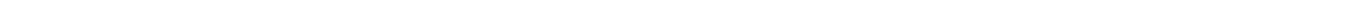


**APPENDIX I**  
**COVER LETTER TO THE PHASE I ENVIRONMENTAL SITE**  
**ASSESSMENT**





202 Val Dervin Parkway, Suite 300  
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July 29, 2025

Project No. 4-425-0525

Ms. Lina Estevez  
**Guggenheim Development Services, LLC**  
3000 Internet Boulevard, Suite 570  
Frisco, TX 75034

Phone: (214) 872-4000  
Email: [Lina.Estevez@guggenheimpartners.com](mailto:Lina.Estevez@guggenheimpartners.com)

**SUBJECT: PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
Proposed 7-Eleven Fueling Station  
3781 Northgate Boulevard  
Sacramento, California

Dear Ms. Estevez:

At your request and authorization, SALEM Engineering Group, Inc. (SALEM) has conducted this Phase I Environmental Site Assessment (ESA) of the proposed 7-Eleven Fueling Station site to be located on the northwest corner of Northgate Boulevard and Rosin Court at 3781 Northgate Boulevard in Sacramento, California (subject property). During the course of this assessment, SALEM identified no evidence of a Recognized Environmental Condition (REC) or Controlled REC (CREC) in connection with the subject property as defined by ASTM E1527-21. SALEM identified the following Historical REC (HREC) in connection with the subject property:

- SALEM's review of historical aerial photographs and regulatory agency records indicate that the northwest portion of the subject property and northwest adjacent property was developed as a Shell gasoline service station from approximately 1972 through 2007 with the associated address of 3801 Northgate Boulevard. The Shell gasoline service station consisted of three 10,000-gallon gasoline USTs, six fuel dispenser islands, a car wash, and a convenience store. An unauthorized release of petroleum hydrocarbons was discovered on May 18, 1998 resulting in assignment of the Shell SS Bob Cook Prop Owner LUST case. The highest detected concentrations of fuel constituents consisted of 4,050 milligrams per kilogram (mg/kg) as gasoline-range total petroleum hydrocarbons (TPHg), 27 mg/kg as benzene, 238 mg/kg as toluene, 77 mg/kg as methyl tert-butyl ether (MTBE), 45.2 mg/kg as total xylenes, and 93.9 mg/kg as ethyl benzene in soil and 17,000 micrograms per liter (ug/L) as TPHg, 1.4 ug/L as benzene, 0.75 ug/L as toluene, 3,700 ug/L as MTBE, 1.44 ug/L as total xylenes, and 0.79 ug/L as ethyl benzene in water. The site was assessed and remediated under the regulatory oversight of Sacramento County Environmental Management Department. Methods of remediation employed at the site included groundwater extraction, soil vapor extraction, oxygen diffusion, and excavation and removal of impacted soil. A reported 3,071 tons of impacted soil and 10,558,405 gallons of impacted groundwater were removed from the site. A vapor intrusion investigation conducted in August 2007 concluded that site conditions did not present a vapor intrusion risk to indoor air on the adjacent properties (subject property). The Shell SS Bob Cook Prop Owner LUST case was granted case closure on January 17, 2012; at the time of case closure the only detectable constituent remaining at the site was reported as 1.0 ug/L as MTBE. The Shell SS Bob Cook Prop Owner LUST case presents a HREC with regard to the subject property; no additional assessment is warranted.

We appreciate the opportunity to assist you with this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (209) 931-2226.

Respectfully submitted,

**SALEM Engineering Group, Inc.**



Shannon Lodge, PG 8522  
Northern California Environmental Services Manager