



SOIL STOCKPILE ASSESSMENT REPORT

Farr Property
South Kelly Road and Devlin Road
American Canyon, Napa County, California

Submitted to:

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Table 1 – Summary of Detected Soil Laboratory Analytical Data

FIGURES

Figure 1 – Soil Sample Location Map

ATTACHMENTS

Appendix A – Certified Laboratory Analytical Report

1.0 INTRODUCTION

Cardno ATC (Cardno) has prepared this *Soil Stockpile Assessment Report* for the site located at the intersection of South Kelly Road and Devlin Road in American Canyon, Napa County, California. The purpose of this report is to provide laboratory analytical data results for soil samples and evaluate that data against regulatory soil screening levels.

2.0 SCOPE OF WORK

The scope of work consisted of collecting eight shallow soil samples from a soil stockpile located at the site, submit those samples to a California state-certified laboratory for analysis and prepare this report of findings.

2.1 Site Health and Safety Plan

As required by the Occupational Safety and Health Administration (OSHA) Standard “Hazardous Waste Operations and Emergency Response” guidelines (29 CFR 1910.120), and by California Occupational Safety and Health Administration (Cal-OSHA) “Hazardous Waste Operations and Emergency Response” guidelines (CCR Title 8, Section 5192), Cardno prepared a Site-Specific Health and Safety Plan (HASP) prior to the commencement of fieldwork. The Site-Specific HASP was reviewed by field staff before beginning field operations at the site.

2.3 Soil Stockpile Sampling

On February 12, 2015, Cardno collected eight shallow soil samples (SP-1 through SP-8) from the stockpile. Prior to collecting the samples, Cardno measured the length and width of the stockpile and divided the pile into eight approximately 100 foot (ft) x 100 ft squares. A sample was collected randomly from within each square. The stockpile was overgrown with weeds and grasses at the time of sampling. Samples were collected by advancing a hand auger to approximately two feet into the pile at each location. Soil was then transferred from the auger into laboratory supplied 8-ounce jars. Sample jars were labeled and placed in a cooler with ice for transport by courier to the TestAmerica laboratory located in Pleasanton, California. Soil samples were analyzed for total petroleum hydrocarbons in the diesel and motor oil ranges (TPHd/TPHmo) by Environmental Protection Agency (EPA) method 8015B, total petroleum hydrocarbons in the gasoline range (TPHg), halogenated volatile organic compounds (HVOCs) by EPA Method 8260B, polychlorinated bi-phenols (PCBs) by EPA Method 8082, and Title 22 metals by EPA Method 6010B (including mercury by EPA Method 7471A).

2.4 Analytical Results

According to the laboratory analytical report, TPHd was reported above the laboratory reporting limit in all samples at concentrations ranging from 9 milligrams per kilogram (mg/kg) in SP-2 to 59 mg/kg in SP-6. TPHmo was reported above the laboratory reporting limit in all samples ranging from 49 mg/kg in SP-2 to 320 mg/kg in SP-6 and SP-8. TPHg, HVOCs and PCBs were not detected above the laboratory reporting limit in any sample.

Metals constituents were detected in all samples with the exception of thallium in SP-1, SP-3, SP-4, SP-5, SP-6 and SP-8.

- Arsenic was reported at concentrations ranging from 3.2 mg/kg in SP-2 to 6.5 mg/kg in SP-5.
- Barium was reported at concentrations ranging from 100 mg/kg in SP-8 to 160 mg/kg in SP-3 and SP-4.
- Beryllium was reported at concentrations ranging from 0.36 mg/kg in SP-5 to 0.47 mg/kg in SP-4.
- Chromium was reported at concentrations of 11 mg/kg in SP-2 to 58 mg/kg in SP-6.
- Cobalt was reported at concentrations ranging from 5.3 mg/kg in SP-3 to 20 mg/kg in SP-7.
- Copper was reported at concentrations ranging from 11 mg/kg in SP-2 to 29 mg/kg in SP-6.
- Lead was reported at concentrations ranging from 5.5 mg/kg in SP-8 to 15 mg/kg in SP-6.
- Nickel was reported at concentrations ranging from 14 mg/kg in SP-2 and SP-3 to 53 mg/kg in SP-1.
- Thallium was reported at concentrations ranging from 0.36 mg/kg in SP-2 to 0.61 mg/kg in SP-7.
- Vanadium was reported at concentrations ranging from 18 mg/kg in SP-2 to 42 mg/kg in SP-6.
- Zinc was reported at concentrations ranging from 16 mg/kg in SP-2 to 46 mg/kg in SP-6.
- Mercury was reported at concentrations ranging from 0.022 in SP-2 to 0.095 in SP-5.

Analytical results are presented in **Table 1**. Sample locations are depicted on **Figure 1**. The laboratory analytical report is presented in **Appendix A**.

3.0 CONCLUSION

Analytical results were compared to the Regional Water Quality Control Board (RWQCB) Region 2 Shallow Soil Environmental Screening Levels-December 2013 (ESLs) for both residential and commercial properties where groundwater is a current or potential drinking water source.

Residential ESLs were exceeded for TPH_{mo} (100 mg/kg) in samples SP-3, SP-5, SP-6, SP-7 and SP-8. TPH_{mo} concentrations did not exceed the established Commercial ESL.

Commercial ESLs were only exceeded for arsenic (1.6 mg/kg). This ESL was exceeded for all samples.

Although some reported concentrations exceed the residential ESL for TPH_{mo}, these results are not likely to result in environmental regulatory action and do not pose a significant risk to human health or the environment because the site is being developed for commercial/industrial use.

It should be noted that the reported concentrations of petroleum hydrocarbons for the samples are well below threshold concentration for the Low Threat Closure Policy (LTCP) for

underground storage tank (UST) sites; although this has not been identified a UST site, rationale within the LTCP can be used as reference for non-UST sites in California.

Regarding ESL exceedances for arsenic, published documentation of background concentrations for arsenic in the northern San Francisco Bay area range from 16-65 mg/kg (United States Geological Survey Professional Paper 1270, April 28, 1992); the maximum reported concentration for arsenic was 6.5 mg/kg and is likely indicative of background or naturally occurring concentrations.

Based on the results of this study, no further investigation is recommended.

4.0 CERTIFICATION

Information and recommendations contained in this Stockpile Assessment Report were prepared under the supervision of a Cardno ATC California Professional Geologist.

A professional geologist's certification of conditions comprises a declaration of his or her professional judgment. It does not constitute a warranty or guarantee, expressed or implied, nor does it relieve any other party of its responsibility to abide by contract documents, applicable codes, standards, regulations, and ordinances.

Cardno ATC appreciates the opportunity to assist Panattoni Development Company, Inc. with environmental consulting services. If you have any questions regarding this report, please contact Mr. Gabe Stivala or Mr. Scott Perkins at the contact numbers listed below.

Sincerely,



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TABLE

FIGURE

APPENDIX A

Certified Laboratory Analytical Report