

**FACT SHEET, OCTOBER 2006**

## **Evergreen And El Camino Properties Proposed Prospective Purchaser Agreement Available For Public Review**

Signature Properties, Inc. (Signature) is considering purchasing and redeveloping two properties in Sacramento referred to as the Evergreen and El Camino properties (collectively, the Properties). The Evergreen property is located at 2308-2320 Evergreen Street, Sacramento. The El Camino property is located at 900-940 El Camino Avenue and 2740 Boxwood Street, Sacramento, California. The locations of the two properties are shown on the figure on page 2. Both properties are currently vacant. As a condition to its purchase, Signature is seeking a Prospective Purchaser Agreement (PPA) from the California Water Quality Control Board – Central Valley Region (Regional Water Board) relating to existing contamination at the Properties.

The PPA provides that, in exchange for taking certain actions (more fully described below) to assure that existing waste is removed from the Properties or does not otherwise pose a threat to future residents at the Properties or the environment, Signature would not be subject to liability related to, or arising from, contamination at the Properties. Under the PPA, the work performed by Signature at the Properties will be overseen and approved by the Regional Water Board.

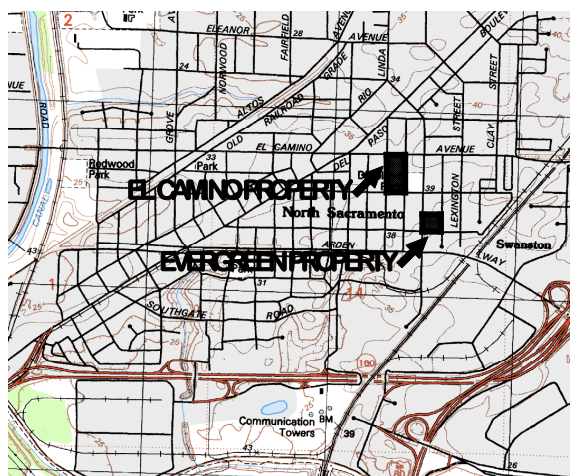
This fact sheet provides you with a summary of the Properties' histories, Signature's prior investigations at the Properties, contamination discovered, the proposed cleanup, and opportunities for public involvement. If you have questions about the Properties or the proposed PPA, please contact Brett Stevens, Regional Water Board Project Manager, at (916) 464-4642 or e-mail him at [bstevens@waterboards.ca.gov](mailto:bstevens@waterboards.ca.gov).

**Public Comment Period  
October 28, 2006 to November 27, 2006**

We encourage you to review and comment on the Prospective Purchaser Agreement for the Evergreen and El Camino Properties. The Regional Water Board is holding a 30-day public comment period beginning October 28, 2006, and ending November 27, 2006. All written comments must be postmarked no later than November 27, 2006, and should be sent to the attention of Brett Stevens, California Water Quality Control Board – Central Valley Region, 11020 Sun Center Drive, Suite 200, Rancho Cordova, California 95670 or by email at [bstevens@waterboards.ca.gov](mailto:bstevens@waterboards.ca.gov), no later than 5:00 p.m. on November 27, 2006.

## Site Location and History

The Evergreen and El Camino property locations are illustrated in the figure below. Combined, they encompass approximately 5.38 acres. The Evergreen property is currently grass covered vacant land. The property is identified by Sacramento County Assessor's Parcel Numbers 277-0081-0022 and 277-0081-003. The property use was residential during the 1960s and 1970s. Historic aerial photographs indicate that structures associated with the property's last residential use were razed sometime between 1977 and 1978 and no other structures have been on the property since that time. A storm water drainage ditch traverses the Evergreen property.



The El Camino property is also currently vacant. The property is identified by Sacramento County Assessor's Parcel Numbers 277-0012-002, 277-0012-008, and 277-0012-0011. The northern portion of the El Camino property is paved with asphalt and was apparently used for vehicle sales activities in the past. The southern portion of the El Camino property consists of a gravel lot with overgrown vegetation. From the mid 1950s to 1960s, the southern portion of the El Camino property was occupied by a retail lumber sale company and market. Historic aerial photographs indicate that structures associated with the property's former uses were razed sometime following 2002.

## Investigations

The Evergreen and El Camino properties have been the subject of two Phase I Environmental Site Assessments (ESAs). The first Phase I ESA report was prepared by ADR Environmental Group in June 2005. The second Phase I ESA report was prepared by ENGEO Incorporated (ENGEO) in December 2005. Both Phase I ESA reports present conclusions that:

- Neither the Evergreen nor the El Camino properties were used for activities likely to have resulted in the discharge of chemicals to soil or shallow groundwater; and,
- Activities at properties neighboring and in the vicinity of the Evergreen property are known or suspected to have released volatile organic chemicals (VOCs), petroleum hydrocarbons as gasoline and diesel, and benzene, toluene, ethylbenzene, and total xylenes to soil and/or the shallow aquifer.
- Chemicals released at neighboring properties appear to have impacted soil and groundwater at the Properties.

The presence VOCs in groundwater at the Properties was assessed by two soil vapor sampling surveys. The first soil vapor survey is described by ENGEO in their October 2005 report. The second soil vapor survey was conducted by BSK Associates under oversight of the Regional Water Board to further study whether shallow groundwater had been impacted by VOCs and petroleum hydrocarbons released from neighboring properties. Results of the second soil vapor survey are presented in BSK Associates' June 2006 report.

Data from the two studies showed no evidence of activities within either the Evergreen property or the El Camino property have caused a release of VOCs, metals, pesticides, or petroleum hydrocarbons to shallow soil or groundwater.

## Proposed Actions

Signature plans to construct approximately 80 single family homes on the Properties. Signature's plans to redevelop the Properties represent a productive use of property that will benefit the public and the community. Estimated benefits to the community from the proposed redevelopment project include infilling, redevelopment, use of certain existing infrastructure, creation of new infrastructure, infill housing, new jobs, and additional real estate, municipal and sales taxes and fees.

In order to ensure that activities at the Properties will not aggravate or contribute to the known condition of groundwater pollution, the PPA imposes requirements on Signature with regard to risk management measures for the Properties. These risk management measures include:

- Installation of Vapor Barriers: To protect future residents from the potential intrusion of VOC vapors from the groundwater into the indoor air of residences, Signature shall include installation of a water/vapor barrier beneath all residential units constructed on the properties.
- Deed Restriction: Signature will record a deed restriction on the Properties prohibiting the use of groundwater at and beneath the Properties for all purposes, including, but not limited to, drinking, irrigation, and industrial use.
- Removal of Asphalt and Wastes: Signature will remove the asphalt pavement from the El Camino property and, if found to be present by observation or sampling, further remove soils beneath the pavement polluted with petroleum hydrocarbons or metals that may pose a risk to groundwater or human health.
- Pavement over Ditch Soil: Signature will assure that the soils in the storm water drainage ditch on the Evergreen property will be overlain by a paved street.

- Groundwater Monitoring Well: Signature will install a groundwater monitoring well into the A-aquifer at the El Camino property at a location to be reasonably agreed between Signature and Regional Water Board staff and will permit access to the monitoring well as may be reasonably required for future sampling in connection with evaluation and/or remediation of area-wide groundwater issues.

## Regional Water Board Process

Environmental samples are collected to identify the chemicals present and the extent of contamination. Then, a PPA is proposed that complies with Regional Water Board requirements. The PPA identifies the proposed activities to be conducted in order to obtain a commitment from the Regional Water Board that the developer not be subject to liability related to, or arising from, the pollution at the properties.

Public participation includes a 30-day public comment period for the PPA. The Regional Water Board considers and responds to all comments received before making a final decision on the CAP.

## Response to Comments

After the close of the public comment period, the Regional Water Board will prepare a Response to Comments document. This document will include all of the comments received for the PPA. It will also provide the Regional Water Board's response to those comments. A copy of the Response to Comments document will be placed in the Information Repositories. Anyone who submits comments regarding the PPA will receive a copy of the Regional Water Board's Response to Comments.

## **Comprehensive Environmental Response, Compensation, Liability and Recovery Act (CERCLA)**

The proposed PPA constitutes a CERCLA Section 113(f)(2) Settlement. Section 113(f)(2) of the Comprehensive Environmental Response, Compensation, Liability and Recovery Act of 1980, 42 U.S.C. Section 9613(f)(2) provides that: “A person who has resolved its liability to the United States or a State in an administrative or judicially approved settlement shall not be liable for claims for contribution regarding matters addressed in the settlement.”

### **Anuncio**

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Regional Water Board. El número de teléfono es (916) 464-3291.

### **Notice to the Hearing Impaired**

TDD users can obtain information about the Site by using the California State Relay Service (800) 735-2929 to reach the Public Participation Specialist. Ask them to contact the Regional Water Board at (916) 464-3291 regarding the Evergreen and El Camino properties.

### **Information Repositories**

The Evergreen and El Camino properties PPA and related documents can be reviewed at the following location:

Regional Water Board’s Sacramento Office  
11020 Sun Center Drive, Suite 200  
Rancho Cordova, CA 95670  
(916) 464-3291

### **For More Information**

Please contact the Regional Water Board if you have questions regarding the Evergreen and El Camino properties PPA. For questions regarding the PPA and/or the public participation process, please contact:

Brett Stevens  
Project Manager  
(916) 464-4642  
bstevens@waterboards.ca.gov

If you would like to learn more about the Regional Water Board, please visit our website at [www.waterboards.ca.gov](http://www.waterboards.ca.gov).