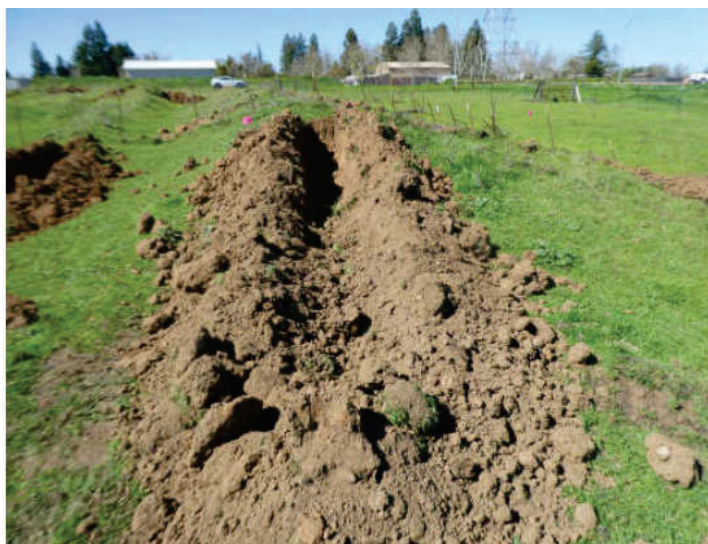


Photo #17:
Western soil piles
Trench T-2



Photo #18:
Western soil piles
Trench T-3



Photo #19:
Western soil piles
Trench T-4



Photo #20:
Western soil piles
Trench T-5



Photo #21:
Western soil piles
Trench T-6



Photo #22:
Western soil piles
Trench T-7



Photo #23:
Western soil piles
Trench T-7 (gravel bottom)



Photo #24:
Western soil piles
Trench T-8



Photo #25:
Western soil piles
Trench T-8 (gravel bottom)



Photo #26:
Western soil piles
Trench T-9 - Concrete, metal
debris (pre-trenching)



Photo #27:
Western soil piles
Trench T-9 - Debris



Photo #28:
Western soil piles
Trench T-9 - Debris



Photo #29:
Western soil piles
Trench T-9 - Bottom of excavation
(5 feet) native soils



Photo #30:
Western soil piles
Trench T-9 - Debris from
excavation, two 55-gallon
drums/trash cans



Photo #31:
Western soil piles
Trench T-9 - Gravel,
concrete debris



Photo #32:
Western soil piles
Trench T-9 - No significant
staining or odor



Photo #33:
Western soil piles
Trench T-9 - No significant
staining or odor