



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
CERES GATEWAY COMMERCIAL BUILDING DEVELOPMENT
SW QUADRANT MITCHELL & SERVICE ROADS
CERES, CALIFORNIA**

PREPARED FOR:

**CERES GATEWAY CENTER LLC &
GENESIS FAMILY ENTERPRISES LLC
1535 J STREET, SUITE B
MODESTO, CALIFORNIA 95354**

PREPARED BY:

**CTE CAL, INC.
4230 KIERNAN AVENUE, SUITE 150
MODESTO, CA 95356**

CTE JOB NO. 25-0846E

JUNE 20, 2019

© 2019 CTE CAL, Inc.
Intellectual Property.
All Rights Reserved.

TABLE OF CONTENTS

SECTION	PAGE
1.0 EXECUTIVE SUMMARY.....	4
2.0 INTRODUCTION.....	5
2.1 Purpose.....	5
2.2 Scope of Services.....	5
2.3 Significant Assumptions.....	6
2.4 Limitations and Exceptions.....	7
2.5 Special Terms and Conditions.....	7
2.6 User Reliance.....	7
3.0 SITE DESCRIPTION AND CONDITIONS.....	8
4.0 USER PROVIDED INFORMATION.....	9
5.0 RECORDS REVIEW.....	10
5.1 Regulatory Data Base Review.....	10
5.1.1 Genesis Family Enterprises, Inc.....	11
5.2 General Setting.....	12
5.2.1 General Geologic Conditions.....	12
5.2.2 Geologic Conditions.....	12
5.2.3 Surface Water.....	13
5.2.4 Groundwater.....	13
5.3 Historical Use Information on the Target property and Adjoining Properties.....	13
5.3.1 Sanborn Fire Insurance Maps.....	13
5.3.2 Reverse Telephone Directories.....	13
5.3.3 Historic Aerial Photographs.....	14
5.3.4 Historic Topographic Maps.....	14
6.0 SITE RECONNAISSANCE.....	15
6.1 Methodology and Limiting Conditions.....	15
6.2 General Site Setting.....	15
6.3 Site Observations.....	15
6.3.1 Summary of Observations.....	16
6.4 Vicinity Observations.....	16
7.0 INTERVIEWS.....	17
8.0 FINDINGS AND OPINIONS.....	17
10.0 DEVIATIONS.....	18
11.0 ADDITIONAL SERVICES.....	18
12.0 REFERENCES.....	19
13.0 SIGNATURES & QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS.....	20

FIGURES

FIGURE 1 SITE INDEX MAP

APPENDICES

NOTE: All Appendices are on the accompanying CD

APPENDIX A	DUE DILIGENCE ENVIRONMENTAL QUESTIONNAIRE
APPENDIX B	ENVIRONMENTAL DATA RESOURCES (EDR) RECORDS REPORT
APPENDIX C	SANBORN MAPS
APPENDIX D	HISTORICAL CITY DIRECTORIES
APPENDIX E	HISTORICAL AERIAL PHOTOGRAPHS
APPENDIX F	HISTORICAL TOPOGRAPHIC MAPS
APPENDIX G	SITE RECONNAISSANCE PHOTOGRAPHS
APPENDIX H	PRELIMINARY TITLE REPORT

1.0 EXECUTIVE SUMMARY

The Phase I Environmental Site Assessment (Phase I ESA) contained herein was conducted on an approximate 13.66 - Acre parcel located at the southwest quadrant of the intersection between Mitchell Road and Service Road, in Ceres, California (the Site). This report was prepared for Ceres Gateway Center LLC & Genesis Family Enterprises LLC. This Phase I ESA report substantially follows the ASTM E 1527-13 guidelines, which included reconnaissance level observations of the Site and nearby area, a regulatory document review, and a review of reasonably accessible historic documents.

At the time of our field reconnaissance, the Site was undeveloped and relatively flat-lying with the exception of a 2-foot-high mound of soil covering an existing irrigation pipe which extended E-W across the central portion of the Site. The Site was bound by E Service Road to the north, Mitchell Road to the east, Highway 99 to the west and south.

The surrounding land use consisted generally of commercial properties to the north and agricultural properties to the east, west, and south of the Site. The Site generally sloped toward the west-southwest with elevations varying from approximately 93 feet above mean sea level (MSL) in the northeastern portion of the Site to about 92 feet above MSL in the southwestern portion of the parcel.

As part of our investigation a review of historical aerial photographs was conducted. The oldest photograph reviewed was taken in 1937 and indicates the Site to be used for agricultural purposes. The photographs further revealed that agricultural properties generally surrounded the Site. Due to the unknown agricultural practices used at the Site and surrounding area prior to 1952, pesticide contamination is a potential concern.

This Executive Summary has presented a brief overview of the Phase I Report. The body of the report should be considered in its entirety with regard to the findings, opinions and conclusions contained herein.

2.0 INTRODUCTION

2.1 Purpose

CTE Cal, Inc. ("CTE") has prepared this Phase I ESA report for the Ceres Gateway Commercial Building Development site located at the southwest quadrant from the intersection of Mitchell Road and Service Road in Ceres, California. The attached Site Index Map, Figure 1, shows the approximate general location of the Site.

This report was authorized by Ceres Gateway Center LLC & Genesis Family Enterprises LLC, per CTE's proposal/contract No. E-25-143 dated November 8, 2018 and executed June 12, 2019. The purpose of this Phase I ESA is to provide an assessment of any obvious environmental conditions on the Site or adjoining properties that could potentially impact the Site. This Phase I ESA has been performed in substantial conformance with the ASTM E 1527-13 guidelines.

Information collected and referenced by this report is included in the attached Appendices that are organized as follows.

- Appendix A Due Diligence Environmental Questionnaire
- Appendix B Environmental Data Resources (EDR) Records Report
- Appendix C Sanborn Maps
- Appendix D Historical City Directories
- Appendix E Historical Aerial Photographs
- Appendix F Historical Topographic Maps
- Appendix G Site Reconnaissance Photographs
- Appendix H Preliminary Title Report

2.2 Scope of Services

The scope of services for this Phase I ESA generally follows the ASTM guidelines for Phase I ESA's (ASTM E 1527-13). CTE's scope of services included:

- Site Reconnaissance, including observations from public vantages of adjacent and nearby properties. Photographs were taken of the Site and adjacent properties.
- Document Review, including review of regulatory agency files and list summaries completed in general conformance with the guidelines of ASTM E 1527-13 as provided by Environmental Data Resources (EDR), a commercial vendor.

- Site History, including review of reasonably accessible historical documents as defined by ASTM E 1527-13 to evaluate past uses of the Site and selected adjacent and/or nearby properties. Reviewed historic information included Sanborn fire insurance maps, aerial photographs, topographic maps, city reverse and telephone directories.
- Reporting, by documenting the accumulated data and resulting opinions and conclusions in this report.

2.3 Significant Assumptions

This Phase I ESA documented herein was conducted in substantial accordance with ASTM E1527-13 guidelines. No other warranties, expressed or implied, are made by CTE. CTE's evaluations, analyses, conclusions and opinions should not be taken as representations regarding surface and subsurface conditions at the Site. CTE can only note the site conditions at the time of the field reconnaissance and makes no guarantees for current site conditions. Conditions may differ from the conditions implied by superficial observations or obtained from third party sources.

This report was prepared in general accordance with the standard of practice for reputable environmental consultants practicing in the Site area at this time. CTE makes no other representations or qualifications. CTE should be notified of any variations known to be in conflict in the data reviewed, analyzed, and reported by CTE. CTE should be made aware of these changes and may re-evaluate the report findings depending upon changed conditions, or further supplied information.

Documentation provided by EDR, third parties, and public domain sources, as referred to in this report, are assumed to be complete and correct, and have been used and referenced with the understanding that CTE assumes no responsibility or liability for their accuracy. CTE's conclusions and opinions are based upon such information and documentation, along with CTE's observations of site conditions as they existed on the date of site observations. Because site conditions may change significantly over a short period of time and additional data may become available, data reported and conclusions/opinions in this report are limited to current conditions and may not be relied upon at a significantly later date (generally considered as 180 days) and/or following property use changes, whichever occurs first.

2.4 Limitations and Exceptions

Reasonable efforts have been made during this assessment to uncover *Recognized Environmental Conditions.* Reasonable efforts are limited to information gathered from visual observations of unobstructed areas, recorded database information held in public record, and available information gathered from interviews and selected historic documents, and may not identify all environmental conditions pertinent to the Site.

Limitations and exceptions for this Site include the following:

- This assessment is not an environmental compliance audit or report. Some observations and discussion in this report may address regulated conditions, operations, or activities; however, compliance with those conditions, operations, or activities is outside the scope of this report. This report does not constitute a legal opinion or legal advice, which should be obtained from independent legal counsel, if considered necessary.
- This report does not address non-scope ASTM considerations outside the stated scope, including, but not limited to, asbestos containing materials (ACMs), radon, lead-based paint (LBP), lead in drinking water, wetlands, protected environments and habitat, industrial hygiene, indoor air quality, vapor intrusion, regulatory permitting requirements, and high voltage power lines.
- *Data failure* has occurred due to the lack of sufficient historic information to trace the Site use back to when it was undeveloped native ground.
- *Data failure* has occurred due to the unknown agricultural practices used at the Site prior to 1952, pesticide contamination is a potential concern.

2.5 Special Terms and Conditions

No special terms or conditions exist between CTE and Ceres Gateway Center LLC or with Genesis Family Enterprises LLC. CTE does not have a financial interest in this site, other than preparation of this report.

2.6 User Reliance

This report is prepared for Ceres Gateway Center LLC & Genesis Family Enterprises LLC; no other parties may rely on this report without express written permission of CTE and Ceres Gateway Center LLC & Genesis Family Enterprises LLC. The report is not for use



or benefit of another person or entity without advance written consent of CTE and Ceres Gateway Center LLC & Genesis Family Enterprises LLC. This report is prepared using currently accepted standard of care for conducting such assessments in the Site area at this time.

The findings and opinions presented herein are relative to the dates of the site work and should not be relied upon to represent future dates. This report may be utilized for 180 days from the date of the report. Additionally, this report may not be utilized should the property usage or use of adjacent sites change.

3.0 SITE DESCRIPTION AND CONDITIONS

The Site is located at the southwest quadrant from the intersection of Mitchell Road and Service Road in Ceres, California. The general area surrounding the Site is utilized mainly for commercial and agricultural purposes. The Site was bound by E Service Road to the north, Mitchell Road to the east, Highway 99 to the west and south.

The Site is further identified by County of Stanislaus Assessor's Parcel Numbers (APN's) 041-013-001, -002, -003, 007, and totals a reported 13.66 acres in size. A description of the site parcels is listed below.

TABLE 3.0 SUMMARY OF SITE PARCELS AND DESCRIPTIONS			
Recorded Legal Address	Assessor's Parcel Number	Reported Acreage	Zoning/Use
2954 E. Service Road	041-013-001	0.98	Commercial (General)
2942 E. Service Road	041-013-002	0.97	Commercial / Vacant
2812 E. Service Road	041-013-003	16.33	Commercial / Vacant
Ron Court	041-013-007	0.36	County Owned

At the time of CTE's field reconnaissance, the Site was undeveloped dry grassy ground cover. The Site generally sloped toward the west-southwest with elevations varying from approximately 93 feet above mean sea level (MSL) in the northeastern portion of the Site to about 92 feet above MSL in the southwestern portion of the parcel. Refer to Google Earth aerial imagery (8/31/2018), below.



4.0 USER PROVIDED INFORMATION

A User Questionnaire was emailed to the client and is included in Appendix A. The questionnaire was filled out by Mr. Daniel Ogden on June 12, 2019. No potential concerns were noted in regards to environmental conditions that could potentially affect the Site. No significant deviations to our findings were noted in the questionnaire or from other sources discussed in this report. The client also provided an electronic copy of the following pertinent documents:

- *Preliminary Report* including title information pertaining to the subject property. The preliminary report listed Tract A: Genesis Family Enterprises, Inc. and Tract B: Ceres Gateway Center, LLC. No deviations to our findings were noted.

5.0 RECORDS REVIEW

5.1 Regulatory Data Base Review

CTE reviewed federal, state, and local environmental databases for information regarding documented and suspected releases of regulated materials at the Site and vicinity based upon reference to an environmental database search performed by EDR, an environmental data base search firm. EDR performed the standard ASTM E 1527-13 recommended distances from the center of the Site.

CTE has summarized the findings of the EDR report with respect to site proximity from listed sites. A copy of the EDR report is included in Appendix B and should be referenced for detailed information. The EDR report showed listings for the Site, adjacent properties and properties within a 1-mile radius that could potentially produce environmental impacts at the Site. A summary list is provided in Table 5.1. Individual properties of importance are in bold and are explained in greater detail following the table. Nearby properties listed by EDR include:

TABLE 5.1 SUMMARY OF PROPERTIES FOUND IN MULTIPLE ENVIRONMENTAL DATABASES			
Name/Address	Database: Status	Approximate Distance/Direction From Site	Relative Elevation From Site
Genesis Family Enterprises Inc 2942 E. Service Rd	HAZNET: H132 – Asbestos waste, Onsite treatment	1 ft	Higher
Anne B. Johnson 2812 E Service Rd	SWEEPS UST:#71252	1 ft	Higher
City of Ceres 2954 E. Service	HAZNET – Inorganic solid waste. No treatment	1ft	Higher
Crawford Equipment Sa 4848 Frontage Road	HIST UST- two tanks, diesel, motor oil	155, 0.029, ESE	Higher
Ceres Enterprises Inc 3000 E Service Rd	RCRA NON GEN/NLR – No Violations Found	233, 0.044, ENE	Higher
Ceres Chevron 3000 E Service Rd	CERS HAZ WASTE- Returned to Compliance 11/6/18 CERES TANKS- Chemical Storage Facility CUPA LISTINGS – ID 10178009 UST – ID 05	233, 0.044, ENE	Higher
Arco AM/PM #5732 3936 Mitchell Rd	UST – ID 05 RCRA NON GEN /NLR – No Violations HIST CORTESE - 50 RCRA-SQG – No Violations Found FINDS - 110012245365 ECHO - 1004678270 CERS HAZ WASTE – Returned to Compliance 1/7/19 CERS TANKS CUPA LISTING CERS LUST – Completed case closed SWEEPS UST	313, 0.059, NE	Higher

	EDR HIST AUTO		
Thomas Masonry 3901 Brickit Court	HIST AUTO- three tanks, reg, diesel SWEEPS UST- three tanks	435, 0.082, NW	Lower
Gateway Carwash/Oil Can Auto 3117 E Service Rd	RCRA NON GEN NLR – No Violations Found CERS HAZ WASTE – Returned to Compliance 2018 CERS TANKS – Returned to Compliance 2016 CUPA LISTINGS CERS AST	492, 0.093, ENE	Higher
Ceres Auto Dismantling 2701 E Service Rd	RCRA NONGEN NLR – No Violations found CUPA LISTINIGS 10684426 NPDES Active CIWQS Active Storm water industrial CERS – In violation – submitted late report	672, 0.127, WNW	Lower
Farm 4385 Lucas Rd	SWEEPS UST – two tanks, unleaded, diesel HIST UST 00022107	750, 0.142, SSE	Higher
Ceres Recycling Center 3940 Moffett Rd	SWRCY – Recycle glass, Al, Plastic, Bimetal NPDES – Active Industrial CIWQS -Industrial – Scrap and waste materials CERS – No Violations found	1201, 0.227, WNW	Higher
Moore Rd Property 3430, 3506 Moore Rd	CPS-SLIC Closed by County (1993)	2155, 0.408, NNE	Higher
S. Fukui Yuyama 3500 McGee Rd	ENVIROSTOR – No Further Action SCH – No Further Action HIST UST - farming	2458, 0.466, NE	Higher
Panella Drayage 3606 sixth	LUST Completed – Case Closed HIST CORTESE CERS – Cleanup Site	2503, 0.474, NW	Higher
Lucas Elementary #14 – Luc 2842 Roeding Rd	ENIVROSTOR – No Further Action (2013) SCH – No Further Action	2607, 0.494, N	Lower
Alternative Education North of Roading Rd	ENIVROSTOR – No Further Action (2011) SCH – No Further Action	3697, 0.700, N	Higher
Ceres High School Service Rd/Central	ENIVROSTOR – No Further Action (2000) SCH – No Further Action	4231, 0.801, W	Lower
Central Valley High School 4201, 4137 Central	ENIVROSTOR – No Further Action (2004) SCH – No Further Action	4283, 0.811, W	Lower
Walt Hanline Elementary #13 4137, 4201, 4225, 4231, 4237 Central Ave	ENIVROSTOR-No Further Action (2012) SCH – No Further Action	4322, 0.819, W	Lower
1.87 Acre Property Central Avenue	ENIVROSTOR – No Action Required (2002) SCH – No Contaminates Found CERS - 50000003	4361, 0.826, W	Lower
Southwest No.1 Elementary Redwood Rd/Central	ENIVROSTOR – No Further Action (2003) SCH – No Further Action	4657, 0.882, WSW	Lower

5.1.1 Genesis Family Enterprises, Inc.

The Genesis Family Enterprises, Inc. is located at the northeast corner of the Site and is listed under one EDR found databases. The database is with the Hazardous Waste Facility and Manifest Data (HAZNET). This data is extracted from hazardous waste manifests received by the Department of Toxic Substances Control (DTSC). The HAZNET database lists the site, in 2008, as containing asbestos waste which was either treated on-site, buried on-site and closed as a landfill, or taken off site to a landfill. Additional research was performed by CTE to ascertain the potential for the existence of the asbestos waste. CalRecycle, Geotracker, and Envirostor databases were searched. No record of a landfill has been reported at 2942 E

Service Road in Ceres, nor based on the site reconnaissance or review of aerial photographs is there evidence of waste being buried onsite. Although, there is the potential for asbestos waste to be buried at that address, it is more likely that the waste material was taken off site. This is not anticipated to potentially impact the Site.

5.2 General Setting

The Site is located at the southwest quadrant from the intersection of Mitchell Road and Service Road in Ceres, California.

5.2.1 General Geologic Conditions

The project site is located within the California's Great Valley Geomorphic Province, a geologically young, large, flat-lying alluvial plain in the central portion of California. It is 40 to 60 miles (60 to 100 km) wide and stretches approximately 450 miles (720 km) from north-northwest to south-southeast, inland from and parallel to the Pacific Ocean Coast Ranges to the west and Sierra Nevada Mountains to the east. The Great Valley has been filled with hundreds to thousands of feet of eroded sediments, ranging in age from Pleistocene to Holocene. Recent alluvial deposits generally consist of poorly sorted silts, fine sands and clays with less extensive lenses of medium to coarse grained sands and gravel. Lacustrine deposits occur along the axis of the valley, and consist of clays, silts, and fine sands. These alluvial units overlie Pliocene-Pleistocene continental clastic deposits, which in turn overlay older continental and marine deposits. An unconformable pre-Tertiary basement complex of granitic and metamorphic rocks underlies the sediments.

5.2.2 Geologic Conditions

Published mapping indicates the Site to be underlain by alluvial materials. Quaternary basin deposits as shown on published *Regional Geologic Map of the San Francisco – San Jose Quadrangle*, prepared by Wagner et al. (1991). The mapped area shows one surficial geologic unit, Modesto Formation deposits (Qm). These materials are generally comprised of silts, clays, and clayey sand deposits.

The majority of surficial soils are classified as Hanford soil components and generally consist of sandy loam. The Hydrologic Group is classified as Class B, which consists of soils comprised of with moderate infiltration rates. The second soil type is classified as Tujunga and is generally consist of loamy sand. The Hydrologic

Group is classified as Class A – High infiltration rates. (Refer to EDR report; based on Soil Conservation Service SSURGO data).

5.2.3 Surface Water

Surface water at the Site flows generally southwest.

5.2.4 Groundwater

A review of the EDR reports and the California Groundwater Information Center, <https://gis.water.ca.gov/app/gicima/>, indicate variations in groundwater generally between depths of 15 feet to 20 feet below ground surface with a southwesterly gradient of 0.002 FT/FT.

5.2.5 Radon Findings

The Geospatial – Physical Setting Source Map Findings Radon Report provided by EDR shows that Radon test results indicate that the Site area is in Zone 3, which has an average indoor level < 2 pico Curies per liter of air (pCi/L).

5.3 Historical Use Information on the Target property and Adjoining Properties

The following historical sources were utilized to prepare this Phase I ESA:

- Sanborn Fire Insurance Maps, attached in Appendix C
- Historical telephone directories, attached in Appendix D
- Historical aerial photographs, attached in Appendix E
- Historical topographic maps, attached in Appendix F

5.3.1 Sanborn Fire Insurance Maps

The certified Sanborn Map Report provided by EDR certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information and fire insurance maps covering the target property found no historical maps.

5.3.2 Reverse Telephone Directories

EDR has compiled a summary of properties adjacent to Mitchell Road and Service Road using city, cross reference, business, and telephone directories. They span from 1960 to 2014 at approximately five-year intervals. Historic directories did reference the Site. The property located at 2954 E. Service Road lists Reyes Day and Angel Sandoval from 2014 to 2010, Delbert Howell from 2010 to 2005, Truck Toggery from 2005 to 2000, and Unknown Occupant from 2000 to 1995. The property at 2942 E Service Road lists Occupant Unknown from 2014 to 2005 and

Debra Gonsalves 2000. The property at 2812 E Service Road lists Mary Flores from 2014 to 2010, Erik Anderson from 2010 to 2005, Kenny Harris from 2005 to 2000. Nearby sites appeared to be residential and commercial.

5.3.3 Historic Aerial Photographs

Historic aerial photographs dating back to 1937 were accessed by EDR and are attached as Appendix E for reference. The following is a brief summary of the reviewed historic aerial photographs.

TABLE 5.3.3 SUMMARY NOTES HISTORIC AERIAL PHOTOGRAPHS	
Aerial Photograph Dates	Observations
2016	These aerial photographs show similar developments with the current Site and surrounding properties. The Site appears vacant, with all previous residential structures removed. The Site and surrounding areas appear similar to conditions noted during the site visit.
2012	The Site and surrounding properties appear similar to that shown on the 2012 aerial photograph.
2009	The residential properties to the east, across Mitchell Road, appear to now be commercial.
2006	The Site and surrounding properties appear similar to that shown on the 1998 aerial photograph. Continued development to the north.
1998	The Site and surrounding properties appear similar to that shown on the 1984 aerial photograph, with the exception of the removal of the center residence.
1984 1976	The Site and surrounding properties appear similar to that shown on the 1972 aerial photograph, with increased residential developments to the north.
1972 1967	The Site and surrounding properties appear similar to that shown on the 1957 aerial photograph.
1957	Two residential properties appearance at the north west and north east corners of the Site.
1950 1946	The Site and surrounding properties appear similar to that shown on the 1937 aerial photograph.
1937	The Site appears to be agricultural land with a residential structure in the center of the property. Surrounding area appears agricultural with sparse residential properties.

5.3.4 Historic Topographic Maps

Historic topographic maps dating back to 1916 were accessed by EDR, and are attached as Appendix F. The maps show the Site and surrounding properties.

TABLE 5.3.4 SUMMARY NOTES TOPOGRAPHIC MAPS	
Topographic Map Dates/Scale	Observations
2012/1:24,000	Maps show current road and highway infrastructure, along with further development around the Site.
1987/1:24,000 1976/1:24,000 1969/1:24,000	Five structures are shown at the site. Two at the northwest corner, two at the northeast corner, and one in the center.
1953/1:24,000	Four structures are shown at the site. Two at the northwest corner, one at the northeast corner, and one in the center.
1941/1:50,000 1939/1:62,500	Two structures are shown at the site.
1916/1:31,680	One structure appears at the center of the Site, sparse developments surrounding.

6.0 SITE RECONNAISSANCE

The site reconnaissance was conducted June 12, 2019, by CTE's Mr. Alan Krause, Geologist. Observations were taken of the Site and nearby properties. Selected pictures taken during the site reconnaissance are attached as Appendix G.

6.1 Methodology and Limiting Conditions

The site reconnaissance consisted of walking the Site and observing adjacent and nearby properties from public vantages. Photographs were taken during the site reconnaissance and selected photos are provided in Appendix G. The Site location is shown on Figure 1 which also shows the Site limits.

6.2 General Site Setting

The Site is located at the southwest quadrant from the intersection of Mitchell Road and Service Road in Ceres, California. General setting of the Site and area is commercial and agricultural. The Site is bound by E Service Road to the north, Mitchell Road to the east, Highway 99 to the west and south. The Site generally slopes relatively gently to the southwest.

6.3 Site Observations

At the time of CTE's field reconnaissance, the Site was undeveloped. The Site generally sloped toward the southwest.

6.3.1 Summary of Observations

TABLE 6.3.1 SUMMARY OF SUBJECT SITE OBSERVATIONS			
CONDITIONS	NOT OBSERVED OR NOTED	OBSERVED OR NOTED	SIGNIFICANT CONCERN?
Hazardous Substances/Petroleum Products	X		
Waste Generation/Storage/Disposal	X		
ASTs	X		
USTs	X		
PCB Containing Equipment	X		
Chemical/Petroleum Odors	X		
Pools of Liquid	X		
Floor Drains/Sumps/Wells	X		
Drums	X		
Stains or Corrosion	X		
Unidentified Substance Containers	X		
Stained Soil or Pavement	X		
Stressed Vegetation	X		
Pits, Ponds or Lagoons	X		
Wastewater Discharges/Disposal Systems	X		
Septic Systems/Cesspools	X		
Non-Hazardous Solid Waste Disposal Areas		X	Minor Debris (Concrete Rubble) from pre-existing structure removals in circa 2014 & 2015 at NW & North corners site
Drinking Water Systems	X		
Wells	X		
Other (Soil Mounds)		X	Existing E-W Irrigation Canal/Pipe Crosses Near Center of Site (shown on plan)

6.4 Vicinity Observations

The site reconnaissance was performed to evaluate potential environmental impacts to the Site from adjacent and nearby properties. CTE's site observations are summarized in the following table.

TABLE 6.4 SUMMARY OF VICINITY OBSERVATIONS	
General Direction From Site	Observations
North:	Commercial & Vacant Lot
East:	Commercial--7-Eleven, Chevron & Shopping Center & Vacant Land
South:	Hwy 99 on Ramp & Agricultural
West:	Hwy 99 & Agricultural

7.0 INTERVIEWS

The Site is currently undeveloped land, no interview conducted.

8.0 FINDINGS AND OPINIONS

CTE has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E 1527-13 guidelines for the property located at the southwest quadrant from the intersection of Mitchell Road and Service Road, Stanislaus County APN 041-013-001, -002, -003, 007, in Ceres, California. Exceptions to this practice are described in Section 2.4 and Section 10.0. The following are CTE's findings and opinions regarding potential environmental concerns at the Site:

- *Data failure* has occurred due to the lack of sufficient historic information to trace the Site use back to when it was undeveloped natural ground. However, in CTE's opinion there is sufficient information to evaluate historic activities at the Site with respect to potential environmental conditions.
- *Data failure* has occurred due to the unknown agricultural practices used at the Site prior to 1952, pesticide contamination is a potential concern.
- In CTE's opinion, based on the site history, site reconnaissance, aerial photography, topography, and EDR Report, there are no significant issues indicated that rise to the level of conditions necessary to constitute a potential Recognized Environmental Condition to the Site.

9.0 Conclusions

CTE has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-13 guidelines regarding the proposed site located at the southwest quadrant from the intersection of Mitchell Road and Service Road in Ceres, California. Any exceptions to, or deviations from, this practice are described in Sections 2.4 and 10.0 of this report.

The presence of environmental issues at the subject property was considered with respect to guidelines of the ASTM 1527-13 “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”. *ASTM E 1527-13* defines a *Recognized Environmental Condition (REC)* as “—the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to 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*.”

CTE has conducted a *Phase I Environmental Assessment* in general conformance with the scope and limitations of ASTM Practice E 1527-13 guidelines for the Site located at the southwest quadrant from the intersection of Mitchell Road and Service Road in Ceres, California. Any exceptions to, or deletions from, this practice are described in Section 2.4 and 10.0 of this report. This assessment has revealed no evidence of *Recognized Environmental Conditions* with respect to the Site.

10.0 DEVIATIONS

The Site and adjacent sites could not be traced back to a time when there was undeveloped natural ground. Consequently, a historic land use *data failure* has occurred. However, this data failure in CTE’s opinion did not substantively impact the findings of this report as, based upon the accumulated data; it is unlikely the Site has been utilized for any other purposes other than what has been described in this report.

11.0 ADDITIONAL SERVICES

At this time, no additional services have been conducted by CTE related to this Phase I ESA.

12.0 REFERENCES

- (1) ASTM (2013) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E 1527-13.
- (2) EDR Reports for Radius Map, Sanborn Map, Aerial Photographs, City Directory and Topographic Maps (dated June 17, 2019).
- (3) California State Water Resources Control Board website, *Geotracker*.
- (4) Google Earth aerial imagery dated 8/31/2018.
- (5) D.L. Wagner, R.D. McJunkin, and E.J. Bortugno, "Geologic Map of the San Francisco – San Jose Quadrangle" (Regional Geological Map Series No. 5A, Scale 1:250,000, 1991) published by the California Geological Survey (CGS).
- (6) California Groundwater Information Center Map website:
(<https://gis.water.ca.gov/app/gicima/>)
- (7) California Environmental Protection Agency Air Resource Board, "Emission Inventory Criteria and Guidelines" September 26, 2013.
- (8) Chicago Title Company, *Preliminary Report*, Title No.: FSST-5111801584, dated July 7, 2018.
- (9) CalRecycle Solid Waste Information System (SWIS) Facility Search Website:
(<https://www2.calrecycle.ca.gov/swfacilities/Directory?autoBind=True>)

13.0 SIGNATURES & QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

This report is prepared by appropriately credentialed professionals with experience in preparing environmental site assessments in exceedance of ASTM E 1527-13 requirements. This report is prepared in accordance with the standard of practice utilized by reputable consultants practicing in this area at the time of this report. No other warranties are expressed or implied. This report is prepared for Ceres Gateway Center LLC & Genesis Family Enterprises LLC, no other parties may rely on this report without express written permission of CTE and Ceres Gateway Center LLC & Genesis Family Enterprises LLC.

Respectfully submitted,

CTE Cal, Inc.



Rodney D. Ballard, RCE #43345
Principal Engineer



Kristin Kohls
Staff Geologist



KEY MAP



NOTES:

Location of site is approximate. Base map from Map Data ©2018 Google Earth.



3628 Madison Avenue, Suite 22
 Sacramento, CA 95660
 P: 916.331.6030
 F: 916.331.6037
 www.ctecal.com

SITE LOCATION MAP
 Ceres Gateway Commercial Building Development
 SW Quadrant Mitchell & Service Roads
 Ceres, California

CTE JOB NO.

25-0846E

SCALE

N.T.S.

DATE

6/20/19

FIGURE

1