Final

Phase I Environmental Site Assessment Report

Sierra Army Depot Parcel W

172 Nevada Street, Herlong, California 96113
Contract No. GS-10F-0076K

Prepared For:

United States General Services Administration
Office of Real Property Utilization and Disposal (9PZ)
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# ACRONYM LIST

| ACM  | Asbestos containing materials |
| AST  | Aboveground storage tank      |
| ASTM | ASTM International            |
| AUL  | Activity and use limitation   |
| BER  | Business environmental risk   |
| Bgs  | Below ground surface         |
| CalEPA | California Environmental Protection Agency |
| CERCLA | Comprehensive Environmental Response, Compensation, and Liability Act |
| CFR  | Code of Federal Regulations   |
| CREC | Conditional recognized conditions |
| EDR  | Environmental Data Resources, Inc. |
| EPA  | Environmental Protection Agency |
| ESA  | Environmental site assessment |
| FEMA | Federal Emergency Management Association |
| FOIA | Freedom of Information Act    |
| GAMA | Groundwater Ambient Monitoring & Assessment |
| GSA  | General Services Administration |
| HREC | Historical recognized environmental condition |
| LBP  | Lead based paint              |
| LLP  | Landowner Liability Protection |
| msl  | Mean sea level                |
| NWI  | National Wetlands Inventory   |
| NRCS | Natural Resources Conservation Service’s |
| PCB  | polychlorinated biphenyls     |
| pCi/L| PicoCuries per liter          |
| ppm  | Parts per million             |
| RCRA | Resource Conservation and Recovery Act |
| REC  | Recognized environmental condition |
| US   | United States                 |
| USDA | United States Department of Agriculture |
| USEPA| United States Environmental Protection Agency |
| USGS | United States Geological Survey |
| USFWS| U.S. Fish and Wildlife Service |
| UST  | Underground storage tank      |
| WSS  | Web Soil Survey               |
EXECUTIVE SUMMARY

Sierra Army Depot Parcel W
172 Nevada Street
Herlong, Lassen County, California 96113

Tetra Tech, Inc. (Tetra Tech) has completed a Phase I Environmental Site Assessment (ESA) of the Sierra Army Depot Parcel W located at 172 Nevada Street in Herlong, Lassen County, California (Site), for the benefit of the United States (U.S.) General Services Administration (GSA). The project scope-of-work was designed and executed to assess the potential for recognized environmental conditions (REC) associated with the Site.

The environmental assessment was conducted based on the methods and procedures described in the ASTM International (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13) modified to meet GSA-specific standards.

The Site consists of an approximate 1.632-acre parcel improved with one building, a 4,700-square foot fenced playground area, and an asphalt parking lot. The building on the Site is a slab-on-grade, single-story, 3,800-square foot former preschool which consists of a kitchen area, laundry room, adult and child restrooms, classroom areas, and limited office space. Based on available historical information, the building was constructed between 1981 and 1993. Two metal Conex boxes were observed along the northern boundary of the Site that contained holiday decorations in association with the preschool. The Site is accessed from the east from a gravel driveway on Nevada Street, and from the south by an asphalt driveway from Modoc Drive. The Site is bordered by a chapel, Ft. Sage One Stop Center, and Diamond Mountain Manufacturing/Distributing to the north; undeveloped lots, and abandoned apartments to the northeast; Sierra Primary School (pre-kindergarten to 6th grade) to the northwest; undeveloped land to the west and southeast; undeveloped land, followed by Susanville Indian Rancheria to the southwest; undeveloped land, followed by Sierra Army Depot facility to the east; and a radio antennae/communication compound, followed by undeveloped land to the south. In 2004, the property was conveyed by the United States to the Fort Sage Unified School District and was subject to the terms and conditions of the educational public benefit conveyance. The property was used as a child care center but has not been in compliance with the deed and program of use since September 2014. The School District is planning to revert the property voluntarily to the United States.

The Phase I ESA identified the following findings at the Site:

**Recognized Environmental Conditions (RECs)**

No RECs were identified in association with the Site.

**Historical Recognized Environmental Conditions (HRECs)**

No HRECs were identified in association with the Site.
Conditional Recognized Conditions (CRECs)

No CRECs were identified in association with the Site.

De Minimis Environmental Conditions

No *de minimis* conditions were identified in association with the Site.

Other Environmental Conditions

No other environmental conditions were identified in association with the Site.
1.0 INTRODUCTION

Tetra Tech, Inc. (Tetra Tech) was retained by the United States (U.S.) General Services Administration (GSA) to perform a Phase I Environmental Site Assessment (ESA) of Sierra Army Depot Parcel W located at 172 Nevada Street in Herlong, Lassen County, California (Site) (Figure 1). Tetra Tech was authorized to conduct this Phase I ESA under GSA Contract Number GS-10F-0076K. Mr. Kurt Schmiegel, a Tetra Tech Environmental Engineer with over 10 years of experience completing Phase I ESAs, performed the Site visit on May 14, 2019. Access to the Site was granted by Ms. Gwen Pacheco, of the Fort Sage Unified School District, who provided keys to the building and Conex boxes. Tetra Tech understands that GSA has performed these environmental activities in association with a potential transfer of ownership of the Site.

The purpose of the assessment was to identify potential environmental concerns related to current and historical activities conducted on or near the Site and to qualify for a Landowner Liability Protection (LLP) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). During the Site inspection, environmental conditions of the Site and neighboring properties were noted. Additional information used to evaluate the Site was obtained from historical and regulatory agency sources. The environmental assessment was conducted based on the methods and procedures described in the ASTM International (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13). Information regarding the Site inspection is presented below:

**Date of Site inspection:** May 14, 2019.

**Name of Tetra Tech staff that performed Site inspection:** Mr. Kurt Schmeigel.

**Name(s) of Site representatives providing information during Site inspection:** Ms. Gwen Pacheco, Fort Sage Unified School District.

At the time of the Site inspection, the Site consisted of an approximate 1.632-acre parcel improved with one building, a 4,700-square foot fenced playground area, and an asphalt parking lot. The building on the Site is a slab-on-grade, single-story, 3,800-square foot former preschool which consists of a kitchen area, laundry room, adult and child restrooms, classroom areas, and limited office space. Based on available historical information, the building was constructed between 1981 and 1993. Two metal Conex boxes were observed along the northern boundary of the Site that contained holiday decorations in association with the preschool. The Site is accessed from the east from a gravel driveway on Nevada Street, and from the south by an asphalt driveway from Modoc Drive. The Site is bordered by a chapel, Ft. Sage One Stop Center, and Diamond Mountain Manufacturing/Distributing to the north; undeveloped lots, and abandoned apartments to the northeast; Sierra Primary School (pre-kindergarten to 6th grade) to the northwest; undeveloped land to the west and southeast; undeveloped land, followed by Susanville Indian Rancheria to the southwest; undeveloped land, followed by Sierra Army Depot facility to the east; and a radio antenna/communication compound, followed by undeveloped land to the south.
1.1 LIMITATIONS/RELIANCE

This report was compiled based partially on information supplied to Tetra Tech from outside sources and other information in the public domain. The conclusions and opinions herein are based on the information Tetra Tech obtained in compiling the report. Tetra Tech makes no warranty as to the accuracy of statements made by others that may be contained in the report, nor are any other warranties or guarantees, expressed or implied, included or intended by the report, except that it has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing the same or similar services. Because the facts forming the basis for the report are subject to professional interpretation, differing conclusions could be reached. Tetra Tech does not assume responsibility for the discovery and elimination of hazards that could possibly cause accidents, injuries, or damage. Compliance with submitted recommendations or suggestions does not ensure elimination of hazards or the fulfillment of client’s obligations under local, state, or federal laws or any modifications or changes to such laws. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature, but shall be a representation of findings of fact from records examined.

Estimates and professional opinions of potential environmental risks are based upon information derived from the Site reconnaissance and from other activities described herein. GSA is herewith advised that the conditions observed by Tetra Tech are subject to change. Indicators of the presence of hazardous substances and petroleum products that were not indicated or observable at the time of the most recent Site reconnaissance may subsequently become present or observable.

Tetra Tech has generally used the standard of care recommended by Standard E 1527-13 developed by ASTM and modified to meet client-specific standards. Because these standards of care only set forth minimum requirements, any additional services and service enhancements that GSA has authorized are contained in the scope of services.

Representatives for GSA are the only parties that have been involved in shaping the scope of services needed to satisfactorily manage risks from GSA’s point of view; therefore, GSA is the only intended beneficiary of this report. Reliance on this report by parties other than GSA may result in reliance on assumptions whose extent and nature could distort the meaning and impact of the estimates given in this report. As such, no party, except GSA, should rely upon estimates for the potential of hazardous materials to exist at the Site. With the consent of GSA, Tetra Tech is available to work with other parties in developing probability estimates, given other parties unique risk management concerns. The guidelines used to define hazardous substances and petroleum products were obtained from the ASTM Standard of Practice E 1527-13. For the purposes of this report, the vicinity of the Site is defined as properties located within an approximately one-eighth mile-radius of the Site.

This ESA does not include a radon survey, lead paint sampling, a comprehensive asbestos survey, or wetland delineation. This ESA report is based on information obtained from a variety of usually
reliable sources, which are listed in the report. Tetra Tech does not guarantee the authenticity or reliability of the information it has received from outside sources.

This report is not a comprehensive Site characterization and should not be construed as such. This report presents opinions that are based on the findings of visually observable on-site and off-site conditions, a review of specific regulatory records and historical sources, and comments made by interviewees. ESAs, by their very nature, are limited. Tetra Tech has endeavored to meet the applicable standard of care and in so doing, is advising GSA of the ESA limitations. Tetra Tech believes this information is essential to help GSA identify and manage risks. These risks can be reduced but cannot be eliminated through additional research. Tetra Tech will, upon request, advise GSA of the additional research opportunities available, their impact on risk, and their cost.

1.2 PURPOSE

The goal of this ESA is to identify whether recognized environmental conditions (REC), controlled RECs (CREC), historical RECs (HREC), or de minimis conditions are present on the Site. RECs are the presence or likely presence of any hazardous substances or petroleum products on a Site under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the Site or into the ground, groundwater, or surface water of the Site. CRECs are the result of a past release of hazardous substances or petroleum products that have been addressed to the satisfaction of the applicable regulatory authority. HRECs are 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. The terms include hazardous substances or petroleum products, even under conditions in compliance with laws. The terms are not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies (Section 3.2.22 E 1527-13, ASTM 2013).
2.0 SITE LOCATION AND DESCRIPTION

The Site is located at 172 Nevada Street in Herlong, Lassen County, California (Figure 1). Figure 2 shows the layout of the Site and surrounding areas and Figure 3 shows an aerial photograph of the Site. According to the Lassen County Assessor, the property is identified as Block 675, Lot 1. The current owner of the Site is identified as the Fort Sage Unified School District. In 2004, the property was conveyed by the United States to the Fort Sage Unified School District and was subject to the terms and conditions of the educational public benefit conveyance. The property was used as a child care center, but has not been in compliance with the deed and program of use since September 2014. A copy of the parcel map for the Site is included in Appendix H.

The legal description of the Site, based upon the quitclaim deed of June 18, 2004, is:

By letter dated September 10, 2003, from the U.S. Army Corps of Engineers, certain Federal surplus real property identified as Parcels H, J, T, V, and W, being portions of the Sierra Army Depot, consisting of a total of 67.211 acres of improved land, located in Lassen County, California.

Table 1 summarizes Site information. Copies of select Site photographs are included in Appendix A.

Table 1. Summary of Sierra Army Depot Parcel W

<table>
<thead>
<tr>
<th>Address</th>
<th>Year Built</th>
<th>Building Size</th>
<th>Lot Size</th>
<th>Property</th>
<th>Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>172 Nevada Street</td>
<td>Prior to 1988</td>
<td>Approximately 3,800 square feet</td>
<td>Approximately 1.632 acres</td>
<td>Former child care facility for Sierra Army Depot</td>
<td>No</td>
</tr>
</tbody>
</table>

At the time of the Site inspection, the Site consisted of one parcel of approximately 1.632 acres. The Site is located in the Sierra Army Depot in a largely undeveloped area, to the north of the Nevada-California-Oregon Railway, in Lassen County, California. A 3,800-square foot former child care building constructed on a concrete slab foundation was located on Site at the time of site reconnaissance. An asphalt-paved parking lot is located on the southern side of the structure, with an associated gravel driveway and parking area to the east of the on-site structure. The Site is accessed from the east from a gravel driveway on Nevada Street, and from the south by an asphalt driveway from Modoc Drive. The Site is surrounded by abandoned apartments, a chapel, a radio communication/antenna compound, and undeveloped land.

2.1 TOPOGRAPHY

According to the United States Geological Survey (USGS) 7.5-minute series, 1988 Herlong, California Topographic Quadrangle Map, the Site is located at approximately 4,130 feet above mean sea level (msl). The Site is generally flat.
2.2 SURFACE WATER/WETLANDS

The Site was inspected for potential wetlands and water bodies. For purposes of this report, potential wetlands include areas that are saturated with water or covered by shallow water and support hydrophytic vegetation. Wetlands do not include constructed drainage ditches and retention ponds that are maintained for the purpose of storm water or wastewater control. A wetlands delineation study was not included in the scope of work for the Phase I ESA.

Potential wetlands were not observed on the Site. According to the U.S. Fish and Wildlife Service’s (USFWS) Online Wetlands Mapper and National Wetlands Inventory (NWI), the closest wetland to the Site is a freshwater pond located approximately 0.98-mile northwest of the Site. The Site is not identified as being in a 100-year or 500-year floodplain (Federal Emergency Management Association (FEMA) Flood map, accessed June 2019).

A permanent body of water or other standing water was not observed on the Site. The closest major water feature is Honey Lake, located approximately 5.93 miles west of the Site.

2.3 AREA GEOLOGY AND SOILS

Tetra Tech used the GeoCheck Physical Setting Source Summary, provided by EDR. The Site is identified as predominantly Incy, non-hydric soils with a fine sand surface texture. Deeper soil types consist of excessively drained sands and gravels.

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service’s (NRCS) Web Soil Survey (WSS) for Lassen County, California, soils at and around the Site primarily consist of Incy fine sand, 0-5 percent slopes.

2.4 AREA HYDROLOGY AND HYDROGEOLOGY

According to USGS Groundwater Ambient Monitoring & Assessment (GAMA) website, the Site is located in the Honey Lake Valley, within the Modoc Plateau and Cascades hydrologic province. According to the Lassen County Groundwater Management Plan, Honey Lake serves as the source of water for over 40 streams in the Honey Lake Valley, and recharge occurs directly through precipitation, infiltration of stream flows, and percolation.

According to the EDR report, one federal USGS well is located between one-half mile and one mile of the Site. According to water data information reviewed on the USGS GAMA website, eight municipal wells are located between one-half mile and one mile. A review of depth readings for the Honey Lake Valley from the California Department of Water Resources identified groundwater levels between approximately 456 and 735 feet below ground surface (bgs).
3.0 SITE OWNERSHIP AND USE

Information pertaining to the historical nature of the Site was obtained through EDR and documentation provided by the GSA.

3.1 SITE OWNERSHIP

According to the EDR Chain of Title report (EDR 2019e), included in Appendix F, the parcel associated with the Site is currently owned by the Fort Sage Unified School District. In 2004, the property was conveyed by the United States to the Fort Sage Unified School District and was subject to the terms and conditions of the educational public benefit conveyance. The property was used as a child care center but has not been in compliance with the deed and program of use since September 2014. The School District is planning to revert the property voluntarily to the United States. No other title records were available in the EDR Chain of Title report.

According to the EDR Environmental Lien Search report (EDR 2019g), included in Appendix G, no environmental liens or activity and use limitations (AUL) are associated with the Site.

3.2 SITE USE - HISTORICAL

General information regarding the historical use of the Site was obtained from a review of available historical documents and documents provided by the Client. The Site contact was not aware of the construction date of the current structure.

Historical documents reviewed to gather information about historical Site use included:

- Historical aerial photographs;
- Historical topographic maps;
- Historical City Directories; and,
- Other historical information provided by GSA.

3.2.1 Historical Aerial Photographs

Eleven (11) aerial photographs of the property dated 1951, 1954, 1962, 1975, 1977, 1981, 1993, 2005, 2009, 2012, and 2016 were obtained from EDR (EDR 2019c). Copies of the aerial photographs are included in Appendix C. Based on the aerial photographs; the Site was previously developed with what appear to be a former barracks building dating to the earliest aerial photograph in 1951 through the 1962 aerial photograph. The photographs dating from 1975 through 1981 show the Site as undeveloped land with no structures. The remaining aerial photographs show the building observed during Site reconnaissance with the surrounding areas as a playground and undeveloped land.

The surrounding areas appear to be developed as barracks in the 1951 aerial photograph. To the north of the Site, appear to be several large structures, the purpose of which cannot be ascertained from the photograph. Beyond the roadway to the south and southeast of the Site and surrounding structures lies undeveloped land.
The Site and surrounding areas appear relatively unchanged in the 1954 aerial photograph; however, changes may not be evident due to the quality of this photograph. The Site continues to be occupied by the existing structure in the 1951 photograph. Surrounding areas have remained relatively unchanged since earlier photographs in the 1962 aerial photograph.

The Site is occupied by the structures observed in the earlier photographs in the 1962 photograph. The area to the northeast is cleared of the structures that were previously developed and the area now serves as vacant property. The Site and surrounding areas remained relatively unchanged from the 1951 and 1954 photographs.

The Site is undeveloped in the 1975 photograph. The structure has been removed. The surrounding areas to the south and east also appear to be undeveloped and the structures that were previously developed in the 1951, 1954, and 1962 photographs have been removed.

The 1977 photograph shows the Site as it was in the 1975 photograph, with no structure located on site. Surrounding areas have remained relatively unchanged since the 1975 photograph. The Site and surrounding areas remain relatively unchanged in the 1981 photograph.

The Site appears to be developed with one structure and surrounding areas remain relatively unchanged in the 1993 photograph. The structure on Site appears to be the building and play area observed during site reconnaissance.


3.2.2 Historical Topographic Maps

Historical USGS topographic maps for 1954, 1988, and 2012 were obtained from EDR (EDR 2018c).

The 1954 map depicts the Site as undeveloped. Surrounding areas to the west and north are depicted as developed with one structure. A railroad is depicted to the south and east of the Site.

The 1988 map depicts the Site as developed with one structure. Additional development is depicted to the north and west of the Site. The Site and surrounding area are noted as military land. A sewage disposal facility is depicted far north of the Site, and a skeet range is depicted to the northwest of the Site. No detail regarding structures on the Site and surrounding area is available on the 2012 topographic map.

No RECs were observed in association with the historical use of the Site and surrounding areas during the review of the topographic maps.

3.2.3 Historical Fire Insurance Maps

Historical Fire Insurance Maps were requested from EDR (EDR 2019d), and a Certified Sanborn Map Report dated May 3, 2019 was provided. No Sanborn Maps cover the Site or surrounding areas. The EDR Certified Sanborn Map Report is presented in Appendix D.
3.2.4 **Historical Building Permits**

Historical Building Permits were requested from EDR (EDR 2019f). As of May 3, 2019, EDR does not have access to building permits in Herlong, California; therefore, no permits were found for the Site. The Building Permit Report documenting no coverage is included in Appendix H.

3.2.5 **Property Tax Map**

A property tax map was obtained from EDR (EDR 2019h). A property tax map for the Site was not found. The EDR Property Tax Map is included in Appendix I.

3.3 **SITE USE - CURRENT**

The Site is currently owned by the Fort Sage Unified School District. The Site has been vacant since the approximately September 2014 when the previous child care center was not in compliance with the deed and program of use. The School District is planning to revert the property voluntarily to the United States.
4.0 SITE INSPECTION

Section 4.0 describes general Site observations from the May 14, 2019 Site visit. Photographs of Site features were taken during the Site visit. Copies of select Site photographs are included in Appendix A.

4.1 SITE BUILDINGS AND GROUNDS

The Site is located on Nevada Street in Herlong, Lassen County, California. (Figures 1, 2 and 3). Based on the Site reconnaissance, the Site is comprised of a 3,800-square foot former preschool building, a fenced-in, 4,700 square-foot playground area, and undeveloped land. The interior of the building consists of a kitchen area, laundry room, adult and child restrooms, classroom areas, and limited office space. Based on available historical information, the building was constructed between 1981 and 1993. An asphalt-paved parking lot is located on the southern side of the structure, with an associated gravel driveway and parking area to the east of the on-site structure. The building is constructed on a concrete slab foundation with a metal roof. The Site is accessed from the east from a gravel driveway on Nevada Street, and from the south by an asphalt driveway from Modoc Drive. The Site was vacant at the time of the Site reconnaissance. No evidence of underground storage tanks, wells, or septic systems were observed on site.

Two metal Conex boxes were observed on the north side of the Site property. The contents of the boxes were observed to include holiday decorations. No hazardous materials, hazardous waste, or petroleum products were observed in the metal boxes.

Two ash/burn areas, one (1) 6 feet by 6 feet in size, and one (1) 8 feet by 8 feet in size, were observed west of the unpaved path located in the center of the Site. Both ash/burn areas appeared to be burned wood or charcoal. The Site contact was not aware of the burn piles or what had been previously burned. Based on the likely use for burning wood or charcoal, Tetra Tech does not consider these burn piles to be a REC.

4.2 UTILITY AREAS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEM

The on-site structure is connected to public water and sewer systems. Water is supplied by the Herlong Public Utility District, and electricity is supplied by Plumas Sierra Rural Electric. No evidence of a septic system or wells were observed on site. Three air conditioning units and a propane unit were observed adjacent to the south side of the Site building.

4.3 DRYWELLS/STORM DRAINS

No drywells or storm drains were identified near the Site.

4.4 SURFACE WATER, PITS/PONDS/LAGOONS

No surface water bodies, pits, ponds, or lagoons were observed on the Site during Site reconnaissance. The closest major water feature is Honey Lake, located approximately 5.93 miles west of the Site.
4.5  SURFACE STAINING

No surface staining was observed on the Site during Site reconnaissance.

4.6  STRESSED VEGETATION

No stressed vegetation was observed during Site reconnaissance.

4.7  STORAGE TANKS

A propane tank of less than 100 gallons was observed adjacent to the south side of the Site building. The tank is serviced by Ed Staub Propane. The tank appeared to be in good condition, and no staining or evidence of a release was observed in the vicinity of the tank which was used to heat the Site building. Tetra Tech does not consider the propane tank to be a REC.

4.8  SITE RECORDS

No documentation regarding the Site was provided.

4.9  WASTEWATER

The building is connected to the city public sewer system. Discharges from sinks and toilets from the Site building enter the public sanitary sewer. No floor drains or storm drains were observed on Site.

4.10  ELECTRICAL TRANSFORMERS AND EQUIPMENT

U.S. Environmental Protection Agency (USEPA) Code of Federal Regulations (CFR) Title 40, Part 761, governs the manufacturing, processing, and distribution of polychlorinated biphenyls (PCB). The guideline defines a PCB transformer as any transformer that contains 500 parts per million (ppm) PCBs. PCB-containing electrical equipment is defined as “any electrical equipment including, but not limited to, transformers (including those used in railway locomotives and self-propelled cars), capacitors, circuit breakers, reclosers, voltage regulators, switches (including sectionalizers and motor starters), electromagnets, and cable, that contain PCBs at concentrations of 50 ppm and less than 500 ppm in the contaminating fluid.”

Standard electrical equipment was observed in the building. One pad-mounted transformer was identified on Site; however, no labels identifying PCB-content of the transformer was included. No staining in the vicinity of the transformer was observed, and it appeared to be recently replaced. Tetra Tech does not consider the transformer to be a REC.

4.11  PESTICIDE AND HERBICIDE USE

Tetra Tech did not observe pesticide or herbicide use at the Site during Site reconnaissance.

4.12  INDOOR AIR

4.12.1  Mold

No visual evidence of water damage resulting in the presence of mold was observed during the Site reconnaissance.
4.12.2  Radon Gas

Radon gas is a colorless, odorless gas that occurs naturally from the breakdown of uranium. Radon can be found in high concentrations where there are soils and rocks containing high levels of uranium, granite, shale, or phosphate. In open air or in areas with high air circulation, radon is not considered a health problem. However, in confined spaces (such as poorly ventilated basements), radon can concentrate and become a health hazard.

The USEPA has classified Lassen, California as being located within the USEPA Radon Zone 3, with indoor average radon levels less than 2 picoCuries per liter (pCi/L). Based on information provided by GSA, radon testing has not been conducted at the Site.

The USEPA Radon residential threshold value for radon in indoor air is 4 pCi/L. According to the EDR report, one facility was tested in Lassen County. The facility reported levels under 4 pCi/L. Site-specific radon testing has not been conducted at the Site according to historical information. Based on the results of testing in Lassen County and the non-residential usage of the Site, radon is not considered a concern for the Site.

4.12.3  Vapor Intrusion from Soil/Groundwater Contamination

A health assessment prepared for the property noted the potential for soil and/or groundwater impacts to impact indoor air. No cracking on floor surfaces was observed. Features, such as drains, sump pits, and boiler room pits have the potential to provide a migration pathway for vapors. The Site building was not observed to contain any of these features. While the risk of a vapor intrusion concern is likely minimal at this time, sampling would be required to confirm if there are any sub-slab and/or indoor air impacts which require remediation. Preparation for any future uses of the building should consider the potential for vapor intrusion and may include installation of engineering remediation efforts (i.e., sub-slab depressurization, an air exchange system).

4.13  RADIOACTIVE MATERIALS

GSA personnel and the Site contact were not aware of permitted radiological activities or materials at the Site. No information obtained indicated radioactive material use or storage within the neighboring properties. Therefore, radioactive materials are not a concern associated with this Site.

4.14  ASBESTOS

Asbestos assessment is not in the scope of work or ASTM standard and was not conducted as part of this investigation. However, during the inspection, a limited visual survey for suspect asbestos containing materials (ACMs) was performed (no sampling was conducted). ACMs were used in the construction of structures prior to 1980, when use gradually was reduced in the United States. Based on the assumed age of the building (post-1980) the potential presence of ACM at the Site is not considered a business environmental risk (BER).
4.15 LEAD-BASED PAINT

A lead-based paint (LBP) survey was not conducted as of this investigation. LBP is not an ASTM scope item. Tetra Tech did not observe potential evidence of significantly damaged paint (as indicated by peeling, chipping, or flaking paint) at the time of the ESA Site visit, although some peeling paint was noted on the concrete floor. LBP was mainly used prior to 1980, when use began to decline in the United States. Based on the Site building’s assumed date of construction after 1980, it is Tetra Tech’s opinion the potential presence of LBP at the Site is not considered a BER.
5.0 REGULATORY REVIEW

5.1 RECORDS REVIEW

Environmental databases maintained by State and Federal agencies identify properties with confirmed or possible contamination, facilities that generate hazardous wastes, sites with USTs, and properties involved in Federal, State, or municipal enforcement actions were reviewed to assess the environmental status of the Site. Table 2 presents a summary of the information provided by EDR (EDR 2018b) for the Site. The complete environmental EDR report is provided in Appendix B.

Table 2. EDR Report Summary

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<td>0 Listed</td>
</tr>
<tr>
<td>CA RGA LF</td>
<td>TP</td>
<td>Listed</td>
<td>0 Listed</td>
</tr>
<tr>
<td>CA RGA LUST</td>
<td>TP</td>
<td>Listed</td>
<td>0 Listed</td>
</tr>
</tbody>
</table>

Notes:

2020 COR ACTION = 2020 Corrective Action Program List
ABANDONED MINES = Abandoned Mines
AST = Aboveground Storage Tanks
BROWNFIELDS = Petroleum Brownfields Program Sites
CA AST = California Aboveground Storage Tanks
CA BOND EXP. PLAN = California Bond Expenditure Plan
CA BROWNFIELDS = California Petroleum Brownfields Program Sites
CA CDL = California Clandestine Drug Labs
CA CERS HAZ WASTE = California Environmental Reporting System Hazardous Waste
CA CERS TANKS = California Environmental Reporting System Tanks
CA CHMIRS = California Hazardous Materials Incident Reporting System
CO Cortese = California Cortese List
CA CPS-SLIC = California SLIC Cases
CU CUPA Listings = California Certified Unified Program Agency database
CA DEEDS = California Deed Restricting Listing
CA ENVIROSTOR = California EnviroStor Database
CA FID UST = California Facility Inventory Database
CA HAULERS = California Registered Waste Tire Haulers Listing
CA HIST Cal-Sites = Calsites Database
CA HIST UST = California Hazardous Substance Storage Container Database
CA LDS = California Land Disposal Sites Listing
CA LIENS = California Environmental Liens Listing
CA LUST = California Leaking Underground Storage Tank
CA MCS = California Military Cleanup Sites Listing
CA PFAS = California PFAS Contamination Site Location Listing
CA RESPONSE = California Response Sites
The EDR database reports the ‘Target Property’ as listed on the 2020 COR ACTION, CA AST, CA CERS, CA CERS HAZ WASTE, CA CERS TANKS, CA CIWQS, CA Cortese, CA CUPA Listings, CA DEED, CA EMI, CA ENF, CA ENVIROSTOR, CA Financial Assurance, CA HAZNET, CA HIST Cal-Sites, CA HIST CORTESE, CA HIST UST, CA HWP, CA ICE, CA LDS, CA RESPONSE, CA RGA LF, CA RGA LUST, CA SWEEPS UST, CA SWF/LF, CA WDR, CA WDS, CA WMUDS/SWAT, CORRACTS, DOD, ECHO, FEDERAL FACILITY, FINDS, FTTS, HIST FTTS, NY MANIFEST, PADS, RCRA-LQG, RCRA-TSDF, SEMS, and US AIRS databases. However, it was noted that these listings were identified for the entirety of the Sierra Army Depot, which is the military post and equipment storage facility that the Site is located within, or other parcels located within the post. These listings are, in fact, not within the boundaries of what is considered the Site for purposes of this investigation. The Sierra Army Depot is not considered on the National Priorities List and historical information identifies the Site as previously only containing what appears to be barracks. In addition, a search of the California Geotracker website and California ENVIRSTOR databases indicates the facilities associated with the Sierra Army Depot were closed as of October 15, 2006. As such, review of the EDR report suggests that the Site is not specifically listed on any of the searched databases and Tetra Tech does not consider these listed facilities associated with the total Sierra Army Depot facility to be a REC.
5.1.2 Surrounding Areas

Several sites were identified on State or Federal database lists searched by EDR within their respective search radii. The listings were reviewed to identify if any were located immediately adjacent to the Site, and/or if any of the sites listed on environmental databases have the potential to impact the property. The following listings were noted as being in the immediate vicinity of the Site:

- **Lassen County Public Works – Herlong Community Center**, listed at 2067 California Street, approximately 0.133 mile northwest of the Site, is listed on the CA AST, and CA CUPA Listings databases. No additional information regarding an underground storage tank or hazardous waste was provided. Based on the lack of reported releases associated with the Site, Tetra Tech does not consider the facility to be a REC.

- **Herlong Substation/Verizon Wireless Herlong**, listed at Herlong Access Road, approximately 0.225 mile north-northeast of the Site, is listed on the CA CERS HAZ WASTE, CA CUPA Listings, and CA CERS databases. The facility is listed for routine triennial inspections with no violations observed. In 2014, the facility was determined to no longer require the hazardous waste generator status. Based on the lack of reported releases associated with the Site, Tetra Tech does not consider the facility to be a REC.

- **Sierra Primary School**, listed at 100 D S Hall Avenue, approximately 0.109 mile west-northwest of the Site, is listed on the CA CERS TANKS, CA CUPA Listings, and CA CERS databases. The facility is listed with an aboveground petroleum storage tank and chemical storage on site. One violation for “failure to prepare and implement a Spill Prevention Control and Countermeasure (SPCC) plan” is listed for December 21, 2013. The facility returned to compliance during inspection on January 30, 2014. Based on the lack of reported releases associated with the Site, Tetra Tech does not consider the facility to be a REC.

- **Lassen County Public Works – Herlong Theater**, listed as California Street, approximately 0.098 mile northwest of the Site, is listed on the CA CUPA Listings, and CA CERS databases. The listing identifies that hazardous material is stored on site and is listed with no violations or releases. Based on the lack of reported releases associated with the Site, Tetra Tech does not consider the facility to be a REC.

Based on Tetra Tech’s review of remaining databases associated with the surrounding areas of the Site, it does not appear that any of the other listings have the potential to adversely impact the Site.

5.2 LOCAL RECORDS

Tetra Tech submitted a Freedom of Information Act (FOIA) records request to the California Department of Toxic Substances Control to request copies of available documentation regarding
leaks or spills of hazardous materials and other permits related to the Site. As of the date of this report, no response has been received. Pertinent information will be provided under separate cover, if received.

Tetra Tech submitted a public records request to the California Environmental Protection Agency (CalEPA) to request copies of environmental permits, environmental violations, potential contamination issues, storage tank registrations and other records related to the Site. As of the date of this report, no response has been received. Pertinent information will be provided under separate cover, if received.

Tetra Tech submitted a public records request to the California Department of Forestry and Fire Protection to request available documentation regarding storage, use, and spills of hazardous waste, underground and aboveground storage tanks, and environmental violations. As of the date of this report, a response has not been received.
6.0 ADJACENT AND NEIGHBORING PROPERTIES

Section 6.0 provides information on the history of neighboring properties to identify potential environmental impacts to the Site.

6.1 NEIGHBORING PROPERTIES - CURRENT

The Site is surrounded by a chapel, Ft. Sage One Stop Center, and Diamond Mountain Manufacturing/Distributing to the north; undeveloped lots, and abandoned apartments to the northeast; Sierra Primary School (pre-kindergarten to 6th grade) to the northwest; undeveloped land to the west and southeast; undeveloped land, followed by Susanville Indian Rancheria to the southwest; undeveloped land, followed by Sierra Army Depot facility to the east; and a radio antenna/communication compound, followed by undeveloped land to the south. An AST was observed to the east of the Chapel and Ft. Sage One Stop Center. According to the Site contact, this tank previously contained diesel and was not in use at the time of site reconnaissance. No evidence of staining or a release was observed. An AST was observed at the Sierra Primary School. The tank was labeled with diesel/unleaded labels and stored within secondary containment. No evidence of staining or a release was observed. No additional environmental concerns were observed on neighboring properties at the time of Site reconnaissance. Tetra Tech does not consider the use of neighboring properties to be a REC.

6.2 NEIGHBORING PROPERTIES - HISTORICAL

According to available historical documentation, the neighboring properties were developed in the 1950s. Much of the area was utilized as barrack housing, and storage and warehousing. Historical documentation shows that neighboring properties return to undeveloped land in the 1970s.

The Nevada-California-Oregon Railway was depicted in topographic maps and aerial photographs to the southeast of the Site. It is possible that impacted bedding materials and/or spraying of oils and herbicides may have been used to maintain the rail lines located either on or adjacent to the Site; however, no documentation of the use of these items in association with the rail spur was provided. Tetra Tech does not consider the historical use of neighboring properties to be a REC.
7.0 HAZARDOUS MATERIALS AND WASTE MANAGEMENT

7.1 HAZARDOUS MATERIALS

During the Site inspection, the Site was vacant. No evidence of hazardous materials was observed during site reconnaissance. Tetra Tech does not consider the use of hazardous materials to be a REC at the Site.

7.2 HAZARDOUS AND NON-HAZARDOUS WASTE MANAGEMENT

The Site was unoccupied at the time of Site reconnaissance, there is no waste generated, and no hazardous or non-hazardous waste was observed at the time of Site reconnaissance. Tetra Tech does not consider waste management at the Site to be of significant concern. However, two locked Conex boxes were located on the north side of the Site property. The contents of the boxes included holiday decorations, although a thorough inspection of the contents was not conducted. While this is likely not an environmental concern, the Conex boxes should be addressed as a housekeeping measure to ensure that no hazardous materials have been disposed of in this area to prevent potential discharge to the environment.
8.0 USER PROVIDED ENVIRONMENTAL INFORMATION AND INTERVIEWS

The objective of the interviews is to obtain information concerning RECs in connection with the Site. This information was obtained verbally, as indicated below.

8.1 INTERVIEW WITH OWNER OR REPRESENTATIVE

Tetra Tech interviewed the Client regarding any information they have regarding the environmental condition of the Site. It does not appear that the client is aware of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Site; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Site, or (3) any notices from any government entity regarding any possible violations of environmental laws or possible liability relating to hazardous substances or petroleum products.

8.2 INTERVIEW WITH PAST OCCUPANTS

The Site was vacant at the time of the Site reconnaissance and has been owned and used by the U.S. Government for nearly 100 years or more. No persons that previously were employed at the Site were available for interview. Based on Site operations and review of regulatory data, Tetra Tech does not consider this data gap a REC for the Site.

8.3 INTERVIEW WITH ADJACENT PROPERTY OWNERS

Tetra Tech attempted to speak with neighboring property owners and or operators during Site reconnaissance; however, the neighboring property owners were not readily available or unwilling to be interviewed during the time of Site reconnaissance. Tetra Tech does not consider this data gap a REC for the Site.

8.4 USER PROVIDED INFORMATION

No information regarding the Site was provided.
9.0 DEVIATIONS

There were no deletions or deviations from ASTM E 1527-13 with the exception of the following:

• Interviews with previous landowners were not conducted.
• Interviews with neighboring property landowners were not conducted.
• Time gaps of more than 5 years were noted in available historical information.
• As of the date of this report, a response from the California Environmental Protection Agency, California Department of Toxic Substances Control, and California Department of Forestry and Fire Protection have not been received.

Tetra Tech does not believe that the identified deviations impact our ability to render an opinion regarding potential RECs, CRECs, HRECs, or de minimis conditions for the Site.
CONCLUSIONS AND RECOMMENDATIONS

Tetra Tech has performed this Phase I ESA in conformance with the scope and limitations of the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13) for the property located at 172 Nevada Street, Herlong, California. This assessment has revealed the following findings that relate to the potential for contamination or liability in connection to the Site.

10.1 CONCLUSIONS

The Phase I ESA identified the following findings at the Site:

**Recognized Environmental Conditions**

No RECs were identified in association to the Site.

**Historical Recognized Environmental Conditions**

No HRECs were identified in association with the Site.

**Conditional Recognized Conditions**

No CRECs were identified in association with the Site.

**De Minimis Environmental Conditions**

No de minimis conditions were identified in association with the Site.

**Other Environmental Conditions**

No other environmental conditions were identified in association with the Site.

10.2 RECOMMENDATIONS

Based on the conclusions outlined above, Tetra Tech makes the following recommendations to GSA for consideration with respect to the Site:

- While there appears at this time to be no REC in association with the ash/burn piles located on Site, the area should be cleared as a housekeeping measure to ensure that no hazardous materials have been deposited in this area which may have the potential to impact the environment.

10.3 LIMITATIONS

The conclusions of the report are professional opinions based solely upon visual Site observations, and interpretations of analyses as described in this report. The opinions presented within this report apply to the Site conditions existing at the time of the investigations, and interpretation of current
regulations. Therefore, opinions and recommendations provided within this report might not apply
to future conditions that may exist at the Site.

The resumes of the environmental assessor who conducted the Site reconnaissance and prepared
the report and the resume of the environmental professional who oversaw completion of this work
are provided in Appendix H. We declare that, to the best of our professional knowledge and belief,
we meet the definition of Environmental Professional as defined in 40 CFR 312.10 of this part. We
have the specific qualifications based on education, training, and experience to assess a Site of the
nature, history, and setting of the Site. We have developed and performed the all appropriate
inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312 and
attest to the completeness and accuracy of the information contained in this report.

Report Author

Ms. Maddie Cox

Technical Reviewer

Mr. Jimmy Kehs, CHMM

Quality Control Coordinator

Mr. Troy W. Payne
11.0 REFERENCES


Google Earth. 2019. Distance check of listed sites, wetlands, and orphans to the Site as compared to the EDR report. https://www.google.com/earth/ [Accessed June 21, 2019]


FIGURE 1
SITE LOCATION MAP

PARCEL W
172 NEVADA STREET
HERLONG, CALIFORNIA 96113

Legend
Approximate Property Boundary
APPENDIX A:
PHASE I ESA SITE PHOTOGRAPHS
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 1
Date:
May 14, 2019
Description:
View of the north exterior of Site building, former preschool.
Orientation:
Facing south

Photograph 2
Date:
May 14, 2019
Description:
View of the south exterior of Site building, former preschool.
Orientation:
Facing north
Photograph 3

Date: May 14, 2019

Description: View of a fenced playground connected to Site building, former preschool.

Orientation: Facing northwest

Photograph 4

Date: May 14, 2019

Description: View of the undeveloped western portion of target property, undeveloped land (scrub brush and trees), unpaved road in foreground.

Orientation: Facing west
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 5

Date:

May 14, 2019

Description:

View of the kitchen area in the Site building.

Orientation:

Facing south

Photograph 6

Date:

May 14, 2019

Description:

View of the laundry room in the Site building.

Orientation:

Facing north
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 7
Date: May 14, 2019
Description: View of the laundry room utility sink in the Site building.
Orientation: Facing south

Photograph 8
Date: May 14, 2019
Description: View of a hallway in the Site building.
Orientation: Facing west
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 9
Date:
May 14, 2019
Description:
View of an adult restroom in the Site building.
Orientation:
Facing south

Photograph 10
Date:
May 14, 2019
Description:
View of a child restroom in the Site building.
Orientation:
Facing north
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 11
Date: May 14, 2019
Description: View of the entrance to classrooms in the Site building.
Orientation: Facing west

Photograph 12
Date: May 14, 2019
Description: View of an additional classroom in the Site building.
Orientation: Facing west
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 13

Date:
May 14, 2019

Description:
View of additional classroom area in the Site building.

Orientation:
Facing south

Photograph 14

Date:
May 14, 2019

Description:
View of the interior entrance of the Site building with office in background of the photograph.

Orientation:
Facing south
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 15
Date: May 14, 2019
Description: View of three air conditioning units located on south side of building
Orientation: Facing northwest

Photograph 16
Date: May 14, 2019
Description: View of a pad-mounted electrical transformer cabinet with electrical meter, water shutoff valve, located on south side of Site building.
Orientation: Facing west
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 17

Date:
May 14, 2019

Description:
View of the electrical meter mounted to transformer cabinet.

Orientation:
Facing south

Photograph 18

Date:
May 14, 2019

Description:
View of a propane tank located along south side of building.

Orientation:
Facing northwest
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 19
Date: May 14, 2019
Description: View of two locked metal storage boxes (i.e. conex boxes) located on north side of the Site.
Orientation: Facing south

Photograph 20
Date: May 14, 2019
Description: View of interior contents of metal storage boxes containing holiday decorations for the Site.
Orientation: Facing south
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

**Photograph 21**

**Date:**

May 14, 2019

**Description:**

View of an ash/burn area, approximately 6 feet by 6 feet in size, located west of unpaved road. Note a pen and flashlight for scale in front of the burn area.

**Orientation:**

Facing east

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**Photograph 22**

**Date:**

May 14, 2019

**Description:**

View of an ash/burn area, approximately 8 feet by 8 feet in size, located west of unpaved road. Note a pen and flashlight for scale in front of the burn area.

**Orientation:**

Facing east
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

**Photograph 23**

Date:

May 14, 2019

Description:

View of an unpaved road, oriented north/south on western portion of Site.

Orientation:

Facing north

**Photograph 24**

Date:

May 14, 2019

Description:

View of an undeveloped portion of land, western side of Site containing scrub brush and trees.

Orientation:

Facing southwest
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 25

Date:
May 14, 2019

Description:
View of an above-ground storage tank located at Chapel parking lot, north of the Site.

Orientation:
Facing south

Photograph 26

Date:
May 14, 2019

Description:
View of a radio/communications antenna and compound located south of Site.

Orientation:
Facing south
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 27

Date:
May 14, 2019

Description:
View of an above-ground storage tank located at Sierra Primary School containing diesel fuel.

Orientation:
Facing south

Photograph 28

Date:
May 14, 2019

Description:
View of the Sierra Primary School, located adjacent to the northwest of the Site.

Orientation:
Facing South
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 29

Date:
May 14, 2019

Description:
View of the chapel (eastern portion of building, left side of photo) and Fort Sage One Stop Center (western portion of building, right side of photo), located adjacent north of the Site.

Orientation:
Facing south

Photograph 30

Date:
May 14, 2019

Description:
View of Diamond Mountain Manufacturing and Distribution located northwest of the Site.

Orientation:
Facing North
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 31
Date:
May 14, 2019
Description:
View of an above-ground storage tank located north of Diamond Mountain Manufacturing/Distribution.
Orientation:
Facing east

Photograph 32
Date:
May 14, 2019
Description:
View of a propane tank located north of Diamond Mountain Manufacturing/Distribution.
Orientation:
Facing west
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 33
Date:
May 14, 2019
Description:
View of a residential area located southwest of Site.
Orientation:
Facing west

Photograph 34
Date:
May 14, 2019
Description:
View of the Sierra Army Deport Facility located east of Site.
Orientation:
Facing north
Photograph Log

Phase I Environmental Site Assessment, 172 Nevada Street, Herlong, California 96113

Photograph 35

Date:
May 14, 2019

Description:
View of abandoned apartments located northeast of the Site.

Orientation:
Facing northeast