

**PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT**

**LAGOON VALLEY
COMMERCIAL AND UTILITY CORRIDORS
APNs 128-020-040, 128-020-110, 128-020-050, 128-020-120, 128-010-080, 128-010-090,
128-010-070, 128-010-060, 128-030-130, 128-030-120, 128-030-100, 127-020-040,
127-030-070, 127-030-080, 127-030-090, 128-030-020, 128-030-050, and 128-030-110**

SOLANO COUNTY, CALIFORNIA

**SUBMITTED
TO
EIP ASSOCIATES
SACRAMENTO, CALIFORNIA**

**PREPARED
BY
ENGEO INCORPORATED
PROJECT NO. 5904.5.001.01**

FEBRUARY 10, 2004

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Project No.
5904.5.001.01

February 10, 2004

Mr. Catherine McEfee
EIP Associates
1200 Second Street, Suite 200
Sacramento, CA 95814

SUBJECT: APNS 128-020-040, 128-020-110, 128-020-050, 128-020-120, 128-010-080
128-010-090, 128-010-070, 128-010-060, 128-030-130, 128-030-120
128-030-100, and 128-030-110
Lagoon Valley Commercial and Utility Corridor Property
Solano County, California

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Dear Ms. McEfee:

ENGEO Incorporated is pleased to present our Phase One Environmental Site Assessment of the Lagoon Valley Commercial and Utility Corridor Property, located in Solano County, California. The attached report includes a description of the site assessment activities, along with ENGEO's findings regarding the properties.

We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Very truly yours,

ENGEO INCORPORATED

Reviewed by:



Dennis B. Nakamoto, C.E.G., C.H., R.E.A. II
Associate Geologist



Bryan C. Yates
Environmental Technician

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1.0 INTRODUCTION

EIP Associates retained *ENGEO* Incorporated (*ENGEO*) to perform a Phase One Environmental Site Assessment on the proposed Lagoon Valley Commercial and Utility Corridor (Property), which includes the following Solano County Assessor's Parcel Numbers (APNs): 128-020-040, 128-020-110, 128-020-050, 128-020-120, 128-010-080, 128-010-090, 128-010-070, 128-010-060, 128-030-130, 128-030-120, 128-030-100, and 128-030-110. *ENGEO* has performed this Phase One Environmental Site Assessment in general conformance with the scope and limitations of ASTM 1527-00 and according to our contract dated May 1, 2003.

The Property encompasses approximately 100 acres located in Vacaville, Solano County, California. A review of aerial photographs and available historical records revealed the Property and nearby properties has been used for sheep/cattle grazing, walnut orchards, and the Vacaville Glider Airport.

2.0 PURPOSE AND SCOPE

2.1 Purpose of Phase One Environmental Site Assessment

The purpose of this Phase One Environmental Site Assessment is to identify recognized environmental conditions associated with the Property. As defined in the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00, a Recognized Environmental Condition (REC) is "the presence or likely presence of any hazardous substances or petroleum products on a Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the Property."

2.2 Detailed Scope of Services

The scope of services performed includes the following:

- A review of publicly available and practically reviewable standard local, state and federal environmental record sources.
- A review of several publicly available and practically reviewable standard historical sources, aerial photographs, fire insurance maps and physical setting sources.
- A review of previous environmental reports prepared for the Property.
- A reconnaissance of the Property.
- Interviews with knowledgeable private and public sector officials.
- Preparation of this report to describe our findings and conclusions.

2.3 Limitations and Exceptions of Assessment

ENGEO Incorporated strives to perform its services in a proper and professional manner with reasonable care and competence; however, our work product depends on information provided to us by others. The recommendations and conclusions presented in this report are based on the findings of our study, which were developed in part from the contracted services. The findings of the report are based on contracted database research, out-of-house reports, our observations, and personal communications. ENGEO Incorporated assumes no liability for the validity of the materials relied upon in the preparation of this report.

This document shall not be subject to unauthorized reuse; that is, reuse without written authorization of ENGEO Incorporated. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time. The findings from a phase one environmental site assessment are typically valid for 180 days after completion of the report, particularly with regard to the regulatory database files. In some instances the shelf life of the report can be less.

This Phase One Environmental Site Assessment is not intended to represent a soil or groundwater characterization. This assessment does not verify the presence of soil or groundwater contamination and does not define the depth or extent of any contamination that may be present within the Property. It is intended to provide an evaluation of potential environmental concerns associated with the use of the Property. A more extensive assessment that would include a subsurface exploration with laboratory testing of soil and groundwater samples is required if more definitive information concerning site-specific conditions is desired. If additional assessment activities are conducted on the Property and if other entities are retained to provide such services, ENGEO shall be held harmless for any and all claims arising from or resulting from the performance of such services by other persons or entities, and from any and all claims arising or resulting from clarifications, adjustments, modifications, discrepancies or other changes necessary to reflect new information that becomes available after this report.

2.4 Special Terms and Conditions

ENGEO Incorporated has prepared this report for the exclusive use of our Client, EIP Associates. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the Client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the Client.

Laboratory testing of soil or groundwater samples was not within the scope of the contracted services. The assessment did not include an asbestos survey, an evaluation of lead-based paint, an inspection of light ballasts for PCBs, or a mold survey.

This report is based upon field and other conditions discovered at the time of preparation of ENGEO's work. Visual observations referenced in this report are intended only to represent site conditions at the time of the site visit. ENGEO would not be aware of site contamination, such as dumping and/or accidental spillage, which occurred subsequent to the site reconnaissance conducted by ENGEO personnel.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Property consists of approximately 100 acres located northeast of the intersection of Interstate 80 and Lagoon Valley Road in Vacaville, Solano County, California (Figure 1). The Property includes the following APNs: 128-020-040, 128-020-110, 128-020-050, 128-020-120, 128-010-080, 128-010-090, 128-010-070, 128-010-060, 128-030-130, 128-030-120, 128-030-100, and 128-030-110.

3.2 Site and Vicinity Characteristics

The predominant site historic uses are limited to sheep/cattle grazing, a walnut orchard, and the Vacaville Glider Airport. The top of the shallowest aquifer is approximately 10 feet below ground surface (State of California, Department of Water Resources Web Site, www.dwr.water.ca.gov, State Well #05N01W07E001M).

The Property is generally flat with a gradual slope from west to east with the highest elevation being approximately 222 feet above mean sea level (msl) and the lowest elevation being approximately 210 feet above msl (USGS, 1980) (Figure 3). The utility corridor portion of the Property passes through the an area northeast of Lagoon Valley Lake that ranges in elevation from 360 feet above msl to 220 feet above msl. The ground cover of the Property primarily consists of dry seasonal grasses. The Geologic Map and Database of Northeastern San Francisco Bay Region, California compiled by R.W. Graymer, D.L. Jones, and E.E. Brabb 2002 lists the geologic formations exposed on the Property as Pleistocene Alluvial Deposits, Cretaceous Guinda Formation, and the Cretaceous Forbes Formation.

3.3 Current Use of Property/Description of Site Improvements

The Property is currently occupied by dry seasonal grasses. Approximately 10 acres of the Property have recently been disced.

3.4 Current Uses of Adjoining Properties

The properties adjoining the Property to the east are limited to open space and Lagoon Lake. The properties adjoining the Property to the south are limited to the Able Towing parcel, open space and Lagoon Valley Road. The properties adjoining the Property to the west are limited to Rivera Road, Interstate 80, rural residential properties, and open space. The properties adjoining the Property to the north are limited to Lagoon Valley Regional Park, open Space, and the Ranch Hotel Horse Center.

4.0 RECORDS REVIEW

4.1 Historical Record Sources

The purpose of the historical record review is to develop a history of the previous uses or occupancies of the Property and surrounding area in order to identify those uses or occupancies that may be sources or result in conditions that would cause a recognized environmental condition to exist on the Property.

4.1.1 Chain of Title/Ownership

The Title Report lists recorded land title detail, ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against a subject property. However, laws and regulations pertaining to land trusts vary from state to state and the detail of information presented in a Title Report can vary greatly by jurisdiction. As a result, ENGEO utilizes a Title Report, when provided to us, as a supplement to other historical record sources. A title report and chain-of-title were not provided for review.

4.1.2 Historical Topographic Maps

Historical USGS 7.5 Minute Quadrangle Topographic Maps were reviewed to determine if discernible changes in topography or improvements pertaining to the Property had been recorded. We reviewed USGS 7.5 Minute Fairfield North Quadrangle Maps each dated 1951, 1968, 1973, and 1980.

1951-Lagoon Valley Road is in place along southern boundary of the Property. Lagoon Lake is in Place along the eastern boundary of the Property. An unnamed road is in place running north to south along the east side of Lagoon Lake in the vicinity of a portion of the off-site utility alignment. Six small buildings and an orchard are mapped in the southwest area of the Property. An orchard and eight small buildings are located in the northwest area of the Property. A seasonal creek is mapped traversing the southern area of the Property in a northeast to southwest direction. Highway 40 in the present alignment of Interstate 80 is in place and running southwest to northeast along the western boundary of the Property.

1968-The Vacaville Airport is now mapped within the central portion of the Property. Two additional building are now mapped in each of the northwestern and southwestern areas of the Property. Rivera Road is now in place running southwest to northeast along the western boundary of the Property. Highway 40 from the previous map has been renamed Interstate 80.

1973-We observed no changes from the map dated 1968.

1980- We observed no changes from the map dated 1973.

4.1.3 Fire Insurance Maps

Environmental Data Resources, Inc. (EDR) provided a search for Sanborn Fire insurance maps covering the Property and surrounding properties. EDR located no maps showing the Property.

4.1.4 Aerial Photographs

We reviewed the following aerial photographs for information regarding past conditions and land use at the Property and in the immediate vicinity.

PHOTOGRAPH NUMBER	DATE
880280-3-5	1989
88049-1-2	1988
8136-01	1978
10-39 3/7	1974
3594-2-123	1973
2830-3-81	1970
SOL 4-43	1962

1962: The southern portion of the Property is occupied by seventeen structures of various sizes. The size of these structures range from small barns to out buildings. Rows of small regularly spaced trees along the north side of these structures indicate that a small orchard is in place. Lagoon Valley Road is in place running east to west along the southern boundary of the Property. Interstate 80 is in place running generally north to south along the western boundary of the Property. Eleven buildings are in place in the northern area of the Property. These buildings range in size from small out buildings to barn or hanger/storage size. These buildings are surrounded by approximately eight small aircraft. An aircraft runway runs generally north to south through the central area of the Property. The off-site utility corridors pass through undeveloped land, and orchards north of the Property.

1970: The Lagoon Valley Road interchange with Interstate 80 is now in place outside the Property boundaries and adjacent to the southwest corner. Thirty-one aircraft are now in place in the northern portion of the Property. Lagoon Lake is in place outside the eastern boundary of the Property. A walled compound occupied by one building and approximately fifty (50) vehicles is located within the Property at the southeastern corner. A freeway frontage road is in place

running generally north to south between the western boundary of the Property and Interstate 80. The small orchard observed in the southern area of the Property in the 1962 photograph is no longer in place.

1973: The walled compound consisting of one building and approximately fifty (50) automobiles observed in the 1970 photograph is no longer in place. The ground surface of this area appears darker than the surrounding ground surfaces. Four large buildings are located outside the southeastern corner boundary of the Property between the freeway frontage road, Interstate 80, and Lagoon Valley Road. These buildings are surrounded by parked cars. Three large buildings and one approximately ¼-mile oval track are now in place north of the Property boundaries.

1974: Conditions appear to be similar to those depicted in the 1973 photograph.

1978: Of the buildings observed within the northern area of the Property within the previous photographs, one remains. The large hanger-sized building is the one remaining building. This building is surrounded by sixteen (16) aircraft. The dark ground surfaced first observed in the 1973 photograph in the former location of the fenced compound is no longer a different color than the surrounding ground surface.

1988: Conditions appear to be similar to those depicted in the 1978 photograph.

1989: Conditions appear to be similar to those depicted in the 1988 photograph.

4.1.5 Other Local Agency Records

We contacted the Solano County Agriculture Commissioners Office regarding past development and/or activities conducted at the Property. The results of the inquiries can be found in Section 6.0-Interviews, of this report.

4.2 Environmental Record Sources

Environmental Data Resources Inc. (EDR) performed a search of local, state and federal agency databases regarding the subject parcel and known contaminated sites in the immediate vicinity. The databases searched are presented and described below.

Appendix A provides the EDR report. EDR did not list any of the parcels comprising the Property within any of the databases they searched.

The EDR report mapped one (1) location within 1-mile of the Property where hazardous materials/waste is generated, stored, or have been released from underground storage tanks. The one (1) mapped location is listed to have achieved regulatory closure.

4.2.1 Federal Record Sources

The following is a summary of federal databases reviewed by EDR:

- NPL – National Priority List – The National Priority List (Superfund) identifies over 1,200 sites for priority cleanup under the Superfund program.
- Proposed NPL Sites – Provides a list of sites that are under consideration for inclusion on the NPL.
- CERCLIS – Comprehensive Environmental Response, Compensation, and Liability Information System – CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priority List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.
- CERCLIS-NFRAP – CERCLIS No Further Remedial Action Planned – As of February 1995, CERCLIS sites designated “No Further Remedial Action Planned” (NFRAP) has been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

- CORRACTS – Corrective Action Report – CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.
- RCRIS – Resource Conservation and Recovery Information System – RCRIS includes selective information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).
- ERNS – Emergency Response Notification System – ERNS records and stores information on reported releases of oil and hazardous substances.
- BRS – Biennial Reporting System – A national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.
- CONSENT – Superfund (CERCLA) Consent Decrees – Major legal settlements that establish responsibility and standards for cleanup at NPL sites.
- ROD – Records of Decision – ROD documents mandate a permanent remedy at an NPL site containing technical and health information to aid in the cleanup.
- DELISTED NPL – National Priority List Deletions – Sites deleted by EPA in accordance with 40 CFR 300.425(e) where no further response is appropriate.
- FINDS – Facility Index System/Facility Identification Initiative Program Summary Report – FINDS contains both facility information and “pointers” to other sources that contain more detailed information.
- HMIRS – Hazardous Materials Information Reporting System – HMIRS contains hazardous material spill incidents reported to the Department of Transportation (DOT).
- MLTS – Material Licensing Tracking System – MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites that possess or use radioactive materials and are subject to NRC licensing requirements.
- MINES – Mines Master Index File – Provides a list of sites that have been subjected to mining activity.
- NPL Liens – Under authority granted by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability.

- PADS – PCB Activity Database System – PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs who are required to notify the EPA of such activities.
- RAATS – RCRA Administrative Action Tracking System – RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. Please note data entry of administrative actions was discontinued after September 30, 1995.
- TRIS – Toxic Chemical Release Inventory System – TRIS identifies facilities that release chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.
- TSCA – Toxic Substances Control Act – TSCA identifies manufacturers and importers of chemical substances included on the SCA Chemical Substance Inventory List.
- FTTS – FIFRA/TSCA Tracking System, and FTTS INSP – FTTS tracks administrative cases and pesticide enforcement actions and compliance related to FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act), TSCA, and EPCRA (Emergency Planning and Community Right-to Know Act).

4.2.1.1 Property

The Property is not listed on any of the above databases.

4.2.1.2 Other Properties

There are zero facilities listed within the appropriate ASTM search distance of the Property.

4.2.2 State Record Sources

The following is a summary of state databases reviewed by EDR.

- AWP – Annual Workplan Sites – Identifies known hazardous substance sites targeted for cleanup.
- CAL-SITES – Contains potential or confirmed hazardous substance release properties.
- CHMIRS – California Hazardous Materials Information Reporting System – Contains information on reported hazardous materials incidents.

- CORTESE – “Cortese” Hazardous Waste and Substances Sites List – Listed sites are designated by the State Water Resources Control Board (LUST), the Integrated Waste Board (SWF/LF), and the Department of Toxic Substances Control (Cal-Sites).
- NOTIFY 65 – Proposition 65 Records – Contains facility notifications regarding known releases that could impact drinking water and thereby expose the public to a potential health risk.
- TOXIC PITS – Toxic Pits Cleanup Act Sites – Identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.
- SWF/LF (SWIS) – Solid Waste Information System – Active, closed and inactive landfills.
- WMUDS/SWAT – Waste Management Unit Database – Used by State Water Resources Control Board staff and Regional Water Quality Control Boards for program tracking and inventory of waste management units.
- LUST – Leaking Underground Storage Tank Information System – Contains an inventory of reported leaking underground storage tank incidents.
- CA BOND EXP. PLAN – Bond Expenditure Plan – A site-specific expenditure plan used as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. This has been superseded by the Annual Work Plan (AWP).
- CA UST – Active UST Facilities – A list of active UST facilities gathered from local regulatory agencies.
- CA FID UST – Facility Inventory Database – An historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board.
- HIST UST – Hazardous Substance Storage Container Database – A historical listing of UST sites.
- AST – Above-ground Petroleum Storage Tank Facilities – Registered above-ground storage tanks.
- CLEANERS – Dry Cleaner Facilities – A list of dry cleaner facilities that have EPA ID numbers. Specific criteria for the subject facilities warrant inclusion on this database.
- CA WDS – Waste Discharge System – Sites that have been issued waste discharge requirements.
- DEED – List of Deed Restrictions – A database of deed-restricted properties maintained by DTSC.

- HAZNET – Hazardous Waste Information System – Facility and manifest data regarding hazardous waste shipments.

4.2.2.1 Property

The Property is not listed on any of the above databases.

4.2.2.2 Other Properties

The following databases have facilities listed within the appropriate ASTM search distance of the subject property (numbers of facilities are reported in parentheses):

- CHMIRS (1)

4.2.3 Local Record Sources

The following is a summary of state databases reviewed by EDR.

- Solano County Master List – Database maintained by the Solano County Environmental Health Department; the list includes sites from the underground tank and hazardous waste generator programs.

4.2.3.1 Property

The Property is not listed on any of the above databases.

4.2.3.2 Other Properties

There are zero facilities listed within the appropriate ASTM search distance of the Property.

5.0 SITE RECONNAISSANCE

5.1 Methodology

An ENGEO staff member conducted a site reconnaissance on July 23, 2003. The Property was visually reviewed for evidence of materials storage, staining or discoloration of surface soil, debris,

stressed vegetation, or other conditions that may be indicative of chemical discharges, and the presence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. Photographs taken during the site reconnaissance are presented in Figure 5.

5.2 General Site Setting

The Property consists of approximately 100 acres located northeast of the intersections of Interstate 80 and Lagoon Valley Road in the City of Vacaville in Solano County, California (Figure 1). Our research indicates that Property was historically used for walnut orchards, cattle grazing, and the Vacaville Glider Airport. The Property is currently vacant and covered with dry seasonal grasses that have been partially disced.

5.3 Observations

We began our reconnaissance near the southwest corner of the Property. The structures and airstrip observed within the historic documents reviewed for this report are no longer in place. The Property is surrounded by a fence.

Throughout the Property and surrounding properties, we observed pole mounted power lines. Along these lines, we observed approximately ten pole mounted transformers.

A cluster of cement foundations are in place within the southeastern area of the Property. In the area of these foundations, we also observed scattered debris. This debris consisted of corrugated metal sheeting, automobile tires, household appliances, wood waste, and paper waste. We observed no stained soil in this area. This area of is also overgrown with dry seasonal grasses.

The former location of the building clusters and parked aircraft observed in our historical document review to be located within the northern area of the Property has recently been disced.

Throughout this area we observed scattered debris that included broken concrete, loose metal pipes, paper waste, and wood waste. We observed no stained soil in this area.

We moved to the southeastern area of the Property, where in the aerial photographs reviewed for this report, we observed a fenced compound containing one building and approximately fifty (50) automobiles and variations in the coloration of the surface soil once this feature was no longer in place. We observed that this area had recently been disced and that there was no evidence of soils staining.

We estimate that the utility corridor portion of the Property contains no structures. The pole mounted power lines discussed above do cross the corridor. The corridor crossed under frontage roads and under Interstate 80. Mostly, the utility corridor is occupied by dry seasonal grasses and trees.

5.4 Adjoining Properties

No conditions which may suggest a potential environmental concern were noted at nearby properties.

6.0 INTERVIEWS

We interviewed Ms. Janet Jessen, Deputy Commissioner for the Solano County Agricultural Commissioners Office (SCACO). Ms. Jessen stated that the Property historically has been used for limited dry land farming, cattle grazing, and walnut orchards. Ms. Jessen stated that pesticide usage would most likely have been limited to the walnut orchard and would most likely have been methyl parathion.

We also reviewed data prepared by Oregon State University, Extension Toxicology Network (EXTOXNET). EXTOXNET reports that methyl parathion is a Restricted Use Pesticide (RUP)

and belongs to the organophosphate family of pesticides. EXTTOXNET reports the half-life of methyl parathion ranges from 1 to 30 days.

7.0 SUMMARY OF FINDINGS

Based on the data obtained and reviewed in preparation of this Phase One Environmental Site Assessment, we have identified the following Recognized Environmental Conditions (REC).

We observed a small amount of debris within the various portions of the Property. This debris includes corrugated metal sheeting, automobile tires, household appliances, paper waste, broken concrete, loose metal pipes, paper waste, and wood waste. We recommend that this debris be collected for appropriate disposal. If any soil staining is discovered under this debris, we recommend that it also be collected for appropriate disposal.

Throughout the Property and surrounding properties, we observed pole mounted power lines. Along these lines, we observed approximately ten pole mounted transformers. We contacted Mr. Daryl Johnson of Pacific Gas and Electric. Mr. Johnson stated that these transformers do not contain PCB cooling oils.

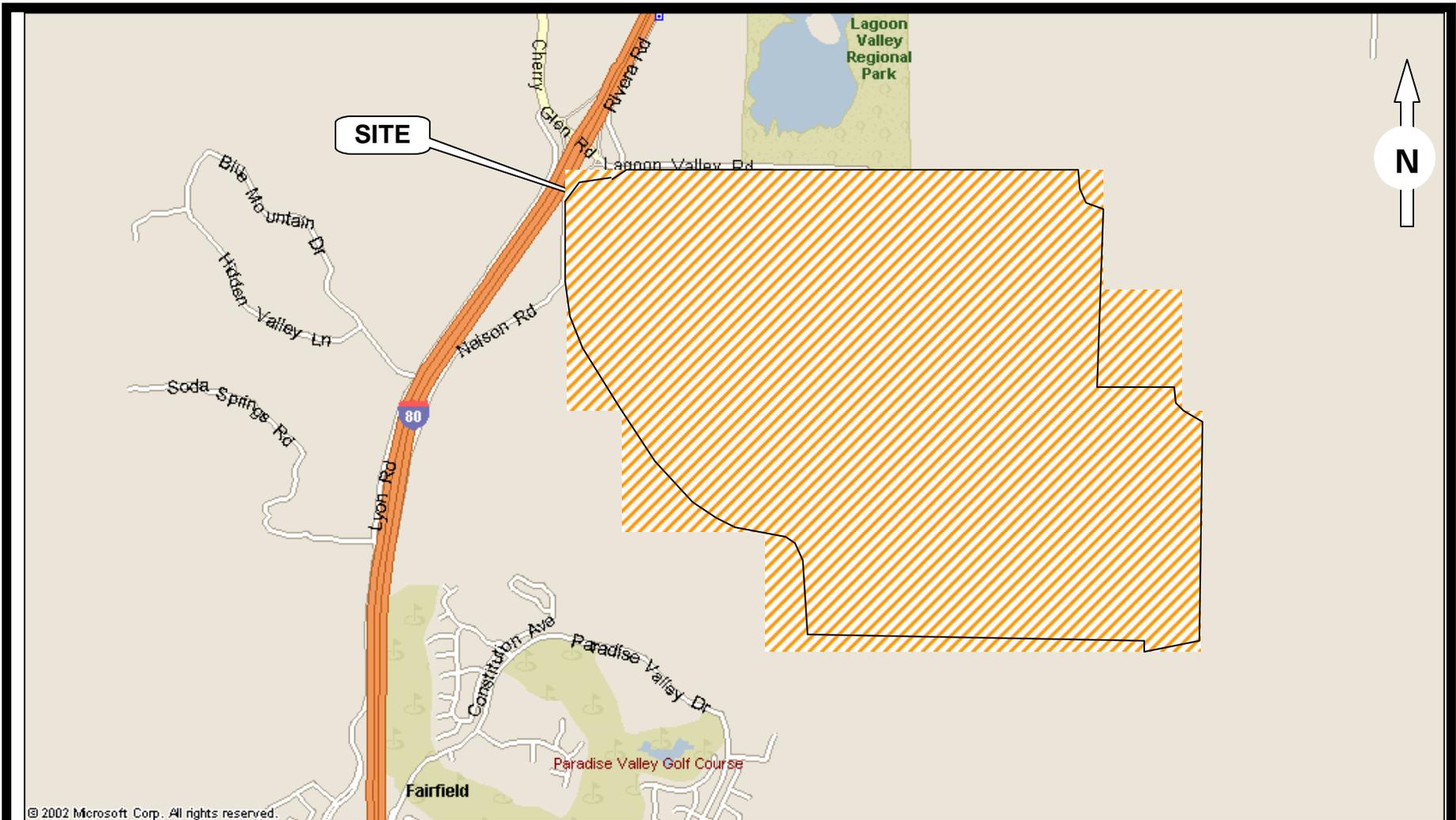
Our research found no data indicating that the property was connected to a regional water distribution or sewer collection system. This finding indicates that it is likely that water wells and the septic systems were located within the Property. We found no evidence of such features and recommend that any wells or septic systems discovered be abandoned under permit by Solano County Environmental Management Department.

We observed no evidence of the existence of aboveground or underground fuel storage within the area of the former Vacaville Glider Airport. However, if during future site work evidence of storage facilities is discovered, we recommend that ENGEO be contacted to assess whether further evaluation of potential leakage should be conducted.

ENGEO Incorporated has performed a Phase One Environmental Site Assessment in general conformance with the scope and limitations of ASTM 1527-00 and our Agreement dated March 28, 2003 regarding the Property.

LIST OF FIGURES

Figure 1	Site Vicinity Map
Figure 2	Site Map
Figure 3	Site Photographs



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Figure 1

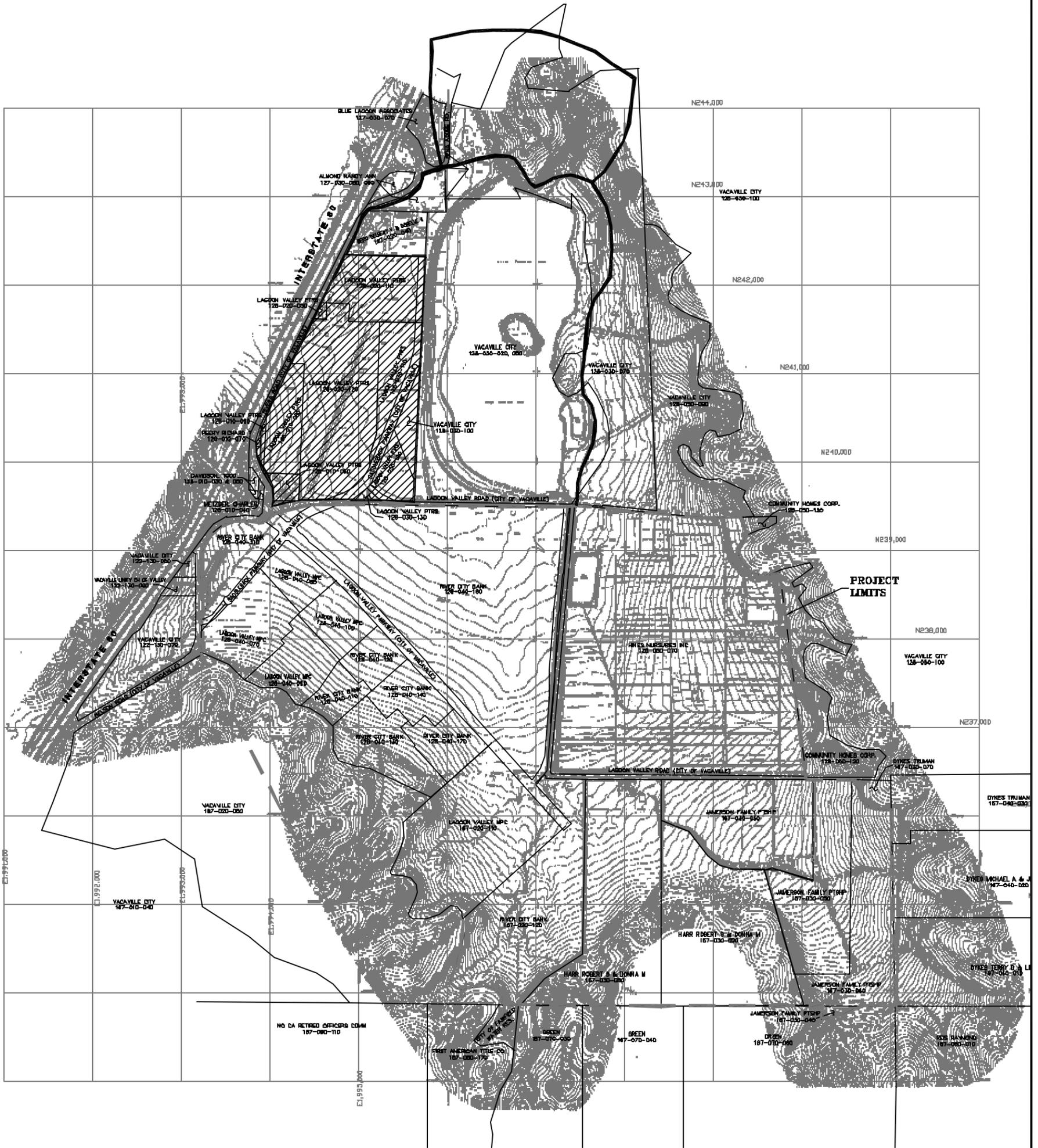
Job No.
5904.5.001.01

VICINITY MAP

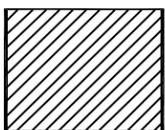
Lagoon Valley Commercial PSA

ENGEO
INCORPORATED

Not to Scale



EXPLANATION



LOCATION OF COMMERCIAL AREA



APPROXIMATE LOCATION OF PROPOSED UTILITY CORRIDORS



BASE MAP SOURCE: PHILLIPPI ENGINEERING



SITE MAP
LAGOON VALLEY COMMERCIAL AND UTILITY CORRIDOR PSA
VACAVILLE, CALIFORNIA

PROJECT NO.: 5904.5.001.02
DATE: FEBRUARY 2004
DRAWN BY: CLL CHECKED BY:

FIGURE NO.
2

FIGURE 3
Property Photographs



Pictured above is an east facing photo of the portion of the Property that once was occupied by the Vacaville Glider Airport.



Pictured above are the buildings clustered outside the Property adjacent to the southwest corner of the Property.

FIGURE 3
Property Photographs



Pictured above is north facing view of the Property.



Pictured above is one of the foundations remaining from the buildings previously located within the Property near the southwestern corner.

APPENDIX A

ENVIRONMENTAL DATA RESOURCES, INC.

Sanborn Map Report
Radius Map Report



"Linking Technology with Tradition"

Sanborn® Map Report

Ship to: Bryan C. Yates

Engeo

631 Commerce Drive

Roseville, CA 95678

Order Date: 7/21/2003

Completion Date: 7/22/2003 10:59

Inquiry #: 1016144.2s

P.O. #: NA

Site Name: Lagoon Valley Commercial and Utilities

Address: Lagoon Valley Road/I-80

City/State: Vacaville, CA 95688

Customer Project:NA

1013989CMK

916-786-8883

Cross Streets:

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

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The EDR Radius Map with GeoCheck[®]

**Lagoon Valley Commercial and Utilities
Lagoon Valley Road/I-80
Vacaville, CA 95688**

Inquiry Number: 01016144.1r

July 21, 2003

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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Thank you for your business.
 Please contact EDR at 1-800-352-0050
 with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

LAGOON VALLEY ROAD/I-80
VACAVILLE, CA 95688

COORDINATES

Latitude (North): 38.328400 - 38° 19' 42.2"
Longitude (West): 122.019200 - 122° 1' 9.1"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 585729.3
UTM Y (Meters): 4242501.5
Elevation: 217 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2438122-C1 FAIRFIELD NORTH, CA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

AWP..... Annual Workplan Sites

EXECUTIVE SUMMARY

Cal-Sites	Calsites Database
Cortese	"Cortese" Hazardous Waste & Substances Sites List
Notify 65	Proposition 65 Records
Toxic Pits	Toxic Pits Cleanup Act Sites
SWF/LF	Solid Waste Information System
WMUDS/SWAT	Waste Management Unit Database
LUST	Leaking Underground Storage Tank Information System
CA BOND EXP. PLAN	Bond Expenditure Plan
UST	List of Underground Storage Tank Facilities
VCP	Voluntary Cleanup Program Properties
INDIAN UST	Underground Storage Tanks on Indian Land
CA FID UST	Facility Inventory Database
HIST UST	Hazardous Substance Storage Container Database

FEDERAL ASTM SUPPLEMENTAL

CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
Delisted NPL	National Priority List Deletions
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS	Hazardous Materials Information Reporting System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
NPL Liens	Federal Superfund Liens
PADS	PCB Activity Database System
DOD	Department of Defense Sites
RAATS	RCRA Administrative Action Tracking System
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
SSTS	Section 7 Tracking Systems
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST	Aboveground Petroleum Storage Tank Facilities
CLEANERS	Cleaner Facilities
CA WDS	Waste Discharge System
DEED	List of Deed Restrictions
NFA	No Further Action Determination
REF	Unconfirmed Properties Referred to Another Agency
SCH	School Property Evaluation Program
NFE	Properties Needing Further Evaluation
CA SLIC	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
HAZNET	Hazardous Waste Information System

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas	Former Manufactured Gas (Coal Gas) Sites
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BROWNFIELDS DATABASES

VCP	Voluntary Cleanup Program Properties
------------	--------------------------------------

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STATE ASTM STANDARD

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 12/31/2001 has revealed that there is 1 CHMIRS site within approximately 1 mile of the target property.

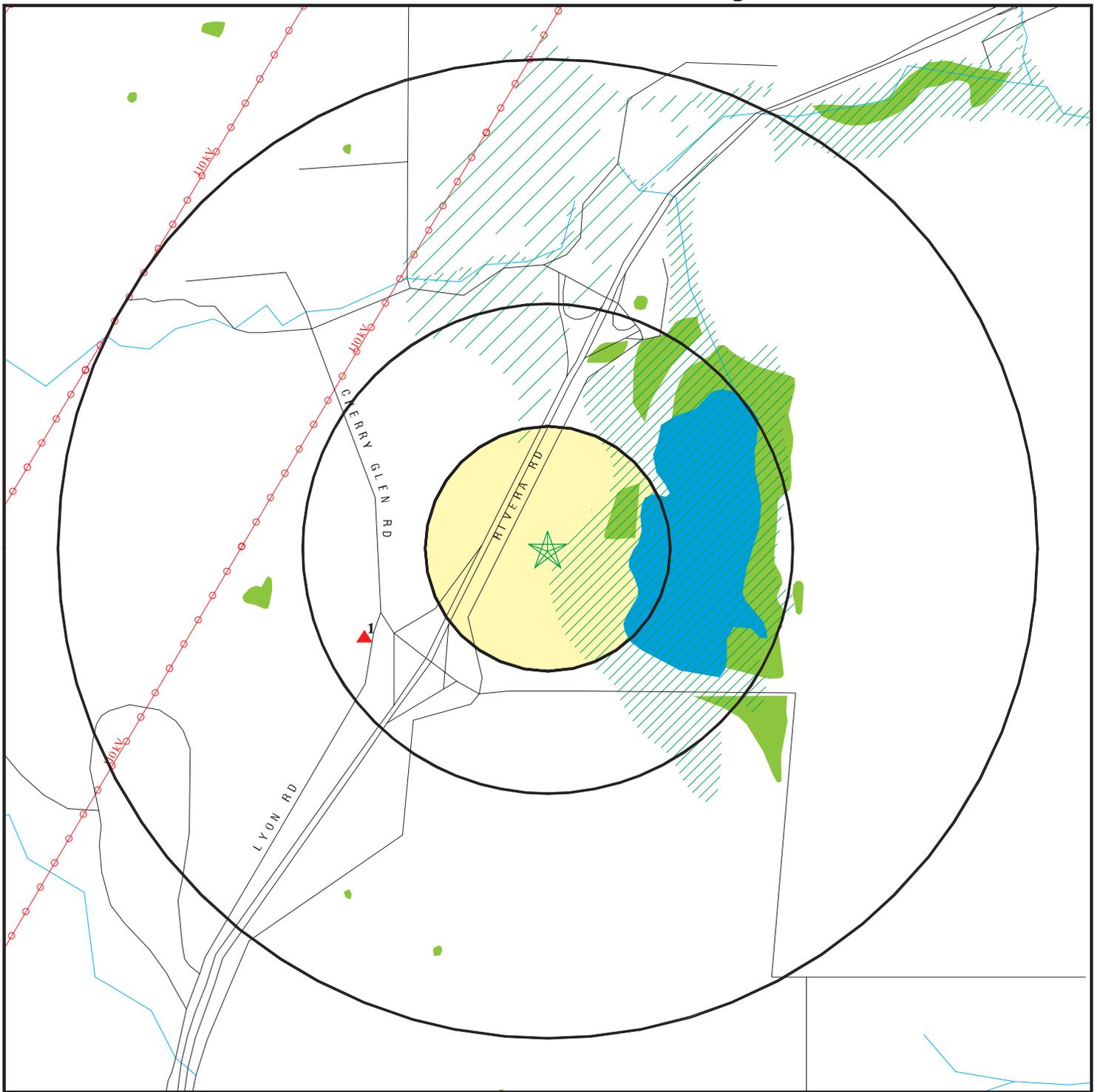
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
Not reported	WB I-80 .5 W/O CHERRY G	1/4 - 1/2 WSW 1		6

EXECUTIVE SUMMARY

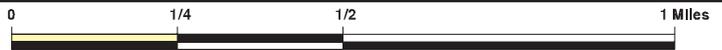
Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
IT CORP MONTEZUMA FAC	RCRIS-SQG, FINDS, RCRIS-TSD, CERC-NFRAP
SKAGGS ISLAND NSGA	Cal-Sites, Cortese, AWP
VACAVILLE CLEAN LOAN	Cal-Sites, AWP
SUISUN TRAIN DERAILMENT	CERC-NFRAP
FAIRFIELD STP	CERC-NFRAP
GOLDEN GATE DSPL CO	CERC-NFRAP
B.C. STOCKING	UST
95959	HIST UST
OEA AEROSPACE, INC	HAZNET
APPLES AUTO REPAIR	HAZNET
EQUILON ENTERPRISES LLC	HAZNET
U.S. NAVAL COMM. STATION	HAZNET
CENTRAL VALLEY EQUIPMENT REPAIR	HAZNET
PG&E SERPA COMPRESSOR STATION	RCRIS-SQG, FINDS
PG&E CREED STATION	RCRIS-SQG, FINDS
LEISURE TOWN RD AND VACA VALLEY PARKWAY	ERNS
LEISURE TOWN RD AND VACA VALLEY PARKWAY	ERNS
PLEASANT VALLEY RD @ SHALE PEAK RD	ERNS
BROWNS VALLEY CLEANERS	FINDS
ALHAMBRA VALLEY ROAD PROPERTY	CA SLIC
NAPA VALLEY BANK DEVELOPMENT SITE	CA SLIC
VACA VALLEY WELL DEV PROJECT	CA WDS
INTERSTATE 80 AND SUISUN VALLEY ROAD	REF
EXPLOSIVE TECHNOLOGY, INC	REF

OVERVIEW MAP - 01016144.1r - Engeo



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ▣ National Priority List Sites
- ▣ Landfill Sites
- ▣ Dept. Defense Sites

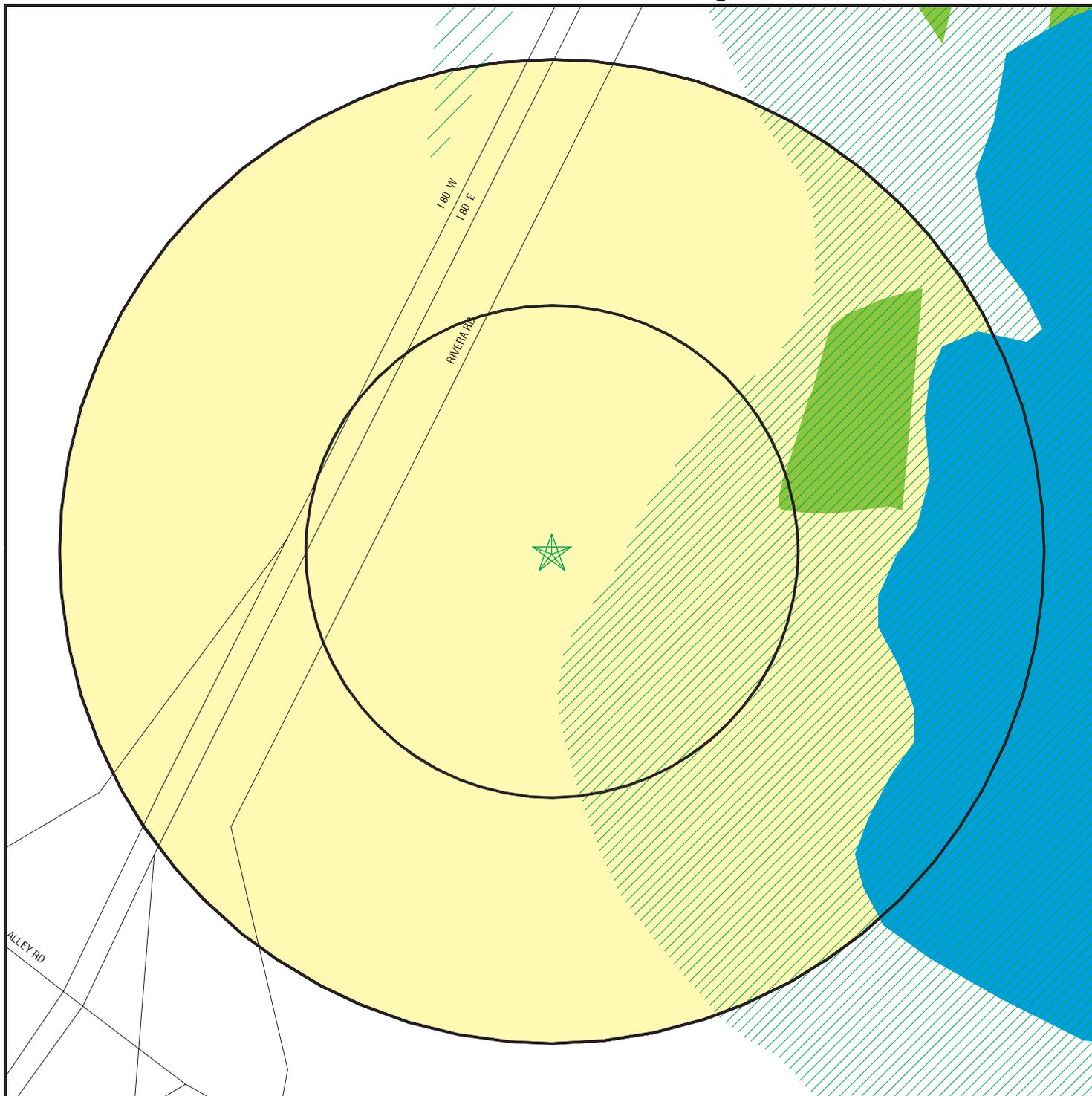


- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- Federal Wetlands
- ▣ Areas of Concern



TARGET PROPERTY: ADDRESS: CITY/STATE/ZIP: LAT/LONG:	Lagoon Valley Commercial and Utilities Lagoon Valley Road/I-80 Vacaville CA 95688 38.3284 / 122.0192	CUSTOMER: CONTACT: INQUIRY #: DATE:	Engeo Bryan C. Yates 01016144.1r July 21, 2003 7:52 pm
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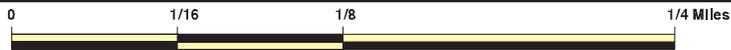
DETAIL MAP - 01016144.1r - Engeo



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- W Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- Federal Wetlands

- ▨ Areas of Concern



TARGET PROPERTY: Lagoon Valley Commercial and Utilities
 ADDRESS: Lagoon Valley Road/I-80
 CITY/STATE/ZIP: Vacaville CA 95688
 LAT/LONG: 38.3284 / 122.0192

CUSTOMER: Engeo
 CONTACT: Bryan C. Yates
 INQUIRY #: 01016144.1r
 DATE: July 21, 2003 7:52 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
CHMIRS		1.000	0	0	1	0	NR	1
Cortese		1.000	0	0	0	0	NR	0
Notify 65		1.000	0	0	0	0	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
UST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
CA FID UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	0	0	NR	NR	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
AST		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CLEANERS		0.250	0	0	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
DEED		TP	NR	NR	NR	NR	NR	0
NFA		0.250	0	0	NR	NR	NR	0
REF		0.250	0	0	NR	NR	NR	0
SCH		0.250	0	0	NR	NR	NR	0
NFE		0.250	0	0	NR	NR	NR	0
CA SLIC		0.500	0	0	0	NR	NR	0
HAZNET		0.250	0	0	NR	NR	NR	0

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas		1.000	0	0	0	0	NR	0
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BROWNFIELDS DATABASES

VCP		0.500	0	0	0	NR	NR	0
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NOTES:

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

1		CHMIRS	S100280821
WSW	WB I-80 .5 W/O CHERRY GLEN / LAGOON VALL		N/A
1/4-1/2	VACAVILLE, CA		
2189 ft.			

Relative:	Higher	Actual:	274 ft.		CHMIRS: OES Control Number: Not reported DOT ID: Not reported DOT Hazard Class: Not reported Chemical Name: Not reported Extent of Release: Not reported CAS Number: Not reported Quantity Released: Not reported Environmental Contamination: Not reported Property Use: Not reported Incident Date: Not reported Date Completed: Not reported Time Completed : 1800 Physical State Stored : Not reported Physical State Released : Not reported Release Unit : Not reported Container Description : Not reported Container Type : Not reported Container Material : Not reported Level Of Container : Not reported Container Capacity : Not reported Container Capacity Units (code) : Not reported Extent Of Release (code) : Not reported Agency Id Number : 48706 Agency Incident Number : 0 OES Incident Number : Not reported Time Notified : 1300 Surrounding Area : 961 Estimated Temperature : Not reported Property Management : U More Than Two Substances Involved? : Not reported Special Studies 1 : Not reported Special Studies 2 : Not reported Special Studies 3 : Not reported Special Studies 4 : Not reported Special Studies 5 : Not reported Special Studies 6 : Not reported Responding Agency Personel # Of Injuries : Not reported Responding Agency Personel # Of Fatalities : Not reported Resp Agncy Personel # Of Decontaminated : Not reported Others Number Of Decontaminated : Not reported Others Number Of Injuries : Not reported Others Number Of Fatalities : Not reported Vehicle Make/year : Not reported Vehicle License Number : Not reported Vehicle State : Not reported Vehicle Id Number : Not reported CA/DOT/PUC/ICC Number : Not reported Company Name : Not reported Reporting Officer Name/ID : HOLLY A. BOWERS
------------------	---------------	----------------	----------------	--	--

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S100280821

Report Date : 21-SEP-88
Comments : No
Facility Telephone Number : 707 429-6401
Waterway Involved : Not reported
Waterway : Not reported
Spill Site : Not reported
Cleanup By : Not reported
Containment : Not reported
What Happened : Not reported
Type : Not reported
Other : Not reported
Chemical 1 : Not Reported
Chemical 2 : Not Reported
Chemical 3 : Not Reported
Date/Time : Not reported
Evacuations : Not reported

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
FAIRFIELD	S101482540	INTERSTATE 80 AND SUISUN VALLEY ROAD	INTERSTATE 80 / SUISUN VALLEY ROAD	94533	REF
FAIRFIELD	1000198544	PG&E SERPA COMPRESSOR STATION	AMERADA RD 1/4 MI S OF HWY 12	94533	RCRIS-SQG, FINDS
FAIRFIELD	1000196323	PG&E CREED STATION	CREED RD 1.3 MI W OF HWY 113	94533	RCRIS-SQG, FINDS
FAIRFIELD	1003878388	SUISUN TRAIN DERAILMENT	END OF CHADBORNE RD	94533	CERC-NFRAP
FAIRFIELD	S101482527	EXPLOSIVE TECHNOLOGY, INC	EXPLOSIVE TECHNOLOGY ROAD / HIGHWAY	94533	REF
FAIRFIELD	S103678698	OEA AEROSPACE, INC	EXPLOSIVE TECH RD / HWY 12	94533	HAZNET
FAIRFIELD	1000180422	IT CORP MONTEZUMA FAC	LITTLE HONKER BAY RD & COLLINS	94533	RCRIS-SQG, FINDS, RCRIS-TSD, CERC-NFRAP
FAIRFIELD	1003878427	FAIRFIELD STP	S OF HWY 80 & BUSCH LN	94533	CERC-NFRAP
FAIRFIELD	S105091568	APPLES AUTO REPAIR	311 STATE ST UNIT D	94533	HAZNET
FAIRFIELD	S103653687	EQUILON ENTERPRISES LLC	3345 N TEXAS/I-80	94533	HAZNET
MARTINEZ	S101007060	ALHAMBRA VALLEY ROAD PROPERTY	RELIEZ VALLEY RD / ALHAMBRA	94533	CA SLIC
SONOMA	S101716020	SKAGGS ISLAND NSGA	4400 ACRES 8 MI NW OF VALLEJO	94533	Cal-Sites, Cortese, AWP
VACAVILLE	1003878443	GOLDEN GATE DSPL CO	HWY 113 & HAY RD- 329 PARKER	95688	CERC-NFRAP
VACAVILLE	U001614022	95959	ACCESS RD / I-80	95688	HIST UST
VACAVILLE	1005774936	BROWNS VALLEY CLEANERS	144 BROWNS VALLEY PARKWAY	95688	FINDS
VACAVILLE	S105790218	NAPA VALLEY BANK DEVELOPMENT SITE	N.W. CORNER OF MASON / DEPOT STREETS		CA SLIC
VACAVILLE	99634490	LEISURE TOWN RD AND VACA VALLEY PARKWAY	LEISURE TOWN RD AND VACA VALLEY PARKM		ERNS
VACAVILLE	99635009	LEISURE TOWN RD AND VACA VALLEY PARKWAY	LEISURE TOWN RD AND VACA VALLEY PARKM		ERNS
VACAVILLE	1004044559	VACA VALLEY WELL DEV PROJECT	LEISURE TOWN RD	95688	CA WDS
VACAVILLE	S105481929	VACAVILLE CLEAN LOAN	700-702 EAST MAIN STREET / 701 CATHERINE	95688	Cal-Sites, AWP
VACAVILLE	S103619504	U.S. NAVAL COMM. STATION	1/2 MILE OFF I-80 ON MT. VACA		HAZNET
VACAVILLE	8713593	PLEASANT VALLEY RD @ SHALE PEAK RD	PLEASANT VALLEY RD @ SHALE PEAK RD		ERNS
VACAVILLE	U003113358	B.C. STOCKING	80 STEVENSON ST	95688	UST
VACAVILLE	S104577762	CENTRAL VALLEY EQUIPMENT REPAIR	610 SUITE A1 EUBANKS CT	95688	HAZNET

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/30/03

Date Made Active at EDR: 06/02/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/05/03

Elapsed ASTM days: 28

Date of Last EDR Contact: 05/09/03

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 04/30/03

Date Made Active at EDR: 06/02/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/05/03

Elapsed ASTM days: 28

Date of Last EDR Contact: 05/05/03

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/19/03

Date Made Active at EDR: 04/08/03

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/24/03

Elapsed ASTM days: 15

Date of Last EDR Contact: 06/23/03

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/19/03
Date Made Active at EDR: 04/08/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/24/03
Elapsed ASTM days: 15
Date of Last EDR Contact: 06/23/03

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/31/03
Date Made Active at EDR: 05/08/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/07/03
Elapsed ASTM days: 31
Date of Last EDR Contact: 06/09/03

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS
Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 05/09/03
Date Made Active at EDR: 07/01/03
Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/09/03
Elapsed ASTM days: 53
Date of Last EDR Contact: 06/26/03

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/02
Date Made Active at EDR: 02/03/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/03
Elapsed ASTM days: 7
Date of Last EDR Contact: 04/28/03

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 06/16/03
Date of Next Scheduled EDR Contact: 09/15/03

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices
Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: EPA
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/09/03
Database Release Frequency: Annually

Date of Last EDR Contact: 07/07/03
Date of Next Scheduled EDR Contact: 10/06/03

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/30/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/05/03
Date of Next Scheduled EDR Contact: 08/04/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 03/19/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/02/03
Date of Next Scheduled EDR Contact: 10/06/03

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 01/31/03
Database Release Frequency: Annually

Date of Last EDR Contact: 04/30/03
Date of Next Scheduled EDR Contact: 07/21/03

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/23/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/02/03
Date of Next Scheduled EDR Contact: 10/06/03

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 03/11/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/30/03
Date of Next Scheduled EDR Contact: 09/29/03

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/27/03
Date of Next Scheduled EDR Contact: 08/25/03

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/26/03
Database Release Frequency: Annually

Date of Last EDR Contact: 05/12/03
Date of Next Scheduled EDR Contact: 08/11/03

DOD: Department of Defense Sites

Source: USGS
Telephone: 703-648-5920

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 04/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/12/03
Date of Next Scheduled EDR Contact: 08/11/03

RAATS: RCRA Administrative Action Tracking System

Source: EPA
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/09/03
Date of Next Scheduled EDR Contact: 09/08/03

TRIS: Toxic Chemical Release Inventory System

Source: EPA
Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 06/27/03
Date of Next Scheduled EDR Contact: 09/22/03

TSCA: Toxic Substances Control Act

Source: EPA
Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 06/09/03
Date of Next Scheduled EDR Contact: 09/08/03

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA
Telephone: 202-564-2501

Date of Government Version: 04/15/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/23/03
Date of Next Scheduled EDR Contact: 09/22/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SSTS: Section 7 Tracking Systems

Source: EPA
Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 05/09/03
Date of Next Scheduled EDR Contact: 07/21/03

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/15/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/23/03
Date of Next Scheduled EDR Contact: 09/22/03

STATE OF CALIFORNIA ASTM STANDARD RECORDS

AWP: Annual Workplan Sites

Source: California Environmental Protection Agency
Telephone: 916-323-3400

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 06/30/03
Date Made Active at EDR: 07/18/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 07/07/03
Elapsed ASTM days: 11
Date of Last EDR Contact: 07/07/03

CAL-SITES: Calsites Database

Source: Department of Toxic Substance Control
Telephone: 916-323-3400

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 04/28/03
Date Made Active at EDR: 06/23/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/02/03
Elapsed ASTM days: 21
Date of Last EDR Contact: 06/02/03

CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services
Telephone: 916-845-8400

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/01
Date Made Active at EDR: 01/15/03
Database Release Frequency: Varies

Date of Data Arrival at EDR: 12/02/02
Elapsed ASTM days: 44
Date of Last EDR Contact: 05/27/03

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-9100

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/01
Date Made Active at EDR: 07/26/01
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 05/29/01
Elapsed ASTM days: 58
Date of Last EDR Contact: 04/29/03

NOTIFY 65: Proposition 65 Records

Source: State Water Resources Control Board
Telephone: 916-445-3846

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 04/21/03

TOXIC PITS: Toxic Pits Cleanup Act Sites

Source: State Water Resources Control Board
Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 05/05/03

SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board
Telephone: 916-341-6320

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 06/13/03
Date Made Active at EDR: 07/07/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/16/03
Elapsed ASTM days: 21
Date of Last EDR Contact: 06/16/03

WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board
Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 06/17/03

LUST: Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board
Telephone: 916-341-5740

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/02/03
Date Made Active at EDR: 04/25/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/16/03
Elapsed ASTM days: 9
Date of Last EDR Contact: 07/08/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CA BOND EXP. PLAN: Bond Expenditure Plan

Source: Department of Health Services
Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

CA UST:**UST:** Active UST Facilities

Source: SWRCB
Telephone: 916-341-5700
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 04/02/03
Date Made Active at EDR: 04/30/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/16/03
Elapsed ASTM days: 14
Date of Last EDR Contact: 07/08/03

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 04/28/03
Date Made Active at EDR: 06/12/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/02/03
Elapsed ASTM days: 10
Date of Last EDR Contact: 06/02/03

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 9
Telephone: 415-972-3368

Date of Government Version: N/A
Date Made Active at EDR: N/A
Database Release Frequency: Varies

Date of Data Arrival at EDR: N/A
Elapsed ASTM days: 0
Date of Last EDR Contact: N/A

CA FID UST: Facility Inventory Database

Source: California Environmental Protection Agency
Telephone: 916-445-6532

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94
Date Made Active at EDR: 09/29/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95
Elapsed ASTM days: 24
Date of Last EDR Contact: 12/28/98

HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board
Telephone: 916-341-5700

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90
Date Made Active at EDR: 02/12/91
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91
Elapsed ASTM days: 18
Date of Last EDR Contact: 07/26/01

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board

Telephone: 916-341-5712

Registered Aboveground Storage Tanks.

Date of Government Version: 05/01/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/05/03

Date of Next Scheduled EDR Contact: 08/04/03

CLEANERS: Cleaner Facilities

Source: Department of Toxic Substance Control

Telephone: 916-225-0873

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes:

power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 03/11/03

Database Release Frequency: Annually

Date of Last EDR Contact: 07/02/03

Date of Next Scheduled EDR Contact: 10/06/03

CA WDS: Waste Discharge System

Source: State Water Resources Control Board

Telephone: 916-657-1571

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/23/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/23/03

Date of Next Scheduled EDR Contact: 09/22/03

DEED: List of Deed Restrictions

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes.

Date of Government Version: 04/04/03

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/07/03

Date of Next Scheduled EDR Contact: 07/07/03

NFA: No Further Action Determination

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health.

Date of Government Version: 04/28/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/02/03

Date of Next Scheduled EDR Contact: 09/01/03

REF: Unconfirmed Properties Referred to Another Agency

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

Date of Government Version: 04/28/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/02/03

Date of Next Scheduled EDR Contact: 09/01/03

SCH: School Property Evaluation Program

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/02/03
Date of Next Scheduled EDR Contact: 09/01/03

NFE: Properties Needing Further Evaluation

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

This category contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process. PEA in Progress indicates properties where DTSC is currently conducting a PEA. PEA Required indicates properties where DTSC has determined a PEA is required, but not currently underway.

Date of Government Version: 04/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/02/03
Date of Next Scheduled EDR Contact: 09/01/03

HAZNET: Hazardous Waste Information System

Source: California Environmental Protection Agency
Telephone: 916-255-1136

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 05/27/03
Date of Next Scheduled EDR Contact: 08/11/03

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 12/02/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/07/03
Date of Next Scheduled EDR Contact: 07/28/03

Underground Tanks

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 11/26/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/12/03
Date of Next Scheduled EDR Contact: 07/28/03

CONTRA COSTA COUNTY:

Site List

Source: Contra Costa Health Services Department
Telephone: 925-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 06/16/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/05/03
Date of Next Scheduled EDR Contact: 09/01/03

FRESNO COUNTY:

CUPA Resources List

Source: Dept. of Community Health
Telephone: 559-445-3271

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/28/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/28/03
Date of Next Scheduled EDR Contact: 08/11/03

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Kern County Sites and Tanks Listing.

Date of Government Version: 03/25/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/09/03
Date of Next Scheduled EDR Contact: 09/08/03

LOS ANGELES COUNTY:

List of Solid Waste Facilities

Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 12/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 05/19/03
Date of Next Scheduled EDR Contact: 08/18/03

City of El Segundo Underground Storage Tank

Source: City of El Segundo Fire Department
Telephone: 310-607-2239

Date of Government Version: 03/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/19/03
Date of Next Scheduled EDR Contact: 08/18/03

City of Long Beach Underground Storage Tank

Source: City of Long Beach Fire Department
Telephone: 562-570-2543

Date of Government Version: 05/30/02
Database Release Frequency: Annually

Date of Last EDR Contact: 05/27/03
Date of Next Scheduled EDR Contact: 08/25/03

City of Torrance Underground Storage Tank

Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 02/25/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/19/03
Date of Next Scheduled EDR Contact: 08/18/03

City of Los Angeles Landfills

Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 03/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 06/16/03
Date of Next Scheduled EDR Contact: 09/15/03

HMS: Street Number List

Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 02/27/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/19/03
Date of Next Scheduled EDR Contact: 08/18/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site Mitigation List

Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/07/03
Database Release Frequency: Annually

Date of Last EDR Contact: 05/19/03
Date of Next Scheduled EDR Contact: 08/18/03

San Gabriel Valley Areas of Concern

Source: EPA Region 9
Telephone: 415-972-3178
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/06/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

Underground Storage Tank Sites

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 03/04/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/05/03
Date of Next Scheduled EDR Contact: 08/04/03

NAPA COUNTY:

Sites With Reported Contamination

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 03/31/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/30/03
Date of Next Scheduled EDR Contact: 09/29/03

Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 03/31/03
Database Release Frequency: Annually

Date of Last EDR Contact: 06/30/03
Date of Next Scheduled EDR Contact: 09/29/03

ORANGE COUNTY:

List of Underground Storage Tank Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/04/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/11/03
Date of Next Scheduled EDR Contact: 09/08/03

List of Underground Storage Tank Facilities

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/27/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/11/03
Date of Next Scheduled EDR Contact: 09/08/03

List of Industrial Site Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 10/24/00
Database Release Frequency: Annually

Date of Last EDR Contact: 06/11/03
Date of Next Scheduled EDR Contact: 09/08/03

PLACER COUNTY:

Master List of Facilities

Source: Placer County Health and Human Services
Telephone: 530-889-7312
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 02/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/23/03
Date of Next Scheduled EDR Contact: 09/22/03

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Source: Department of Public Health
Telephone: 909-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/03/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/21/03
Date of Next Scheduled EDR Contact: 07/21/03

Underground Storage Tank Tank List

Source: Health Services Agency
Telephone: 909-358-5055

Date of Government Version: 05/30/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/21/03
Date of Next Scheduled EDR Contact: 07/21/03

SACRAMENTO COUNTY:

CS - Contaminated Sites

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Date of Government Version: 04/02/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/05/03
Date of Next Scheduled EDR Contact: 08/04/03

ML - Regulatory Compliance Master List

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 04/03/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/05/03
Date of Next Scheduled EDR Contact: 08/04/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN BERNARDINO COUNTY:

Hazardous Material Permits

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 06/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/09/03
Date of Next Scheduled EDR Contact: 09/08/03

SAN DIEGO COUNTY:

Solid Waste Facilities

Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

Date of Government Version: 08/01/00
Database Release Frequency: Varies

Date of Last EDR Contact: 05/27/03
Date of Next Scheduled EDR Contact: 08/25/03

Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division
Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 03/31/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/08/03
Date of Next Scheduled EDR Contact: 10/06/03

SAN FRANCISCO COUNTY:

Local Oversight Facilities

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 06/20/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/09/03
Date of Next Scheduled EDR Contact: 09/08/03

Underground Storage Tank Information

Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 03/17/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/09/03
Date of Next Scheduled EDR Contact: 09/08/03

SAN MATEO COUNTY:

Fuel Leak List

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/13/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/28/03
Date of Next Scheduled EDR Contact: 07/28/03

Business Inventory

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 06/16/03
Database Release Frequency: Annually

Date of Last EDR Contact: 07/08/03
Date of Next Scheduled EDR Contact: 10/13/03

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report

Source: Santa Clara Valley Water District
Telephone: 408-265-2600

Date of Government Version: 01/08/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/30/03
Date of Next Scheduled EDR Contact: 09/29/03

Hazardous Material Facilities

Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 12/11/02
Database Release Frequency: Annually

Date of Last EDR Contact: 06/09/03
Date of Next Scheduled EDR Contact: 09/08/03

SOLANO COUNTY:

Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 12/20/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/16/03
Date of Next Scheduled EDR Contact: 09/15/03

Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 12/18/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/16/03
Date of Next Scheduled EDR Contact: 09/15/03

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

Source: Department of Health Services
Telephone: 707-565-6565

Date of Government Version: 04/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/28/03
Date of Next Scheduled EDR Contact: 07/28/03

SUTTER COUNTY:

Underground Storage Tanks

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/07/03
Date of Next Scheduled EDR Contact: 10/06/03

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 09/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 05/27/03
Date of Next Scheduled EDR Contact: 08/25/03

Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/22/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/15/03
Date of Next Scheduled EDR Contact: 09/15/03

Underground Tank Closed Sites List

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 12/30/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/08/03
Date of Next Scheduled EDR Contact: 10/13/03

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 02/11/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/16/03
Date of Next Scheduled EDR Contact: 09/15/03

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 10/28/02
Database Release Frequency: Annually

Date of Last EDR Contact: 06/19/03
Date of Next Scheduled EDR Contact: 10/20/03

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/27/03
Date of Next Scheduled EDR Contact: 08/25/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 03/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/10/03
Date of Next Scheduled EDR Contact: 10/13/03

LUST REG 3: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 05/19/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/19/03
Date of Next Scheduled EDR Contact: 08/18/03

LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-6600

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 08/09/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/30/03
Date of Next Scheduled EDR Contact: 09/29/03

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 04/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/07/03
Date of Next Scheduled EDR Contact: 10/06/03

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 06/09/03
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/09/03
Date of Next Scheduled EDR Contact: 09/08/03

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 05/29/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/02/03
Date of Next Scheduled EDR Contact: 10/06/03

LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

Date of Government Version: 07/02/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/30/03
Date of Next Scheduled EDR Contact: 09/29/03

LUST REG 8: Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 06/11/03
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/12/03
Date of Next Scheduled EDR Contact: 08/11/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)

Telephone: 858-467-2980

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 04/21/03
Date of Next Scheduled EDR Contact: 07/21/03

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations

Source: California Regional Water Quality Control Board, North Coast Region (1)

Telephone: 707-576-2220

Date of Government Version: 04/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/27/03
Date of Next Scheduled EDR Contact: 08/25/03

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board San Francisco Bay Region (2)

Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 03/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/10/03
Date of Next Scheduled EDR Contact: 10/13/03

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board Central Coast Region (3)

Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 05/19/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 05/19/03
Date of Next Scheduled EDR Contact: 08/18/03

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Region Water Quality Control Board Los Angeles Region (4)

Telephone: 213-576-6600

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 04/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/28/03
Date of Next Scheduled EDR Contact: 07/28/03

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board Central Valley Region (5)

Telephone: 916-855-3075

Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 03/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/07/03
Date of Next Scheduled EDR Contact: 10/06/03

SLIC REG 6L: SLIC Sites

Source: California Regional Water Quality Control Board, Lahontan Region

Telephone: 530-542-5574

Date of Government Version: 06/09/03
Database Release Frequency: Varies

Date of Last EDR Contact: 06/09/03
Date of Next Scheduled EDR Contact: 09/08/03

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board, Victorville Branch

Telephone: 619-241-6583

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/08/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/02/03
Date of Next Scheduled EDR Contact: 10/06/03

SLIC REG 7: SLIC List

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491

Date of Government Version: 05/29/03
Database Release Frequency: Varies

Date of Last EDR Contact: 05/27/03
Date of Next Scheduled EDR Contact: 08/25/03

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-3298

Date of Government Version: 04/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/07/03
Date of Next Scheduled EDR Contact: 10/06/03

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Date of Government Version: 03/03/03
Database Release Frequency: Annually

Date of Last EDR Contact: 06/02/03
Date of Next Scheduled EDR Contact: 09/01/03

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

STATE OF CALIFORNIA BROWNFIELDS DATABASES RECORDS

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 04/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/02/03
Date of Next Scheduled EDR Contact: 09/01/03

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

LAGOON VALLEY COMMERCIAL AND UTILITIES
LAGOON VALLEY ROAD/I-80
VACAVILLE, CA 95688

TARGET PROPERTY COORDINATES

Latitude (North):	38.328400 - 38° 19' 42.2"
Longitude (West):	122.019203 - 122° 1' 9.1"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	585729.3
UTM Y (Meters):	4242501.5
Elevation:	217 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

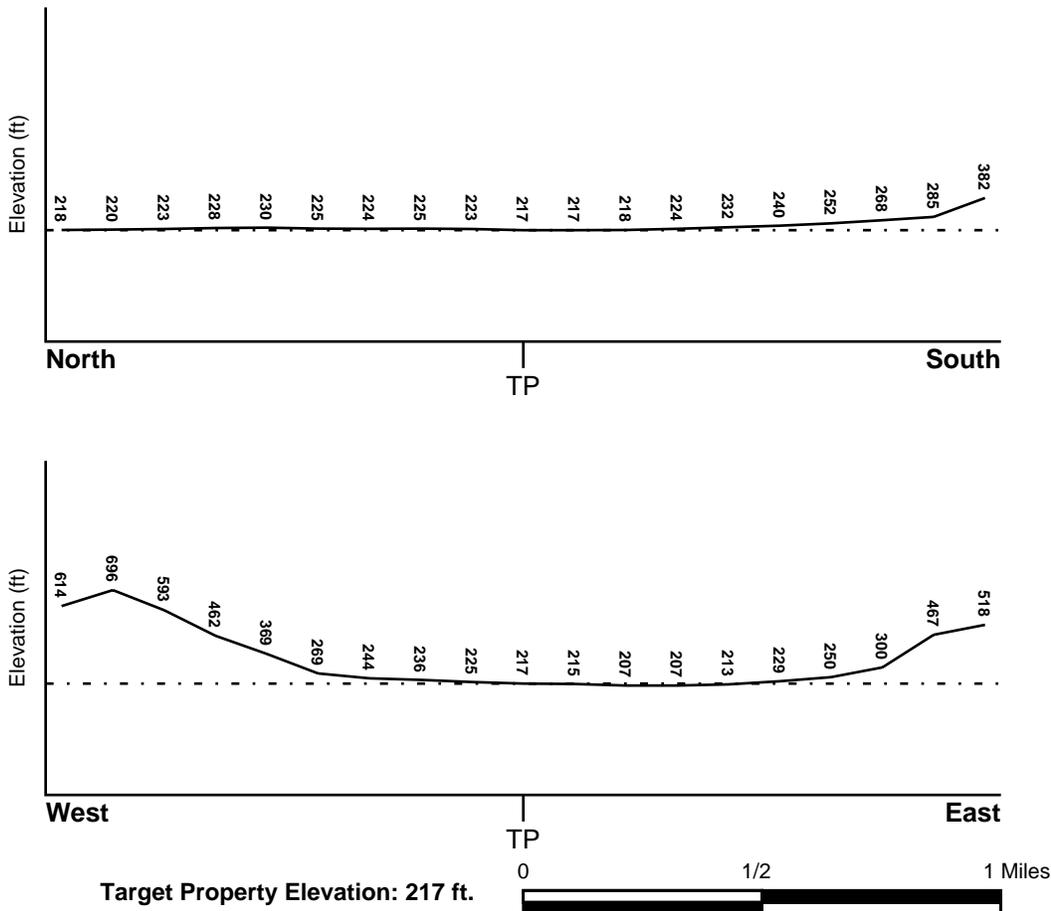
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map: 2438122-C1 FAIRFIELD NORTH, CA
 General Topographic Gradient: General ESE
 Source: USGS 7.5 min quad index

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u> SOLANO, CA	FEMA Flood <u>Electronic Data</u> YES - refer to the Overview Map and Detail Map
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Flood Plain Panel at Target Property: 0606310234B

Additional Panels in search area: 0603730007B
0606310233B
0603730010B
0606310253B

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> FAIRFIELD NORTH	NWI Electronic <u>Data Coverage</u> YES - refer to the Overview Map and Detail Map
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HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION</u> <u>FROM TP</u>	<u>GENERAL DIRECTION</u> <u>GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Mesozoic
System: Cretaceous
Series: Upper Cretaceous
Code: uK *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: YOLO

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	26 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 7.30 Min: 6.10
2	26 inches	65 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 2.00 Min: 0.60	Max: 8.40 Min: 6.10

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silty clay loam
clay loam
gravelly - loam
fine sandy loam
very fine sandy loam
gravelly - sandy loam
sandy loam
loam
clay

Surficial Soil Types: silty clay loam
clay loam
gravelly - loam
fine sandy loam
very fine sandy loam
gravelly - sandy loam
sandy loam
loam
clay

Shallow Soil Types: clay
clay loam

Deeper Soil Types: clay loam
stratified
clay
silty clay loam
gravelly - loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS State Database	Nearest PWS within 1 mile 1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	USGS0178044	1/4 - 1/2 Mile SW
2	USGS0178050	1/2 - 1 Mile NNE
3	USGS0178048	1/2 - 1 Mile NW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

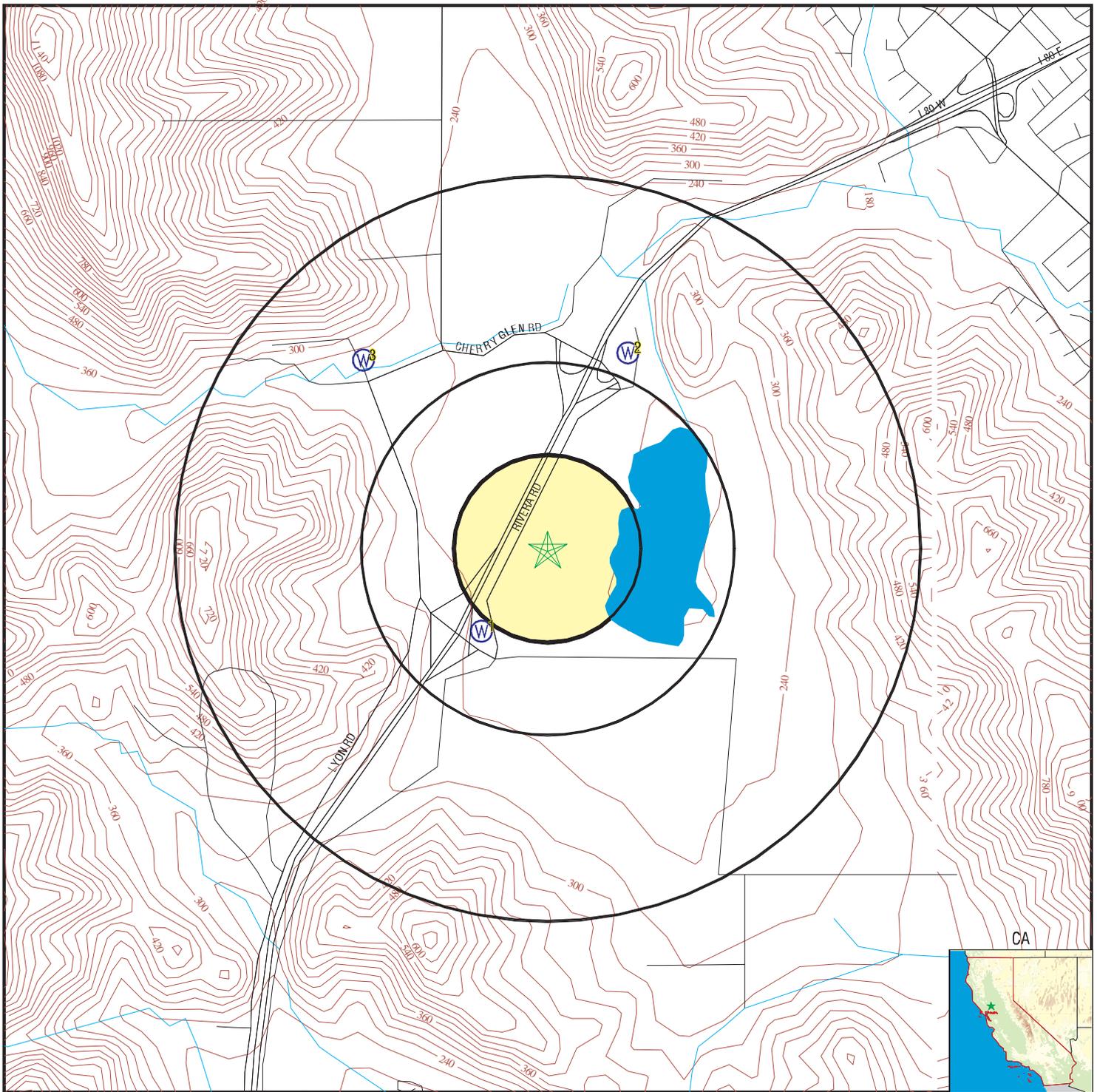
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 01016144.1r



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



<p>TARGET PROPERTY: Lagoon Valley Commercial and Utilities ADDRESS: Lagoon Valley Road/I-80 CITY/STATE/ZIP: Vacaville CA 95688 LAT/LONG: 38.3284 / 122.0192</p>	<p>CUSTOMER: Engeo CONTACT: Bryan C. Yates INQUIRY #: 01016144.1r DATE: July 21, 2003 7:52 pm</p>
--	--

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
SW
1/4 - 1/2 Mile
Higher

FED USGS USGS0178044

Agency:	USGS	Site ID:	381931122011701
Site Name:	006N001W31E001M		
Dec. Latitude:	38.32519		
Dec. Longitude:	-122.02247		
Coord Sys:	NAD83		
State:	CA		
County:	Solano County		
Altitude:	230		
Hydrologic code:	18020109		
Topographic:	Undulating		
Site Type:	Ground-water other than Spring		
Const Date:	19710612	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported	Well depth:	41.0
Hole depth:	41.0	Source:	Not Reported
Project no:	Not Reported		

2
NNE
1/2 - 1 Mile
Higher

FED USGS USGS0178050

Agency:	USGS	Site ID:	382010122005101
Site Name:	006N001W30K001M		
Dec. Latitude:	38.33602		
Dec. Longitude:	-122.01524		
Coord Sys:	NAD83		
State:	CA		
County:	Solano County		
Altitude:	215		
Hydrologic code:	18020109		
Topographic:	Undulating		
Site Type:	Ground-water other than Spring		
Const Date:	19660322	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported	Well depth:	90.0
Hole depth:	95.0	Source:	Not Reported
Project no:	Not Reported		

3
NW
1/2 - 1 Mile
Higher

FED USGS USGS0178048

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Agency:	USGS	Site ID:	382009122013801
Site Name:	006N002W25J001M		
Dec. Latitude:	38.33574		
Dec. Longitude:	-122.0283		
Coord Sys:	NAD83		
State:	CA		
County:	Solano County		
Altitude:	280		
Hydrologic code:	18020109		
Topographic:	Undulating		
Site Type:	Ground-water other than Spring		
Const Date:	19761128	Inven Date:	Not Reported
Well Type:	Single well, other than collector or Ranney type		
Primary Aquifer:	Not Reported		
Aquifer type:	Not Reported	Well depth:	55.0
Hole depth:	65.0	Source:	Not Reported
Project no:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for SOLANO County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level \geq 2 pCi/L and \leq 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95688

Number of sites tested: 8

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.200 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2, 3, 5 and 6

Source: Department of Conservation

Telephone: 916-323-1779

RADON

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

TECHNICAL APPENDIX L

Historic Resource Evaluation Report
Vacaville, California

Historic Resource Evaluation Report:

Lagoon Valley Project, Vacaville, Solano County, California



Lagunita Rancho circa 1890
(Vacaville Heritage Council, 0141)

Prepared for:

EIP Associates
1200 Second Street, Suite 200
Sacramento, CA 95814

Prepared by:

JRP Historical Consulting Services
1490 Drew Avenue, Suite 110
Davis, California 95616

February 2004

EXECUTIVE SUMMARY

JRP Historical Consulting Services prepared this Historical Resources Evaluation Report to evaluate historic buildings, structures, and objects within the Area of Potential Effect (APE) for the Lagoon Valley Project, Vacaville, Solano County, California. The purpose of this document is to examine the potential eligibility of these resources for listing in the National Register of Historic Places (NRHP), as well as to consider their potential eligibility as historical resources for the purposes of the California Environmental Quality Act (CEQA). The historic resources have been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. This project proposes the construction of a 722-acre residential/recreational community that includes approximately 1,307 homes, golf course, and 88-acre business park in Vacaville, California.

Appendix A includes three figures showing the project location, vicinity, and the APE along that includes map reference numbers for all buildings, structures and objects 50 years old or older existing within the boundaries of the APE for this project. All of the resources surveyed are located within western Solano County in or near the City of Vacaville. The historic-era resources were surveyed in June 2003, and were recorded on DPR523 forms and attached as **Appendix B**. Within the project APE, six properties required evaluation, i.e. they contain buildings, structure or objects constructed in or prior to 1953. Four parcels that may contain buildings over 50 years old were not inventoried or evaluated for this report because access to these properties was not obtained (see **Figure 3**). The remaining parcels in the project area were either vacant or contained buildings, structures or objects constructed in or after 1954. Those resources less than 50 years old are non-historic and did not require survey or recordation for this project. None of the non-historic resources appear to meet the demanding threshold of significance for properties less than 50 years old.

One historic resource, the Peña adobe (**Map Reference No. 5**), was determined a California Historical Landmark in 1955, listed on the National Register of Historic Places in January 1972, and documented for the Historic American Building Survey in July 1983. The Peña adobe, also known as the Vaca-Peña adobe, was found significant for the NRHP under Criterion B, for its association with Solano County pioneer Juan Felipe Peña. JRP inventoried the adobe property; however, because the adobe was previously determined eligible and consequently listed on the NRHP, it was not evaluated. An updated inventory of the Peña adobe property can be found in **Appendix B**.

The historic period properties within the APE have also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code and only the Peña adobe appears to meet the significance criteria as outlined in those guidelines. The properties that were built in or prior to 1953 were included in the survey population and are listed below:

Summary of Findings Table: APE Property Constructed in or before 1953 Listed on the National Register of Historic Places and is an Historic Resource for the Purposes of CEQA

Map Reference	APN	Address	Year Built
5	127-050-040	Juan Felipe Peña Adobe	Ca. 1842

Summary of Findings Table: Properties Constructed in or before 1953 that do not Appear Eligible for the National Register of Historic Places nor Appear Eligible as Historic Resources for the Purposes of CEQA

Map Reference	APN	Address	Year Built
1	167-030-030; 167-030-040; 167-030-050; 167-030-060	Lagoon Valley Road	1928 / 1917-1937 / pre-1937 / post-1957 / 1980s
2	167-030-080	3954 Lagoon Valley Road	Ca. 1920s / 1980s
3	128-050-070	3920 Lagoon Valley Road	Ca. 1910s / 1940s / 1970s
4	127-020-040	5790 Rivera Road	1953 / 1970s-1990s
6	127-040-030	5956 Cherry Glen Road	Ca. 1890s / ca. 1950s / ca. 1970s

Summary of Findings Table: Parcels within the APE that have not been inventoried or evaluated because access to the properties was not obtained.

APN	Address
127-030-070	4670 Pena Adobe Road
167-040-010	4118 Lagoon Valley Road
167-040-020	4114 Lagoon Valley Road
167-040-030	4110 Lagoon Valley Road

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APPENDIX B: DPR 523 Forms

1. PROJECT DESCRIPTION

The Lower Lagoon Valley Specific Plan (Specific Plan or Proposed Project) is located in Solano County in the southwestern portion of the City of Vacaville, in the City's Sphere of Influence (SOI). The approximately 2,354 acre Specific Plan area includes a 736-acre residential/recreational community with 1,225 single-family homes and 100 attached town homes (1,325 total dwelling units), a K-6 public school or a K-8 private school, a 213 acre championship-style golf course with a clubhouse, and neighborhood park spaces throughout the development area. The proposed development would also include an approximately 90-acre business village area with approximately one million square feet of commercial/office space, 50,000 square feet of Town Center retail space and community center use, a fire station, and supporting infrastructure. The Specific Plan area also includes the 388-acre Lagoon Valley Regional Park and 1,066 acres of open space.

2. RESEARCH AND FIELD METHODS

The Area of Potential Effects (APE) for the architectural survey for the Lagoon Valley Project was developed in May 2003 by JRP. Consistent with general cultural resource practices, the architectural APE includes the area directly impacted by construction as well as a buffer zone on all sides immediately adjacent to the construction area. Only those resources located within the architectural APE were included the survey. The general study limit and architectural APE are shown on **Figure 3**, located in **Appendix A**. JRP identified historic resources located within the APE with a map reference number.

Once the APE was defined, JRP staff conducted a reconnaissance survey of the area to account in the field for all the buildings, structures and objects found within the APE. This field reconnaissance helped to determine which buildings appeared to be more than 50 years of age and would therefore be studied for this project. Additional background research was done through First American Real Estate Solutions commercial database, review of historic and current USGS topographic maps, and other documents to confirm dates of construction. Buildings, structures and features built after 1953 were not included in the survey population. The remaining parcels or features, those that were documented to be, or that appeared to be 50 years of age and over, became the survey population.

The investigation of historic-era properties included research regarding their historical context, as well as resource-specific research conducted in both archival and published records. Research for this project was conducted at the California State Library, the Solano County Assessor's and Recorder's offices, Vacaville Public Library, Solano County Archives, Vacaville Heritage Council, the California Department of Transportation Library (Headquarters in Sacramento), Caltrans District 4 Maps and Plans Office, Shields Library at University of California Davis, and through personal interviews.

3. HISTORICAL OVERVIEW

Located in western Solano County, in the southwestern-most portion of the City of Vacaville, the study area for the Lagoon Valley Project has historically remained largely open and sparsely settled land, devoted to ranching and farming through the late twentieth century. Once known as Laguna Valley, Lagoon Valley is approximately four and a half miles long running in a north-south direction, just southwest of the larger and more fertile Vaca Valley. Surrounded on all sides by the Vaca Mountains, this small valley is bisected by Laguna Creek. With the high water level and winter flooding the valley floor early settlers primarily use the area as grazing land.¹

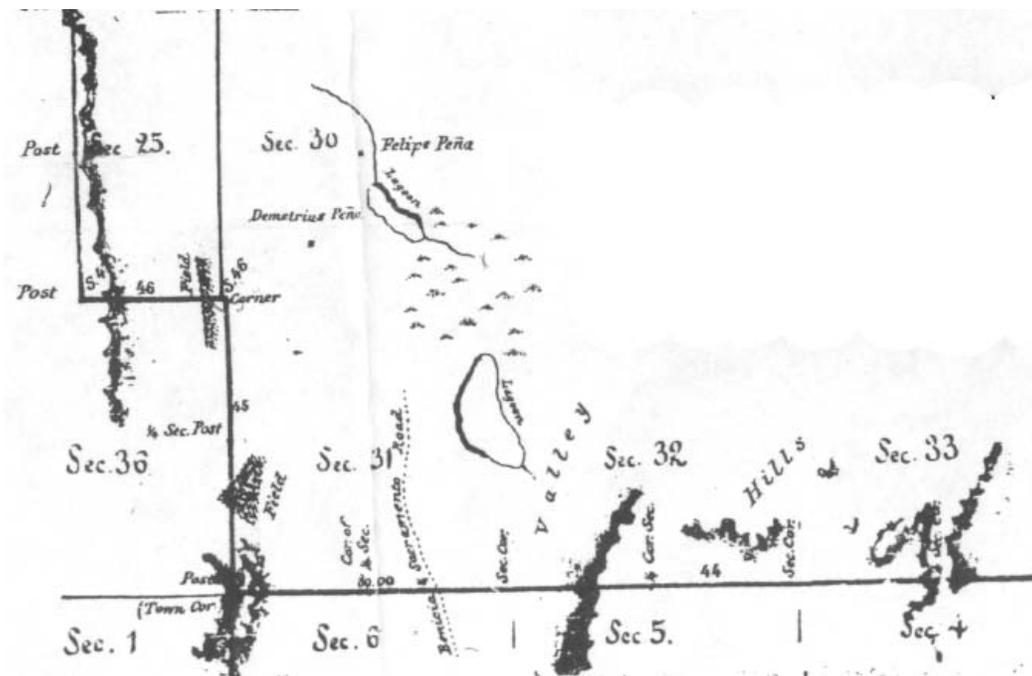
The first inhabitants between the Suisun Bay and Putah Creek were the Patwins Indians, the southern branch of the larger Wintu sect. Divided into villages, the Malacas lived in Lagoon Valley region, while the Ululatos and Tolenas dominated in the Vacaville and Upper Suisun Valley regions respectively. By 1850, disease and forced Christianization, which led to the removal of the vast majority of the Native American population to mission lands, drained the remaining population in the area. Although the Lagoon Valley was one of the first European settled regions in Solano County, its history is intimately linked with the development of the adjacent Vaca Valley and Vacaville, and is generally dominated by the Peña and Vaca families. Of the six Mexican land grants confirmed in the mid-nineteenth century in Solano County, only portions of two land grants dating to the Mexican era are located within the APE. Nearly all of the Lagoon Valley was located in the largest of these grants, the Rancho Los Putos. Only one historic resource in the project study area, the Peña adobe (**Map Reference # 5**), dates to the early rancho period in the valley.

3.1 Mexican Period and Early Settlement of Vaca and Lagoon Valleys

The initial settlement of the Lagoon and Vaca valleys, and what was later to become Solano County, began in the early 1840s led by families coming in from New Mexico. In this region they found ideal living conditions; fertile soil, ample water from the adjacent creeks, and vast grazing lands. The earliest pioneer was Jose Armijo, who obtained a 13,315.93-acre land grant in the northeastern Suisun Valley, south of the study area. Only a small portion of the project APE, the land south of Lagoon Valley Road, is located on this former rancho. Granted the Rancho Tolenas on March 1840, Armijo established a cattle ranch and constructed a temporary home northwest of present day Fairfield within a year. By 1842 Manuel Vaca, Juan Felipe Peña and their families arrived to the area. Both families setup temporary dwellings near the center of the small Lagoon valley, near Laguna Creek, while they constructed permanent residences. Within a year, Vaca constructed a permanent adobe home nestled in the foothills of the Vaca Mountains, along what would become a primary route to the Sacramento Valley, near present day Cherry Glen Road. Peña built his small adobe residence approximately one third mile southwest of Vaca,

¹ Ronald H Limbaugh and Walter A. Payne, *Vacaville: The Heritage of a California Community*, (Vacaville: Vacaville City Council, 1978) 1-3.

In June 1842, Vaca and Peña petitioned for a land grant of ten Spanish leagues called Lihuaytos, which was made in the following year by Governor Manuel Micheltoarena. However, owing to vagueness of language the grant actually included part of John Wolfskill's Rancho Rio de los Putos. This matter was settled in Wolfskill's favor on July 30, 1845 when Governor Pio Pico issued a new 44,383.78-acre grant called Los Putos to Vaca and Peña. By 1846 the pair was grazing 2,000 head of cattle and about 300 horses on their rancho and growing fruit and vegetables for their own use. The ranchos experienced little change during his period. The families continued to prosper. Peña's eldest son, Demetrio, wed in 1849 and constructed his own adobe on Los Putos, just southwest of his father's home (approximately in the location of the present day Ranchotel). Armijo died in 1850 and his rancho was eventually confirmed to his son, Antonio, in October 1868.



Portion of the Plat of the Rancho los Putos, surveyed May 1857.

The rancho lands were already being subdivided prior to Rancho los Putos patent, which was confirmed to Vaca and Peña in June 1858.² The earliest was the purchase of 2,214.2 acres of rancho land located between the Ulatis and Alamo creeks (outside of the project area) by stockbreeders Albert Lyon, John Patton Sr. and John Patton Jr. from Juan Manuel Vaca in 1849, the year before Solano County was established as one of California's original 27 counties. The county was comprised of over one half million acres, and unlike the rancho lands, the vast

² Crisostomo N. Perez, *Land Grants in Alta California*, (Rancho Cordova: Landmark Enterprises, 1996) 85 and 102; Jeff Paul, *Observaciones de la Historia de La Familia Vaca en Alta California andes y desde 1842* (San Jose: San Jose State University, 1993) 23; Wood Young, *Vaca-Pena Los Putos Ranch and the Pena Adobe*, Vallejo: (Wheeler Printing and Publishing Co, 1965) 11; G. W. Hendry and J. N. Bowman, *The Spanish and Mexican Adobe and Other Buildings in the Nine San Francisco Bay Counties: 1776 to about 1850, Volume 3*, Typed Manuscript (Berkeley: University of California, 1940) 434.

majority of the county was held as public land by the federal government. The following year, Vaca deeded nine square miles of land northeast of his home to William McDaniel with the stipulation that he lay out a town, to be named Vacaville, on a one square mile block. Within a year, the town was surveyed to provide for 1,055 lots, half of which McDaniel subsequently deeded to Lansing Bond Mizner.³ By 1851, the initial settlement of the county included 580 people, of which only 29 families (about 100 people) lived outside of Benicia. Many of these early families in the Vaca and Laguna Valley region were those that had settled the land in the early 1840s, like the Vacas, Peñas, Wolfskills and Armijos. The population of the region was scarce, but within a few of years, the Vacaville area was growing, not only in population, but in importance as an economic center to the county.⁴



Juan Felipe Pena adobe, circa 1885, then known as the Rivera home.⁵

Like most of rancho lands of California during the mid to late nineteenth century, livestock and wheat production were the principal economic products in the county until the 1880s. Sheep was the primary focus, followed by cattle, hogs and horses. While livestock in the county increased in the 1850s, by the late 1860s, Solano County was one of the leading regions in the state in wheat production. In the Lagoon and Vaca valleys there were only a few farms devoted to stock and the remaining Peña rancho lands were primarily farmed for grain. Wheat was a profitable crop in the mid 1870s, and Demetrio Peña, Juan Peña's son, had one of the largest incomes of the Vacaville Township. Owning approximately 725 acres in the western portion of Lagoon Valley, by 1880, he was prominent in the region and had one of the largest grain farms in the area. His brother and sister, Juan and Nestora, both retained large farms in the valley. Juan owned 314 acres in the southeast, the majority of which was used for pasture and grain, while Nestora, who married J. T. Rivera and was living in the family adobe, grew 300 acres in grain on their Rivera Ranch, which was the largest remaining portion of the Rancho los Putos. All three

³ Young, *Vaca-Pena Los Putos Rancho and the Pena Adobe*, 17-21.

⁴ Limbaugh and Payne, *Vacaville*, 35; Young, *Vaca-Pena*, 17-21.

⁵ Wood Young Photographic Collection, Vacaville Heritage Council, WY146.

siblings devoted small portions of their farms to orchards, vineyards, and vegetable growing, most of which was used for personal consumption.⁶

With wheat and cattle declining and orchards on the rise in the 1880s, those pioneers who did not convert their land to orchards decided to take advantage of increasing land values. Many of the large farms were subdivided and sold. This is especially true of land in Lagoon Valley. By 1890, early Vacaville township residents such as E. Kidd, George Barker and B. F. Christopher (all along Lagoon Valley Road) subdivided and sold off portions of their land. The same is true of the Peña land. Portions of Nestora's and all of Demetrio's land was purchased by Eliza P. Buckingham, where she established the Rancho Lagunita in 1880.⁷

With the completion of the California Pacific Railroad (CPRR) through Elmira (Vaca Station east of Lagoon Valley) around 1868, and the Vaca Valley and Clear Lake Railroad, which linked the CPRR to Vacaville in 1869, there was no longer a need to haul crops to Suisun City for shipment by water.⁸ The coming of the railroad sped up transit times, but also increased the costs of getting goods to market. Hampered by a rise in transportation costs and increased competition, by the 1880s, the wheat industry in Solano County was on the decline.⁹ Subsequently, Solano County farmers turned to other crops, most of which, like vineyards and row crops, required irrigation.

Attempts to develop the wine industry were unsuccessful in the 1860s due to impractical shipping methods and because large quantities of the Napa and Sonoma County grown fruit on the market led to low prices. By the 1870s the vineyards in the Pleasant and Vaca Valleys were decimated by pests. While a few farmers grew row crops, the quick success of non-irrigated fruit orchards led to the Vaca and Lagoon valleys to focus on fruit production by the end of the century.¹⁰

3.2 Rise of the Vacaville Fruit District

The fruit industry around Vacaville started as early as the late 1850s, when Ansel W. Putnam and John Dolan, local nursery owners, along with William and Simpson Thomas, constructed a road from Pleasants Valley to Suisun City. This roadway, which later became known as Pleasants Valley Road, provided for shipment of fragile fruit from the Vaca, Pleasant and Laguna valleys to major markets. This key transportation route spurred the purchase of land in the area for commercial fruit and vegetable farming. The construction of two major rail lines by 1870

⁶ Limbaugh and Payne, *Vacaville*, 73, 79-82 and 99.

⁷ *Official Map of the County of Solano, California* (San Francisco: Britton & Rey, 1890); *Historical Atlas Maps of Solano County* (San Francisco, California: Thompson and West, 1878).

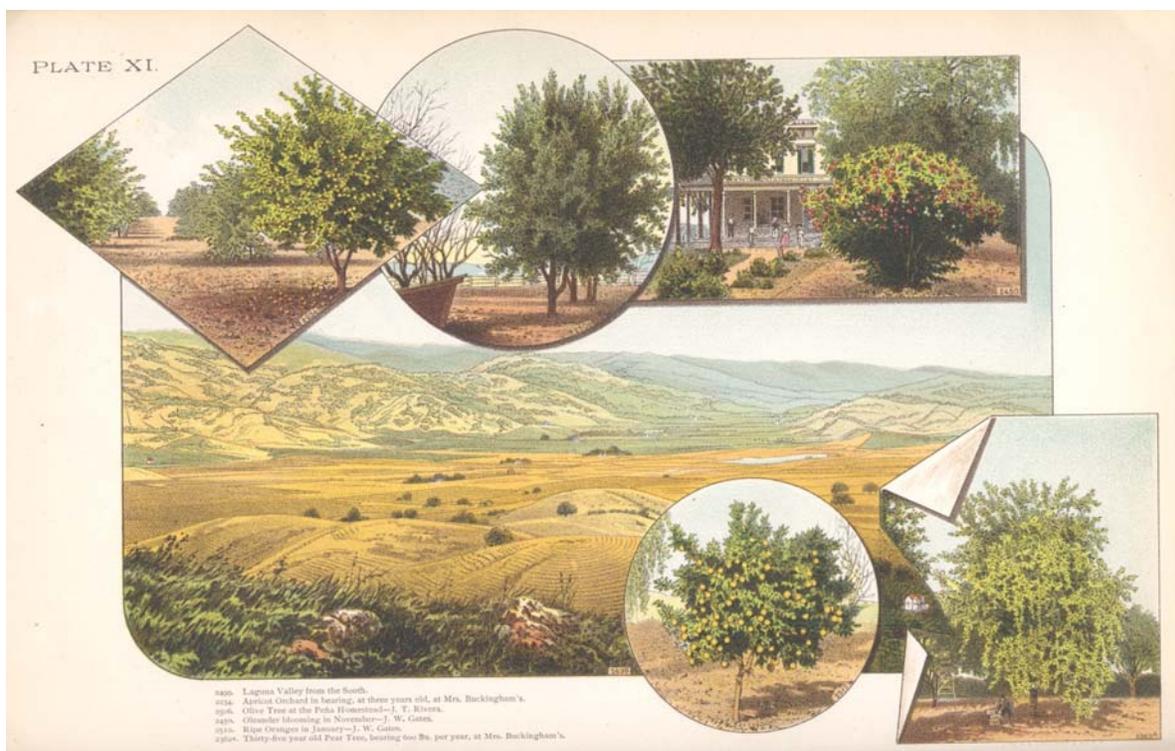
⁸ American History Class, Vacaville Union High School, *Prunings from Vacaville* (Vacaville, California: Vacaville Union High School, 1931) 2.

⁹ W. H. Hutchinson, *California: The Golden Shore by the Sundown Sea* William Wells Hollister (Star Publishing Co., 1988) 144; Richard Rice, William A. Bullough, and Richard J. Orsi, *The Elusive Eden: A New History of California*, (New York: McGraw-Hill, 1996) 265.

¹⁰ Limbaugh and Payne, *Vacaville*, 44-54.

broadened the market even further by allowing shipment of fruit and vegetables across the United States. By the 1890s the Vaca Valley and the foothills of the Vaca Mountains were covered with orchards encompassing almost all of the available non-irrigated land.¹¹

Local farmers determined early on that fruit grown on the hillside ripened earlier than that on the valley floor. This allowed the region to market seasonal fruit much earlier and longer than other fruit districts in California. This factor, together with the influx of inexpensive labor from Chinese immigrants and the ample water supply, made the Vacaville fruit district successful from the start. In the early years of fruit production local farmers experimented with other different crops such as tobacco, cotton, rice, almonds, walnuts, citrus, olives and pineapples. Peaches, apricots, table grapes and cherries became the most important and popular crops of the district.¹²



Lower Lagoon Valley (center) circa 1888.¹³

3.2.1 Agriculture in Lagoon Valley

While descriptive materials of the day described the fruit district located in the Vaca and Pleasant Valleys, they often passed over the Lagoon Valley because it was considered too small to be of particular importance to the industry. Still held in large tracts by early settlers and

¹¹ Limbaugh and Payne, *Vacaville*, 108-109.

¹² Limbaugh and Payne, *Vacaville*, 44-64; Edward J. Wickson, *The Vacaville Early Fruit District of California, California Illustrated, No. 1* (San Francisco: California View Publishing Company, 1888) 79-82.

¹³ Wickson, *The Vacaville Early Fruit District of California*, 77.

dominated by grain crops and grazing land in the 1870s and 1880s, the fruit boom did not fully arrive in Lagoon Valley, particularly Lower Lagoon Valley, until just before the turn of the century.

On the former Peña home ranch, then owned by J. T. and Nestora (Peña) Rivera, only about sixteen percent of the 500-acre Rivera Ranch was planted in orchards such as olive and pears. South of the Rivera Ranch, David K. Swim's main farm operation (located on the south side of Lagoon Valley Road in the southeast portion of the survey area) consisted of hay and grain crops and livestock production in 1888. Only twenty percent of his land was planted in vineyards and fruit orchards (mostly pears and peaches with about 10 acres planted in a mixture of plums, cherries, nectarine, apples and almonds). The most successful farm in the lower Lagoon Valley was on the former lands of Demetrio Peña. San Francisco resident Eliza P. Buckingham purchased the nearly 400 acre farm located along the east side of Vacaville Road (bounded on the west side by present day Cherry Glen Road and to the south by Lagoon Valley Road), in the early 1880s. Renamed Lagunita Rancho, Buckingham selected Lagoon Valley for its temperate climate, which she felt was ideal for fruit orchards. Along with the acreage Demetrio Peña had planted in grapes, pears, English walnut and fig trees in the early 1850s, Buckingham established additional orchards in apricot and peaches. The north part of Lagoon Valley (north of Interstate 80 along Pleasants Valley and Cherry Glen roads) became known for its cherry orchards. Farmers such as J. M. Bassford, Henry Bassford and George F. Barker were among the notable cherry growers of this region.¹⁴

3.3 The Twentieth Century in Lagoon Valley

The Vacaville region, including Lagoon Valley, continued to grow and ship fruit to all parts of the country into the early twentieth century. In 1917, 1,200 cars of produce went out of the Vacaville area; however, by 1920, that number had dwindled to about 650. Overuse of soil, flooding, and droughts were all contributing factors to the decline of the orchards once filled with peaches, apricots, apples, and cherries. Many of these orchards shifted to plums and prunes, which could be dried. The dried fruit industry took over and continued through World War II.¹⁵

3.3.1 Vacaville Fruit District in the Interwar Years

After World War I overproduction for the war effort and rising competition led to a slump in the Vacaville fruit district, which was exacerbated by soil depletion and ground erosion. Water from local creeks along with heavy rains in the early years allowed for the continuation of the prosperous non-irrigated fruit crops in the district, but four years of drought around the turn of the century caused damage that resulted in the drop of fruit production by half. Proposals for irrigation in the area were defeated over the next decade despite greater competition from other California fruit regions that were irrigated. As a result, the Vacaville fruit district steadily declined as other areas like the Central Valley expanded. Local growers turned to specialized

¹⁴ Wickson, *The Vacaville Early Fruit District of California*, 79-82; Limbaugh and Payne, *Vacaville*, 44-64;

¹⁵ Limbaugh and Payne, *Vacaville*, 212-264.

crops, particular plums and prunes. By the 1920s three quarters of the orchards in the district were planted in these two crops and only small amount of orchards were devoted to cherries, peaches, grapes, apricots and pears.¹⁶

The Great Depression of the 1930s brought an even greater decline in the local fruit industry. With steep competition from plum growers in Kern County and high production expenses, local shippers and growers lost substantial amounts of money and many were forced to close their businesses. Despite financial help from the federal government in the terms of loans, many of the old orchards were neglected or abandoned. Some were uprooted and converted to pastures. By the end of the 1930s, disease had wiped out most of the cherry orchards, and the once prolific apricot crops were no longer profitable. New health standards impaired the pear industry and the minimum size requirement, instigated by the policies of President Franklin D. Roosevelt's New Deal, left many of the smaller fruit from these dry farmed crops unmarketable. By the late 1930s San Joaquin Valley was producing a third of the state's fruit. In 1939 the Vacaville region only shipped ten percent of what it had shipped in 1924.¹⁷

Between 1935 and 1945, the principal crops were peaches and prunes, and while cherries were once a dominant crop in the Lagoon Valley, only an average of 500 tons was produced during this period. Plums, both fresh and dried, became the primary crop in the mid-1940s and were exported to the east.¹⁸

3.3.2 Transportation in the Lagoon Valley

The oldest trail in the region was one that led from the Sonoma Mission to Sutter's Fort along the Sacramento River. It ran through Suisun Valley, entering Lagoon Valley from the south over the old Peña Pass (the most direct southern route into the valley) in the southern corner of Lagoon Valley (just east of the Tolenas Pass where present day Interstate 80 runs). The trail ran north past the lagoon and through the Lagoon Pass (between Lagoon and Vaca valleys) and on to the Sacramento Valley.¹⁹

By the mid-nineteenth century, the old trail became the Vacaville Road, one of two main transportation routes through Lagoon Valley. Both Vacaville Road and Lagoon Road generally ran a north-south course leading to the main commercial hubs of Suisun City, a shipping port, and Vacaville, which had become an early commercial center for the fruit industry in California. These roadways were formed early in the settlement of the valley, then further established during the Gold Rush era as people traveled through Solano County on their way to the mountains east of Sacramento in early 1850s. By the 1870s these routes had become permanent wagon roads

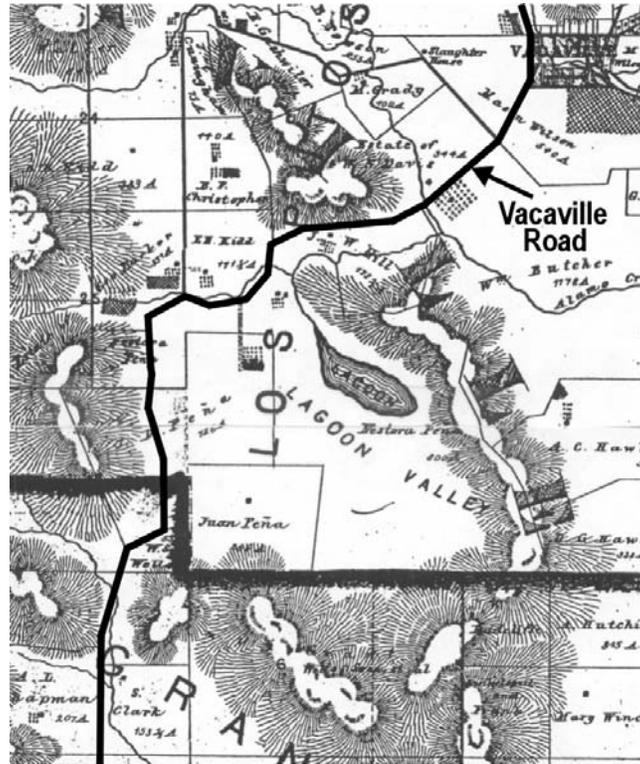
¹⁶ Limbaugh and Payne, *Vacaville*, 233-248; Frank L. Keegan, *Solano: The Crossroads County, An Illustrated History* (Chatsworth, California: Windsor Publishing, 1989) 74-75.

¹⁷ Limbaugh and Payne, *Vacaville*, 233-248; Keegan, *Solano*, 74-75.

¹⁸ , *Vacaville: An Enterprising Center Occupying a Position Affording Natural Advantage and Opportunity for the Greater Industrial and Agricultural Era of California, Invites You to Participate in the Progress of this Thriving Community* (Vacaville: Reporter Publishing, 1947) 27-31.

¹⁹ Vacaville Union High School, *Prunings*, 15.

that led from outlying farms, like those in Pleasants and Lagoon valleys, to the commercial centers of the county.



1878 map showing Vacaville Road through Lagoon Valley.²⁰

With the substantial population growth in the Lagoon and Vaca valleys during the last part of the nineteenth century, there was an increase in wagon traffic on these rough roadways, resulting in a need for new and improved roads. Partially because of the Good Roads Convention held in Sacramento in 1893, representatives throughout the state recommended the establishment of a highway commission to create and improve roads all over the state. Within three years, the new Bureau of Highways recommended construction of a state highway system with north-south truck routes and lateral roads to connect the county seats. It was not until the California Highway Commission was created in 1909 that this new state agency had the authority to construct and maintain the state's highway system, and the momentum in the highway movement gained speed.²¹ It was that year that a new highway designated LRN 7 was constructed in Solano County generally following the alignment of the nineteenth century wagon route called Vacaville-Suisun Road. Even while a new highway was in place, the road system in Solano County during the first two decades of the twentieth century lagged behind those of other counties and travelers often bypassed the county when going to or from Sacramento and San

²⁰ Historical Atlas Maps of Solano County 1878.

²¹ The Bureau of Highways was replaced by the Department of Highways in 1897, only to be changed to an appointed Highway Commissioner; Joseph A. McGowan, PhD, *History of the Sacramento Valley* (Lewis Historical Publishing Company: New York, 1961) 84-94.

Francisco. Few roads were paved and many were impassible because of flooding during the winter months. By 1914, the highway was improved and portions were realigned. Flooding on other roads connecting to the highway outside the county, along with the fact that portions of the new highway were not paved were major problems.²²

With the completion of the Carquinez Bridge near Vallejo in 1927, LRN 7 in Solano County was designated part of US 40, commonly referred to as the Victory Highway. At the same time, the portion from Sacramento to San Francisco was listed as an alternative of the first transcontinental highway, the Lincoln Highway, because it was 40 miles shorter than the main San Francisco-bound Stockton route.²³ By the 1930s, the American Association of State Highway Officials implemented a federal highway system. Construction of a new alignment of the highway (roughly the current alignment of Interstate 80) between Fairfield and Vacaville (approximately 10 miles) began in late 1936. The new alignment straightened seventeen curves along Cherry Glen Road and by-passed downtown Vacaville. As with other areas along the newly aligned highways, entrepreneurs set up roadside businesses within the Lagoon Valley. A trailer camp was located across from the Peña adobe and a café with a playground was located just north of the present day Lagoon Valley Road, on the south side of the highway.²⁴

3.3.3 The Post World War II Era

With declining fruit production, the local economy began to diversify with the arrival of new industry in the area. One of the largest companies to move to north Vacaville was Basic Vegetable Product, which specialized in the mass production of dried vegetables and employed a thousand local workers. To the south of Vacaville, approximately four miles southeast of Lagoon Valley, Fairfield-Suisun Air Base (Travis Air Force Base) was established on 945 acres in 1942. The base was initially intended to station attack bombers for the Fourth Air Force, however it was transferred to Air Transport Command to become major airport and supply transport facility to the Pacific. By the end of the war the base was the largest aerial port on the west coast.²⁵

During World War II the Vacaville region rebounded dramatically. Conveniently located along a major highway, with its proximity to the Bay Area and military installations, it provided a favorable community for war workers. With this upsurge in the economy and population came a wartime housing shortage that spurred growth in the region. New housing developments were constructed south and west of Vacaville, and by 1950 the town nearly doubled its 1940

²² Keegan, *Solano*, 73.

²³ Jerry Bowen, "Roadway was Once a Journey of Endurance," December 9, 2001, and Amy Gingerich, "Protester: Save the Milk Farm," January 26, 2000, *Solano: The Way It Was*, online at <http://www.thereporter.com>, accessed on May 30, 2003; Daniel Faigin, "Interstate 40," *California Highways* online at <http://www.pacificnet.net/~faigin/CA-HWYS>, accessed on July 7, 2003.

²⁴ Keegan, *Solano*, 71-73; California Department of Transportation, As-Built plans for State Highway 7, Contract 0-10TC34, May 7, 1948; Barry Eberling, "Route 40 Gone But Not Forgotten," *Dailey Republic*, March 12, 2002.

²⁵ <https://www.travis.af.mil/> "Origin and History of Travis Air Force Base" accessed on June 20, 2003; Limbaugh and Payne, *Vacaville*, 275-276.

population.²⁶ Orchards gave way to urban expansion, and by the end of the war the fruit industry in Vacaville dwindled to a small percentage of the overall agricultural production of the county. In 1948 the Solano Irrigation District was established to boost the region's agriculture, however it would be another nine years before Monticello Dam and Lake Berryessa were completed as part of the Solano Project, which was designed to irrigate over 95,000 acres of farm land. Growth in the 1950s was amplified by the strong presence of the military establishment and by new businesses established in the vicinity like the California Medical Facility, opened by the California Department of Corrections in 1955 just south of Vacaville (east of Lagoon Valley).



Lower Lagoon Valley in 1937.²⁷



Lower Lagoon Valley in 1957.²⁸

Even with this burgeoning community, the farmland in Lagoon Valley was sparsely populated in the 1940s and 1950s and only a handful of small farms existed in the lower portion of the valley south of Interstate 80. As was often typical of small farming regions in the early twentieth century, the old families who settled in the valley before the turn of the century, like the Peñas, Swims and Buckinghams, slowly subdivided and sold their land after the 1920s. Although farming remained the little valley's main commercial venture through the 1950s, a few businesses were built along the highway. Del Berg constructed the Ranchotel (**Map Reference # 4**) just south of the Peña adobe in 1953 and the Shady Grove Airport, a private airfield that was

²⁶ Cynthia Roberts, "Spigot Opens Growth" <http://www.thereporter.com/Specials/Century/1950/story01.html>, accessed on July 7, 2003.

²⁷ University of California Davis Aerial Collection, Solano County, 1937.

²⁸ University of California Davis Aerial Collection, Solano County, 1957.

later was renamed Vacaville Soaring, was built about 1955 along the north side of Lagoon Valley Road. Even though the northern valley retained much of its fruit orchards, by 1952, most of the land south of Interstate 80, which once was covered by fruit and nut trees, reverted back to pastureland.²⁹

3.3.4 Lagoon Valley Park

The drive to preserve the Lagoon Valley first began in the 1930s when Frank Douglas moved to the Vacaville area and sponsored preliminary studies on the valley's soil and its suitability as a future city park. Partly because of opposition from local land owners, Douglas lobbied Vacaville residents and politicians for the next twenty years with little success. It was not until the early 1960s when he was appointed director of the Ulatis Flood Control District that a plan for a park took shape. Seeing the lagoon in terms of flood control and as a possible alternative water supply, Vacaville Mayor Roy Cobble and City Manager Bob Meyer backed Douglas' plan.

There was slow progress for the park movement during the 1960s. In 1961, the one and a half acre site on which the Peña adobe is located was donated to the City of Vacaville. The construction of a new freeway overpass at Lagoon Valley Road in late 1963 uncovered what was believed to be the century-old Peña family cemetery at what was once known as Steinmetz Hill (north of the project APE). The fifteen unmarked graves (two adults and thirteen children) and the remains of five Native Americans discovered during the 1963 restoration of the adobe were moved to the hilltop southeast of the adobe. The City of Vacaville constructed a stone enclosure and a plaque was dedicated in 1974. By 1966, the city added a roadside rest area, complete with restrooms, near the adobe and built a shrine to Our Lady of Guadalupe west of the adobe after 1972.³⁰ Over the next fifteen years more than 400 acres were acquired by Solano County for the proposed Lagoon Valley park project. Delayed in part by a general lack of support, it took Frank Douglas eighteen years of effort before the park began taking shape. In 1980 the natural, intermittent lagoon was drained and the county constructed a new 60-acre lake, along with bike paths around the lake.³¹ In 1991, Vacaville annexed Lower Lagoon Valley into its boundaries.

²⁹ University of California Davis Aerial Collection, Solano County, 1937, 1952, 1957, and 1962; Shady Grove Airport was renamed multiple times over its forty-year history in Lagoon Valley. Known as the Vacaville Airport in the 1960s, by 1971, it served as a gliderport and functioned under the names Vacaville Soaring, Vacaville Aeronautics and Vac Aero Gliderport. The operation was moved to Williams, California in 1991 and in 1994 the gliderport permanently closed; Paul Freeman, "Abandoned and Little Known Airfield: Northern California" online at http://www.airfields-freeman.com/CA/Airfields_CA_NE.htm, accessed on August 18, 2003; Eleanor Huggins and John Olmstead, *Adventures On & Off Interstate 80* (Palo Alto, California: Tioga Publishing, 1985).

³⁰ "What the New Lagoon Park Will Offer," *Vacaville Reporter*, July 7, 1972; The hilltop gravesite includes the headstone of Richard Lewis, which was discovered at Andrews Park, a former cemetery site, in the early 1970s. All of the remains from Andrews Park were moved to the Elmira Cemetery in 1972, however Lewis' headstone was placed on the gravesite overlooking the Peña adobe. A second headstone, that of George W. Noel, was uncovered at Andrews Park in 1974 and was moved to the Peña gravesite, however it was not located on August 18, 2003. Jerry Bowen, "County's lost cemeteries, headstones," Solano: the Way It Was, June 9, 2002, online at <http://www.thereporter.com/Current/History/history060902.html>; Sally Miller Wyatt, "Preserving Vacaville History," online at <http://www.thereporter.com/Specials/Century/1960/story17.html>, accessed on August 18, 2003.

³¹ Newspaper article, "The Start of Something Big, Bulldozers and Backhoes Break Ground for Lagoon Valley Lake," June 4, 1980 on file at the Solano County Archives.

Today the park encompasses 470 acres, which include the Peña adobe, dog park, bike and hiking trails, and a multi-purpose field.³²



Peña family gravesite moved to the hill southeast of the adobe.



Our Lady of Guadalupe shrine.

³² Natalie DuMont and Jasmine Dayrit, “Vacaville at a Crossroads, The Path to Smart Growth or a Highway to Sprawl?” (Greenbelt Alliance and the Solano Orderly Growth Committee, November 2002) 11.

4. DESCRIPTION OF RESOURCES

The APE covers an area of over 820 acres situated in the City of Vacaville within the Lower Lagoon Valley, south and east of Interstate 80. Within the architectural APE there are six resources containing historic-era buildings, groups of buildings, structures or features constructed in or before 1953. These historic-era resources, characterized below, constitute the survey population for this study and reflect the major historical events discussed in the historical context (**Section 3**).

4.1. Discussion of Resource Types

Along with the 470 acre Lagoon Valley Park, the majority of the project study area consists of large vacant agricultural parcels. Historically, the area has remained sparsely populated since the nineteenth century. As is typical of former rancho lands, it was dominated by livestock and grain production up until the late nineteenth century when fruit and nut orchards began to blanket the landscape. Fifty percent of the survey population consists of three small farm complexes, most of which were constructed in the first three decades of the twentieth century. Commercial properties make up about a third of the historic-era resources and one resource serves as a museum and park. Regardless of resources type, most of the historic-era buildings have escaped substantial alterations and retain the majority of their historic fabric.



Map Reference # 5, the Pena Adobe, constructed circa 1842.

Only two resources date to the nineteenth century, the Pena Adobe property (**Map Reference # 5**) and the Salvador Lopez farm (**Map Reference # 6**) at 5956 Cherry Glenn Road. The Pena Adobe property contains the Juan Pena adobe, constructed in the early 1840s, a later 1880s wood frame addition and multiple outbuildings mostly built after 1965. The adobe was restored in 1965, is listed on the National Register of Historic Places and is a California Historical Landmark (California Historical Landmark # 534). The Lopez farm, located northeast of the Pena Adobe, includes circa 1890s residences and multiple outbuildings likely constructed in the later part of the twentieth century.



Map Reference # 2, the Harr residence, circa 1920s.

The remaining historic-era properties consist of both commercial and residential buildings. The residential properties were constructed as part of a small farm complex on land mostly subdivided in the first few decades of the 20th century and typical of most small agricultural parcels in semi-urban settings, they contain a mixture of buildings constructed in both the historic and modern periods. One example of this type is Harr farm (**Map Reference # 2**) located at 3954 Lagoon Valley Road, which consists of a modest 1920s Craftsman Bungalow residence, detached garage and a barn constructed in the 1980s. Similarly, the two commercial properties, the Hines Nursery (**Map Reference # 3**) and the Ranchotel and Horse Center (**Map Reference # 4**) consist of a mixture of historic and modern era buildings.



Map Reference # 4, the Ranchotel, constructed 1953.

5. EVALUATION OF RESOURCES

The six historic resources that make up the survey population have been evaluated for historic significance. One is listed on the National Register of Historic Places and therefore appears to be a historic resource for the purposes of CEQA. The remaining five resources were found to be ineligible for inclusion to the NRHP and do not appear to be a historic resource under CEQA guidelines.

5.2. Criteria of Significance

The eligibility criteria for listing properties in the National Register of Historic Places (NRHP) are codified in Code of Federal Regulations 36 Part 60. They are further expanded upon in numerous guidelines published by the Keeper of the National Register.³³ Eligibility for listing in the National Register of Historic Places rests on twin factors of significance and integrity. A property must have both significance and integrity to be considered eligible. Loss of integrity, if sufficiently great, will overwhelm the historical significance a resource may possess and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Historic significance is judged by applying the NRHP criteria. Identified as Criteria A through D, the NRHP guidelines states that a historic resource's "quality of significance in American history, architecture, archeology, engineering, and culture" be determined by meeting at least one of the four main criteria. Properties may be significant at the local, state, or national level:

- Criterion A: association with "events that have made a significant contribution to the broad patterns of our history;"
- Criterion B: association with "the lives of persons significant in our past;"
- Criterion C: resources "that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;"
- Criterion D: resources "that have yielded, or may be likely to yield, information important to history or prehistory."

For resources such as those studied in this report, Criteria A, B, and C are most often applied. Significance for most buildings and structures in California can be ascertained through various written sources and by examining the property in relation to documented construction types and

³³ The most widely accepted guidelines are contained in U.S. Department of the Interior, National Park Service, "Guidelines for Applying the National Register Criteria for Evaluation," *National Register Bulletin 15* (Washington DC: U.S. Government Printing, 1991, revised 1995).

building styles. In rare instances, buildings and structures themselves can serve as sources of important information about historic construction materials or technologies and thus would be significant under Criterion D. The resources studied for this report were documented for their potential association with significant historical events, trends, or persons and for their potential architectural and engineering significance as they might relate to documented construction types and building styles. Because the resources inventoried for this project are otherwise well-documented, they do not appear to be a source of important information that would be significant under Criterion D.

Integrity is determined through applying seven factors to the historic resource. Those factors are location, design, setting, workmanship, materials, feeling, and association. These seven can be roughly grouped into three types of integrity considerations. Location and setting relate to the relationship between the resource and its environment. Design, materials, and workmanship, as they apply to historic buildings, relate to construction methods and architectural details. Feeling and association are the least objective of the seven criteria and pertain to the overall ability of the resource to convey a sense of the historical time and place in which it was constructed.

California Environmental Quality Act (CEQA) requires consideration of the possible impacts to and the evaluation of historic resources using the criteria set forth by the California Register of Historical Resources (CRHR). The eligibility criteria for listing a property in the California Register closely parallel that of the National Register of Historic Places. Application of California Register criteria is also similar to the application of National Register criteria. Each resource is examined for its integrity and importance at the local, state, or national level under one of four criteria (paraphrased below):

Criterion 1: Resources associated with important events that have made a significant contribution to the broad patterns of our history.

Criterion 2: Resources that are associated with the lives of persons important to our past.

Criterion 3: Resources that embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master.

Criterion 4: Resources that have yielded, or may be likely to yield, information important in prehistory or history.³⁴

5.3. General Discussion of Historical Significance of Properties within the Study Area

The historic period resources within the study area consist of a mixture of residential, commercial, and educational/recreational properties, all constructed between the early-1840s and

³⁴ California Public Resources Code, Sections 4850 through 4858; California Office of Historic Preservation, "Instructions for Nominating Historical Resources to the California Register of Historical Resources," March 1995.

1953. Nearly all are scattered among the 800 acres of land located in the Lower Lagoon Valley, south of Interstate 80. Historically the Lagoon Valley has been bisected by early major transportation routes between the Sacramento Valley and Bay Area since first settlement in the 1840s. However it has remained sparsely settled, and presently a large portion of the study area is vacant agricultural land.

All of the six historic-era properties studied for this project were constructed on what was unincorporated county lands southwest of Vacaville. During the late nineteenth century and up until the first two decades of the twentieth century the area generally contained a scattering of large farms that contained small to medium size complexes. In general, these lands were held in larger tracts of up to 800 acres that were devoted to ranching and farming until the 1880s, when landowners began subdividing land. By the turn of the century, fruit and nut orchards dominated the landscape. The area still retained its rural atmosphere even though farm sizes ranged between 50 to 500 acres in size. Land in the Lower Lagoon Valley was further subdivided in first three decades of the 20th century, when the fruit industry drastically declined.

Two resources date to the nineteenth century, with the remaining four constructed after the turn of the century. Regardless of their age, many of these properties contain a mixture of buildings constructed in both the historic and modern periods. Generally, these resources are modest buildings that first and foremost serve their primary functions. Many of the resources, be they houses, farm buildings or commercial buildings, have undergone modest alterations that include small additions to buildings, replacement of original siding and windows, or addition of modern buildings to historic complexes. Generally, the condition of the buildings and structures are generally fair; and most retain a reasonable amount of historic materials.

Only one resource, the Peña adobe (**Map Reference # 5**), was previously determined eligible for the National Register of Historic Places, and was listed on the National Register of Historic Places in January 1972 and subsequently documented by the Historic American Building Survey in July 1983. Additionally, the site was determined a California Historical Landmark in 1955. The Peña adobe, also known as the Vaca-Peña adobe, was found significant for the NRHP under Criterion B, for its association with Solano County pioneer Juan Felipe Peña. JRP inventoried the adobe property; however, because the adobe was previously determined eligible and consequently listed on the NRHP, it did not require evaluation. Additionally, the project APE included four parcels that may contain buildings over 50 years old, however, these parcels were not inventoried or evaluated for this report because access to this property was not obtained (see **Figure 3**).

None of the remaining survey population resources within the APE appear to be associated with significant events (National Register Criterion A or California Register Criterion 1), instead they are common examples of buildings constructed during the late nineteenth and mid twentieth century development of the Vacaville region. Likewise, research does not indicate that the people associated with these resources were significant under National Register Criterion B or California Register Criterion 2 and would warrant listing in the National Register or California Register. While some were descended from the region's earliest settlers, they do not appear to

have attained the same level of significance as their ancestors. In terms of Criterion C or 3, all of the resources are relatively modest examples of their functional type, and common to the period in which they were constructed. Finally, the property types present within the APE have been otherwise documented and do not appear to be important sources of important information regarding construction materials or techniques (Criterion D).

6. FINDINGS AND CONCLUSIONS

JRP Historical Consulting Services prepared this Historic Resources Evaluation Report (HRER) to evaluate the potential of the Lagoon Valley Project to affect buildings and structures that are eligible for listing on the National Register of Historic Places or the California Register of Historical Resources. The purpose of this document is to comply with applicable sections of the National Historic Preservation Act and the implementing regulations of the Advisory Council on Historic Preservation as these pertain to federally-funded undertakings and their impacts on historic properties. Within the APE for this project, six parcels contain buildings or features built in 1953 or before, and constitute the survey population. Four parcels that may contain buildings over 50 years old were not inventoried or evaluated for this report because access to the properties was not obtained. The remaining parcels in the survey area were either vacant or contained buildings, structures or objects constructed in or after 1954. Those resources less than 50 years old are non-historic and did not require survey or recordation for this project. None of the non-historic resources appear to meet the demanding threshold of significance for properties less than 50 years old.

Only one resource, the Peña adobe (**Map Reference # 5**) was previously evaluated, determined to be eligible for and subsequently listed on the National Register of Historic Places for its significance at the local level of under Criterion B, for its direct association with Solano County pioneer Juan Felipe Peña. The remaining five historic-era resources surveyed for this project do not appear to meet the criteria for listing in either the National Register or under CEQA Guidelines.

6.1 Potential Impacts and Proposed Mitigation

CEQA requires consideration of the possible impacts to historical resources. Only one historic-era resource located within the project area, the Peña adobe (**Map Reference # 5**), appears to be a historical resource for the purposes of CEQA. The Lagoon Valley Project proposes the construction of underground utility alignments in the immediate vicinity of the Peña adobe. Utility trenching is planned to occur to the east of the adobe in the access road, parking lot, and on through the lawn to the north of the site. While there should not be any long-term impacts or any direct impacts to the adobe during construction, caution should be taken during the construction phase to avoid potential impacts to this historic resource from vibration during construction/trenching. JRP recommends that an engineering analysis on the adobe be made to determine the level (if any) of potential impact during the construction of the utility alignment. Additionally, JRP recommends that a program of monitoring during ground-disturbing activities in the immediate vicinity of the adobe be conducted by an archeologist or historic archeologist, to alert construction crews and the project proponents should unanticipated archeological resources are found.

Historic Properties listed in the National Register and a Historical Resource for the purposes of CEQA:

Map Reference #	APN	Name	Year Built	Status
5	127-050-040	Juan Felipe Peña Adobe	Ca. 1842	1s

Potentially eligible historic properties (i.e., dating to 1956 or before):

None

Properties which appear potentially eligible but for which further study is needed because evaluation was not possible:

None

List of Historic Period Properties, built in 1953 or before, that do not appear eligible for listing in the National Register or for the purposes of CEQA.

Map Reference	APN	Address	Year Built
1	167-030-030; 167-030-040; 167-030-050; 167-030-060	Lagoon Valley Road	1928 / 1917-1937 / pre-1937 / post-1957 / 1980s
2	167-030-080	3954 Lagoon Valley Road	Ca. 1920s / 1980s
3	128-050-070	3920 Lagoon Valley Road	Ca. 1910s / 1940s / 1970s
4	127-020-040	5790 Rivera Road	1953 / 1970s-1990s
6	127-040-030	5956 Cherry Glen Road	Ca. 1890s / ca. 1950s / ca. 1970s

Summary of Findings Table: Parcels within the APE that have not been inventoried or evaluated because access to the properties was not obtained.

APN	Address
127-030-070	4670 Pena Adobe Road
167-040-010	4118 Lagoon Valley Road
167-040-020	4114 Lagoon Valley Road
167-040-030	4110 Lagoon Valley Road

7. PREPARER'S QUALIFICATIONS

This project was conducted under the general direction of Rand Herbert (M.A.T. in History, University of California, Davis), a principal at JRP with more than 25 years experience conducting these types of studies. Mr. Herbert also edited the report and forms. JRP Architectural Historian Toni Webb (Bachelor of Fine Arts, Historic Preservation, Savannah College of Art and Design) conducted research and field surveys, and prepared the contextual statement, building forms, and evaluations for this report. Ms. Webb has over four years of experience in public history and historic preservation and qualifies as an architectural historian under the United States Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

Research Assistant Susan Hotchkiss participated in the fieldwork, prepared portions of the context statement and assisted with form preparation. Ms. Hotchkiss received a B. A. in History from San Jose State University and is currently enrolled in the Public History Graduate Program at California State University, Sacramento. Technician Brandon De Lallo assisted with various production aspects of the report.

8. REFERENCES

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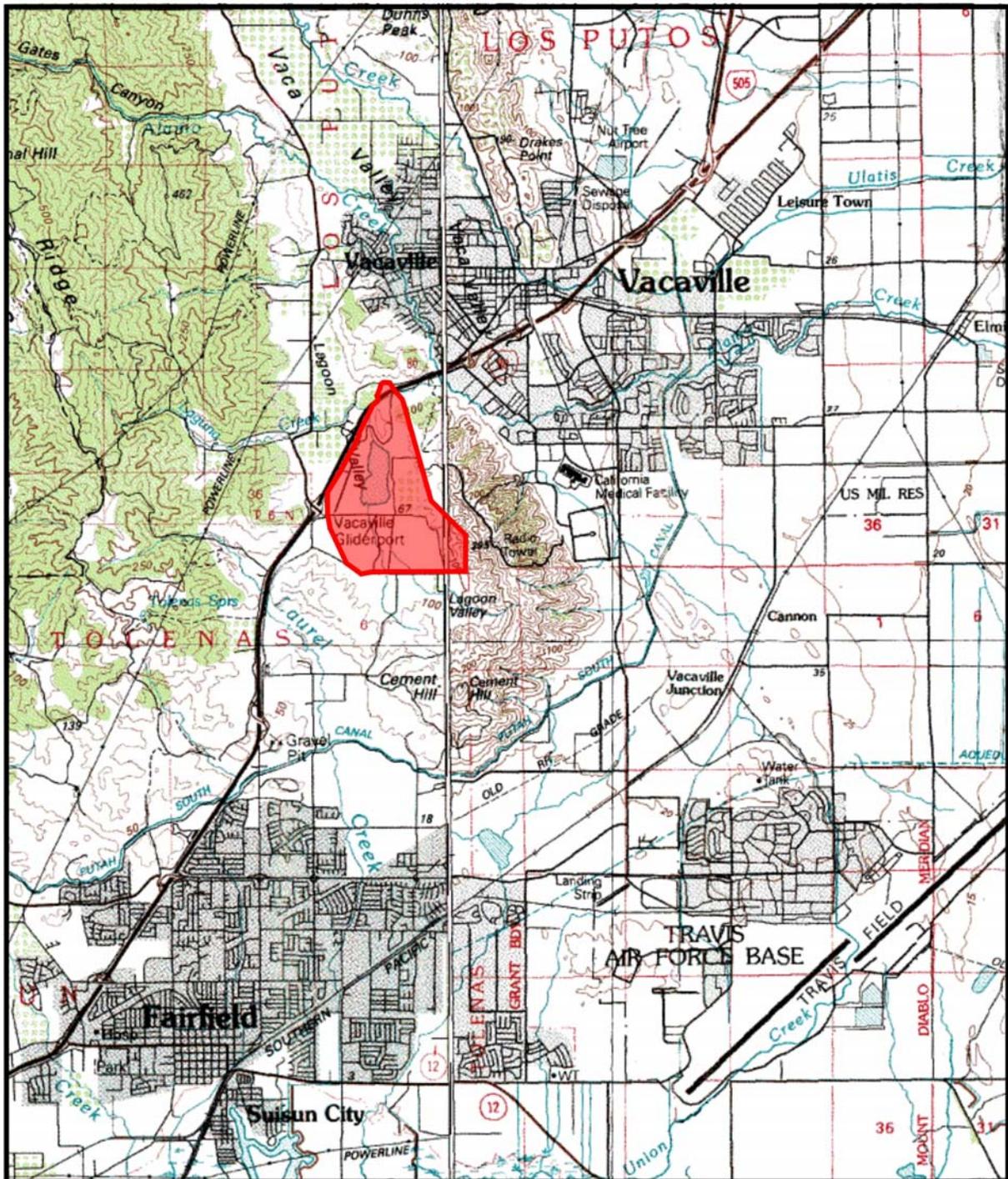
Interview with Robert Harr, conducted by Toni Webb and Susan Hotchkiss, JRP Historical Consulting Services, June 2, 2003.

Appendix A:
Figures



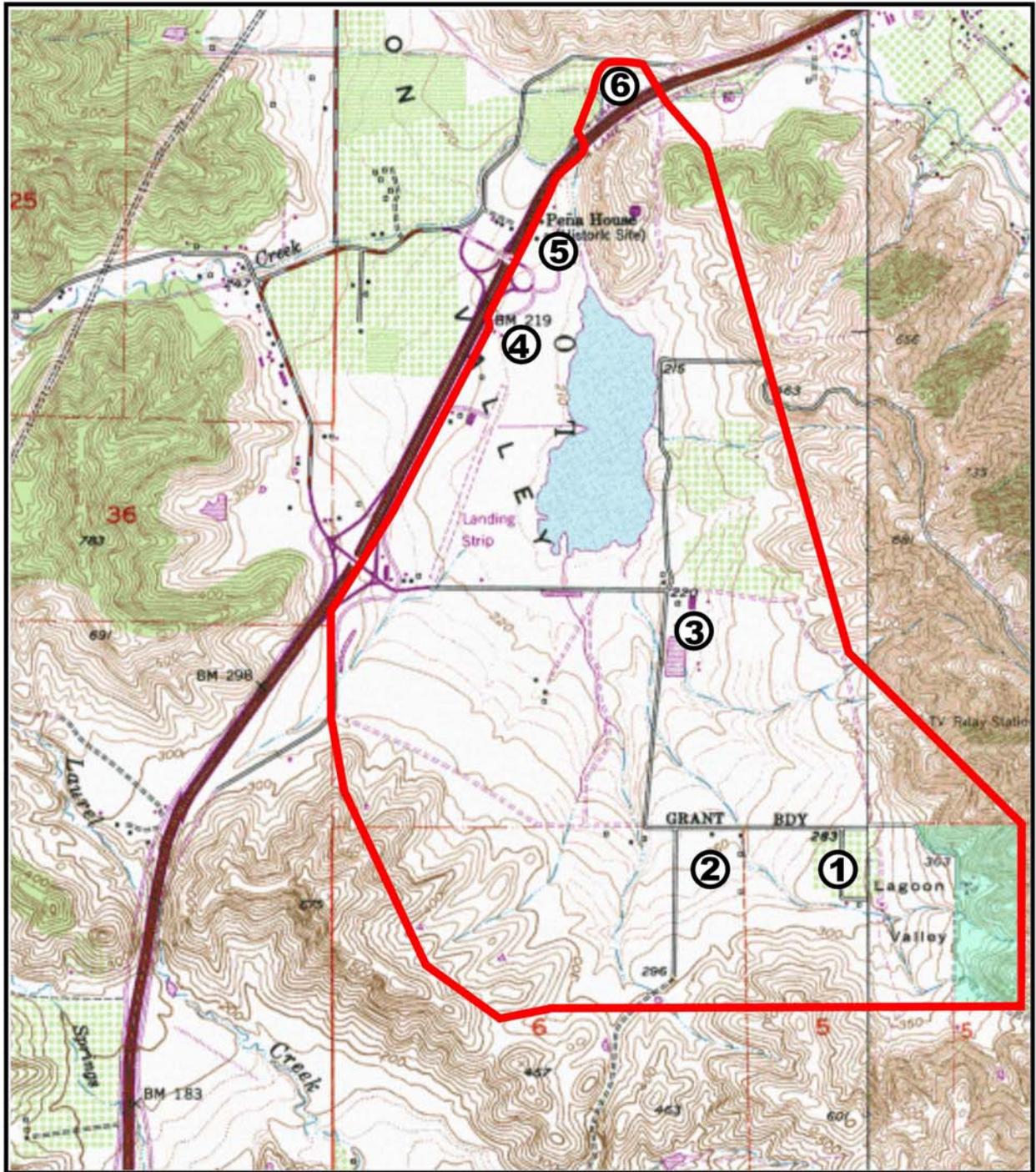


Figure 1. Project Location



Project Location
Lagoon Valley Project

Figure 2



① Map Reference Number

— Architectural APE

Access was Denied by Property Owners

Area of Potential Effect
Lagoon Valley Project

Figure 3

***Appendix B:
DPR 523 Forms***



P1. Other Identifier: Lagoon Valley Road

*P2. Location: Not for Publication Unrestricted

*a. County Solano

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Fairfield North/Elmira Date 1951, photorevised 1980 T _____; R _____; _____ ¼ of Sec _____; _____ B.M.

c. Address Lagoon Valley Road City Fairfield Zip 94533

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APNs: 0167-030-030, 0167-030-040, 0167-030-050 and 0167-030-060

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The farm complex located on Lagoon Valley Road is comprised of four parcels that together encompass approximately 98-acres of orchard and pastureland. The largest parcel covers 35 acres (167-030-030) and fronts the eastern end of Lagoon Valley Road and contains the main complex, which includes four buildings labeled A-D on this form. The remaining buildings, Buildings E and F, are located on an adjacent 32.54-acre tract. Additionally, a windmill is located on a 30.38-acre parcel (167-030-060) south of the main complex. The main complex is approximately .15 mile south of Lagoon Valley Road and accessed by a dirt road surrounded on either side by walnut orchards. All of the buildings are located along the north side of an intermittent creek that once ran from the large lagoon located north of the parcel. The main residence, a modest Bungalow labeled as Building A and shown in **Photograph 1**, was constructed in 1928 on a concrete foundation. (See continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) (HP 33) Farm/Ranch

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date,

accession #) Photograph 1, Building A, camera facing southeast

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1928, County Assessor Records

*P7. Owner and Address:

Jamerson Family Partnership

71 Fawn Place

Danville, CA 94526

*P8. Recorded by: (Name, affiliation, address)

Toni Webb/Susan Hotchkiss

JRP Historical Consulting Services

1490 Drew Ave, Suite 110

Davis, CA 95616

*P9. Date Recorded: June 2003

*P10. Survey Type: (Describe)

Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "Historic Resource Evaluation Report: Lagoon Valley Project, Vacaville, Solano County, California"

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record

District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

*NRHP Status Code 6

*Resource Name or # (Assigned by recorder) Map Reference # 1

B1. Historic Name: Nobel W. and Madeleine M. Jackson Farm

B2. Common Name: _____

B3. Original Use: Farm/Ranch B4. Present Use: Farm/Ranch

*B5. Architectural Style: _____

*B6. Construction History: (Construction date, alteration, and date of alterations) Main house and garage built in 1928, converted barn built between 1917 and 1937, tanks and windmill constructed as early as 1937, equipment shed and animal shelter built after 1957, small shed constructed circa 1980s

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Detached garage, converted barn, sheds, windmill, tank,

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This farm complex on Lagoon Valley Road does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. This 98-acre farm was once part of a larger 215-acre tract purchased by San Francisco stockbroker David K. Swim from James Leithead in 1882. Within six years, the New Brunswick native had 45 acres planted in orchards and vineyards, eight acres of which were planted in peaches, fifteen in pears, ten in grapes and twelve acres were a mixture of plums, prunes, nectarines, almonds, apples and cherries. Unlike other farmers in the Vaca Valley, and some in the northern Lagoon Valley, Swim only devoted a small portion of his land to fruit and nut production; his primary farm operation still relied on grain, hay and livestock. Swim continued to farm his land up until his death in Solano County in 1911 and his ranch appears to have been left to his son, David. By 1917, David subdivided the 215-acres and deeded the three parcels to his youngest siblings. The northernmost portion of the ranch containing 35 acres, where Buildings A-D are located, was left to Madeline (Madge) Swim and her husband Nobel W. Jackson, while a larger southern tract containing 121.55 acres, where Buildings E and F and the windmill and tank are located, was transferred to Norman D. Swim, who by that time was living in San Joaquin County. (See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)

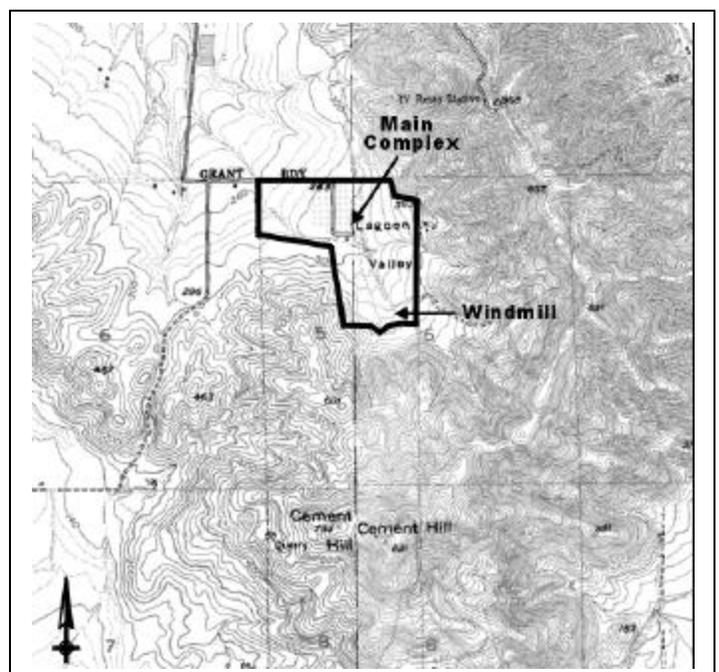
*B12. References: See footnotes in section B10.

B13. Remarks:

*B14. Evaluator: Toni Webb

*Date of Evaluation: June 2003

(This space reserved for official comments.)



P3a. Description (continued):

Originally a modest T-shape plan, an addition constructed on the building's south side probably in the late 1960s, gives it its current asymmetrical shape. The building is topped by a composition shingle, side gable roof with narrow projecting eaves and primarily clad in stucco siding. Board and batten siding sheathes the northwest portion of the façade while the modern addition is covered with vertical groove wood siding. The façade includes an engaged half porch highlighted by stucco-clad arches. The main entrance faces west and is sheltered beneath the porch. Fenestration includes original fixed and multi-light wood casement windows, some with their original wood screens. The addition is located on the south side of the house and is topped by a gable roof with wide open eaves (**Photograph 2**). This side of the building includes large plate glass fixed windows and a secondary entrance that leads to a modern wood deck that crosses the creek bed (**Photograph 3**). Adjacent (southwest) to the house is the detached garage (Building B), likely constructed around the same time as the main residence. This small square building is clad in stucco siding, topped by a composition shingle front gable roof, and includes large sliding wood doors on the north side. The south side, shown in **Photograph 4** contains a secondary entrance and an aluminum sliding window, while a shed roof lean-to on the south side. Building C, not photographed, is a small rectangular shed located southeast of the residence and probably constructed in the 1980s.

A converted California barn (Building D, shown in **Photograph 5**) is located east of the main residence, along the dirt road. While the exact date of construction is unknown, this building is shown on aerials photographed in 1937. The building was converted into a residence and office in the early 1980s. Presently, the building is rectangular in plan and primarily topped by a composition shingle front gable roof with shed roofs sections on the east and west sides. The building is sheathed in modern vertical groove wood siding and includes a mixture of fixed and sliding aluminum windows.

Buildings E and F, shown in **Photograph 6**, consist of an animal shelter and equipment shed respectively. Both buildings were constructed after 1957. South of this area is a metal windmill (**Photograph 7**) and metal tank that possibly dates to as early as 1937.

B10. Significance (continued):

It appears the Jacksons lived on this property as early as 1920 possibly in the old family home, however, by 1928, the constructed the current residence, garage and on the southern border of their land. The Jacksons lived on this property into the 1930s. In the 1920s, Nobel was employed ran the family farm, which included Norman's land, while Madge was employed as a teacher; however by the 1930s, with the fruit industry on the decline, Nobel took a job as a plaster contractor and his wife ran the farm. By the mid-1940s the dry-farmed fruit industry in the Vacaville region had significantly declined due to the overuse of soil and the growing competition from the irrigated fruit regions in the state. As with many of the orchards in the region, most of the orchards on the Jackson farm was uprooted and converted to pastureland by the early 1950s.¹

Although this land was once part of the Swim Ranch, the extant buildings were constructed in or after the 1920s, over ten years after the death of David K. Swim, therefore these buildings are have no association with the Lagoon Valley pioneer. The Jacksons lived at this location for at least twenty years, raising a family and farming the land, however, it does not appear that either Nobel nor Madge made significant contributions within their respective fields (Criterion B) nor does the complex appear to be significant within the agricultural development of the Lagoon Valley or County of Solano (Criterion A). None of the buildings or structures appear to be important examples of their type, period, or method of construction (Criterion C). All have been altered by additions, replacement siding or windows thus damaging their respective historic integrity. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, these buildings are otherwise documented and do not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and the property does not appear to meet the significance criteria as outlined in these guidelines.

¹ Deeds 82:160 November 13, 1882; Deeds 23:175 and 2311:177, both recorded November 28, 1917; US Population Census, San Francisco County, San Francisco, 1880; Edward J. Wickson, *The Vacaville Early Fruit District of California, California Illustrated, No. 1* (San Francisco: California View Publishing Company, 1888) 78; E. N. Eager, *Official Map of the County of Solano, California* (San Francisco: Britton & Rey, 1890); US Population Census, Solano County, Suisun Township, 1900; Solano County Records Office, Official Records 231:173; US Population Census, Solano County, Suisun Township, 1900, 1920 and 1930; US Population Census, Solano County, Vacaville Township, 1920; E. N. Eager, *Official Map of the County of Solano, California*, 1925; University of California Davis Aerial Collection, Solano County, 1937, 1952, 1957, and 1962.

Photographs



Photograph 2. South side of Building A, showing modern addition.



Photograph 3. Modern wood deck over creek bed, camera facing southeast.

Photographs



Photograph 4. East side of detached garage, Building A.



Photograph 5. North and east side of converted barn, Building D.

Photographs

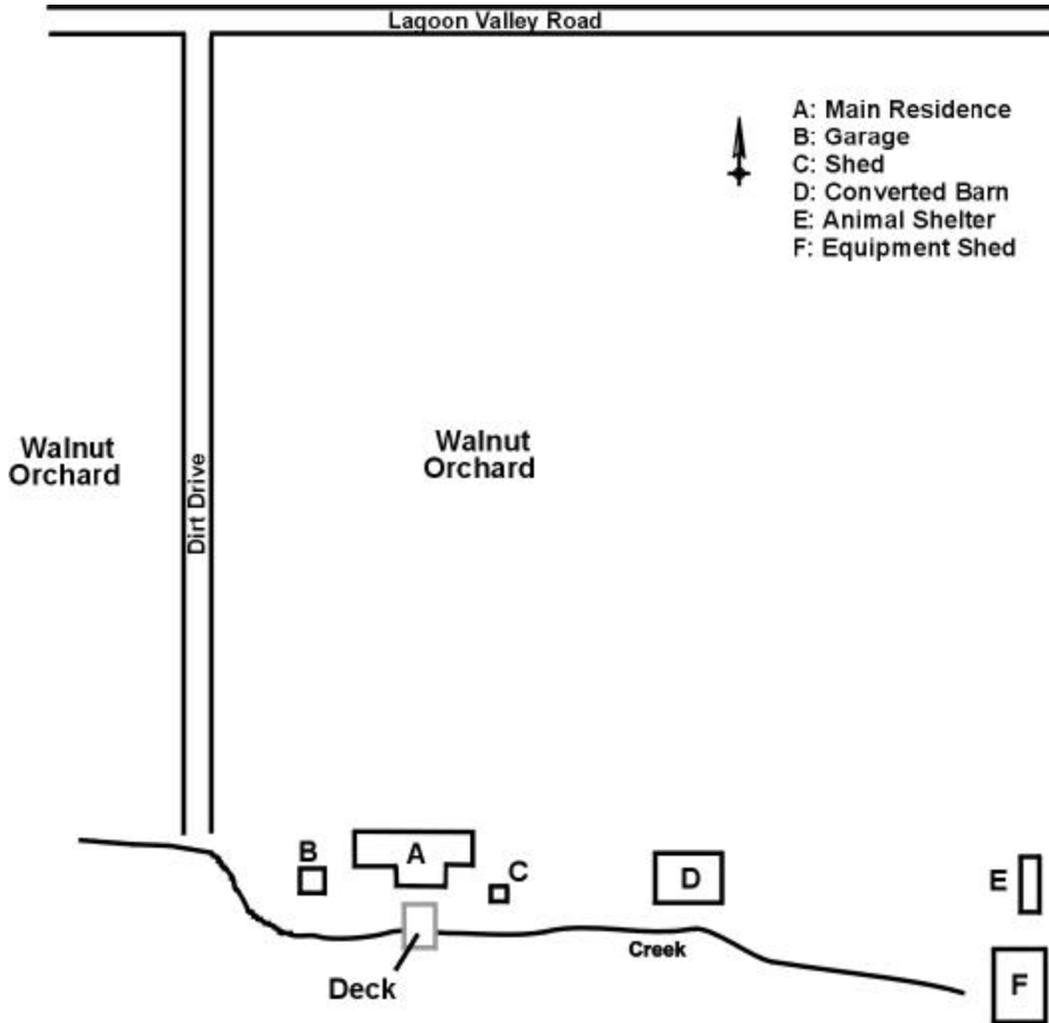


Photograph 6. Buildings E and F, camera facing east.



Photograph 7. Windmill and tank, camera facing south.

Site Map



P1. Other Identifier: 3954 Lagoon Valley Road

*P2. Location: Not for Publication Unrestricted

*a. County Solano

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Fairfield North Date 1951, photorevised 1980 T _____; R _____; _____ ¼ of Sec _____; _____ B.M.

c. Address 3954 Lagoon Valley Road City Vacaville Zip 94533

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 0167-030-080

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 62-acre farm complex at 3954 Lagoon Valley Road consists of a one-story Craftsman style bungalow, a detached garage, a modern barn, and a stock pond. All buildings are located along the northern border of the parcel, fronting Lagoon Valley Road. The circa 1920s residence sits on a raised concrete foundation, is topped by a composition shingle front gable roof with projecting eaves and exposed rafter, and is clad in wood clapboard siding. Triangular knee braces at the gable end decorate the façade. The modest rectangular building's façade is dominated by a partial wood front porch supported by wood post (**Photograph 1**). The main entrance, a ten light wood door, is centered on the façade and is surrounded by a set of fixed windows on the east side and a one over one double hung wood window on the west. Remaining fenestration consists of original fixed pane windows and double hung one over one wood windows of varying sizes. (See continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) (HP 33) Farm/Ranch

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Photograph 1, camera facing southwest

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both circa 1920s, historic maps, deeds

*P7. Owner and Address: Robert and Donna Harr
3954 Laguna Valley Road
Fairfield, CA 94533

*P8. Recorded by: (Name, affiliation, address) Toni Webb/Susan Hotchkiss
JRP Historical Consulting Services
1490 Drew Ave, Suite 110
Davis, CA 95616

*P9. Date Recorded: June 2, 2003

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "Historic Resource Evaluation Report: Lagoon Valley Project, Vacaville, Solano County, California"

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6

*Resource Name or # (Assigned by recorder) Map Reference # 2

B1. Historic Name: James Olen and Mabel Duren Farm

B2. Common Name: Harr Farm

B3. Original Use: Farm/Ranch B4. Present Use: Farm/Ranch

*B5. Architectural Style: Craftsman Bungalow

*B6. Construction History: (Construction date, alteration, and date of alterations) House and garage circa 1920s, barn and pond built circa 1980s

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Detached garage, modern barn, pond

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This farm complex does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. This 62-acre farm was once part of a larger 215-acre tract purchased by San Francisco stockbroker David K. Swim from James Leithead in 1882. Within six years, the New Brunswick native had 45 acres planted in orchards and vineyards, eight acres of which were planted in peaches, fifteen in pears, ten in grapes and twelve acres were a mixture of plums, prunes, nectarines, almonds, apples and cherries. Unlike other farmers in the Vaca Valley, and some in the northern Lagoon Valley, Swim only devoted a small portion of his land to fruit and nut production; his primary farm operation still relied on grain, hay and live stock. Swim continued to farm his land up until his death in Solano County in 1911 and his ranch appears to have been left to his son, David. By 1917, David subdivided the 215-acres and deeded the three parcels to his youngest siblings. The westernmost portion of the ranch, containing 56.45 acres where the building described on this form are located, was transferred to Lowell C. Swim. Lowell apparently sold his portion of the Swim Ranch sometime in the early 1920s to local Vacaville residents (James) Olen and Mabel Duren. It is likely that the Durens constructed the extant Bungalow and detached garage described on this form shortly after they purchased the farm. (See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)

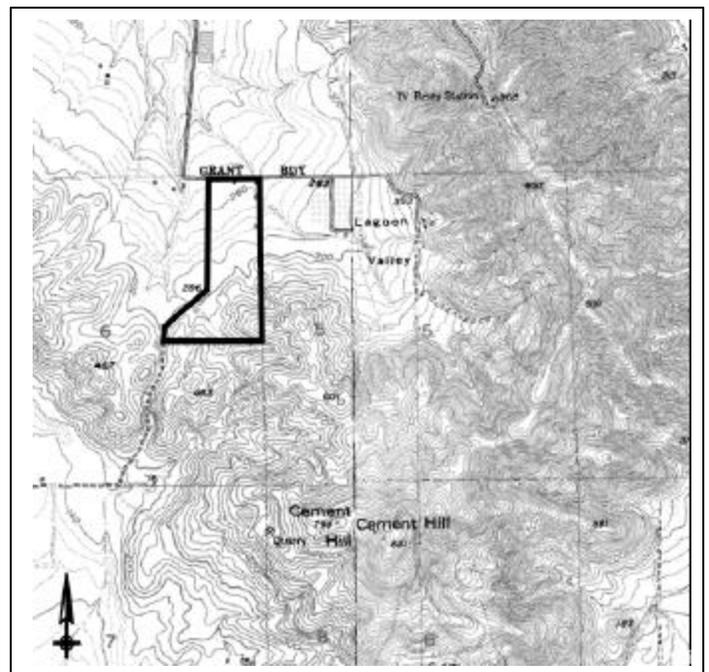
*B12. References: See footnotes in section B10.

B13. Remarks:

*B14. Evaluator: Toni Webb

*Date of Evaluation: June 2003

(This space reserved for official comments.)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6*Recorded by T. Webb/S. Hotchkiss *Date June 2003 Continuation Update**P3a. Description (continued):**

The south side of the building contains a small hip roof section with fixed windows (**Photograph 2**). A secondary entrance is adjacent and sheltered beneath a shed awning. An exterior brick chimney is sited on the east side of the house, near the porch. The detached garage, shown in **Photograph 3**, is located southwest of the residence, and is clad in clapboard wood siding on the north and west sides. This building sits on a concrete slab foundation and is topped by a composition single hip roof. A wood tilt-up garage door pull up door is sited on north side, and shed roof additions, used for storage, appear on both the east and south side of the garage. Located east of the residence is a barn constructed in the 1980s. Shown in **Photograph 4** this building is topped by a side gable corrugated metal roof.¹ Southeast of the farm complex, at the base of the foothills is a stock pond that was also built around the same time (**Photograph 5**).

B10. Significance (continued):

The Durens farmed the fruit orchard that existed on the majority of the property into the 1930s, but by the mid-1940s the dry-farmed fruit industry in the Vacaville region had significantly declined due to the overuse of soil and the growing competition from the irrigated fruit regions in the state. As with many of the orchards in the region, the orchard on the Duren farm was uprooted and converted to pastureland by the early 1950s, yet the Durens continued to live on their farm until at least 1966, when Olen died. The property was left to his widow and their two children.²

Although this land was once part of the Swim Ranch, the extant buildings were constructed in the 1920s, over ten years after the death of David K. Swim, therefore these buildings have no association with the Lagoon Valley pioneer. The Durens lived at this location for over forty years, raising a family and farming the land, however, it does not appear that either Olen nor Mabel made significant contributions within their respective fields (Criterion B) nor does the complex appear to be significant within the agricultural development of the Lagoon Valley or county of Solano (Criterion A). Neither the residence nor the garage appears to be important examples of their type, period, or method of construction (Criterion C). Even though the residence exhibits some typical characteristics of Craftsman residential architecture, it is a rather modest and common representation of that style. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, these buildings are otherwise documented and do not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and the property does not appear to meet the significance criteria as outlined in these guidelines.

¹ Personal interview Robert Harr and Toni Webb and Susan Hotchkiss, JRP, June 2, 2003.

² Deeds 82:160 November 13, 1882; US Population Census, San Francisco County, San Francisco, 1880; Edward J. Wickson, *The Vacaville Early Fruit District of California, California Illustrated, No. 1* (San Francisco: California View Publishing Company, 1888) 78; E. N. Eager, *Official Map of the County of Solano, California* (San Francisco: Britton & Rey, 1890); US Population Census, Solano County, Suisun Township, 1900; Solano County Recorders Office, Official Records 231:173; US Population Census, Solano County, Suisun Township, 1900, 1920 and 1930; US Population Census, Solano County, Vacaville Township, 1920; E. N. Eager, *Official Map of the County of Solano, California*, 1925; University of California Davis Aerial Collection, Solano County, 1937, 1952, 1957, and 1962; Official Records 1482/672 and 1482/674, recorded December 4, 1967.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 5

*NRHP Status Code 6

*Recorded by T. Webb/S. Hotchkiss *Date June 2003 Continuation Update

Photographs



Photograph 2. Southeast side of residence.



Photograph 3. Detached garage, camera facing southwest.

Photographs



Photograph 4. Barn, camera facing east.



Photograph 5. Stock pond, camera facing northwest.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 6 _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 9

*Resource Name or # (Assigned by recorder) Map Reference # 3

P1. Other Identifier: Hines Nurseries, Inc.

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Solano

*b. USGS 7.5' Quad Fairfield North Date 1951, photorevised 1980 T ____; R ____; ____ ¼ of Sec ____; _____ B.M.

c. Address 3920 Lagoon Valley Road City Fairfield Zip 94533

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 0128-050-070

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Hines Nursery complex covers 167 acres that includes a complex (**Photograph 1**) consisting of three historic period buildings and multiple modern buildings: two trailers used for offices, metal warehouses, a large loading dock and various equipment sheds. The oldest building on the property is a small 1910s heavily modified Foursquare moved to the site between 1962 and 1977 and converted into an office. This building sits on a raised concrete foundation, has a composition shingle hip roof with closed projecting eaves and is clad in vertical groove wood replacement siding. Fenestration includes aluminum sliding replacement windows and two one over one double hung wood windows on the west side. Two shed roof additions have been added to the east and west sides. The west addition (**Photograph 2**) was likely a porch that is now enclosed. The east addition (**Photograph 3**) includes and aluminum sliding replacement windows and original shiplap siding on the interior. Just west of the small Foursquare is a rectangular Bungalow style building (**Photograph 4**) likely (See continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) (HP 8) Industrial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Photograph 1, overview, camera facing south

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
Circa 1910s, 1940s and late 1970s

*P7. Owner and Address:
Hines Nurseries Inc.
12621 Jeffrey Road
Irvine, CA 92620

*P8. Recorded by: (Name, affiliation, address)
Toni Webb/Susan Hotchkiss
JRP Historical Consulting Services
1490 Drew Ave, Suite 110
Davis, CA 95616

*P9. Date Recorded: June 2003

*P10. Survey Type: (Describe)
Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "Historic Resource Evaluation Report: Lagoon Valley Project, Vacaville, Solano County, California"

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 9

*NRHP Status Code 6

*Resource Name or # (Assigned by recorder) Map Reference # 3

B1. Historic Name: Farm

B2. Common Name: Hines Nurseries Inc.

B3. Original Use: Farm B4. Present Use: Nursery

*B5. Architectural Style: Foursquare, Bungalow, Utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) Barn: 1953-1957; Bungalow and Foursquare office: 1940s and 1910s respectively, both moved to site between 1962-1977; remaining buildings constructed after 1977

*B7. Moved? No Yes Unknown Date: offices 1962-1977 Original Location: Unknown

*B8. Related Features: Modern Warehouses, Offices, Loading Docks, Warehouses and Greenhouses

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Hines Nurseries Inc. complex does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. This large 167 acre parcel is located on the west side of Lagoon Valley Road, just southeast of the Lagoon Valley Park. Historically, the land where this property is located has been devoted to agricultural pursuits; first to stockraising and grain growing during the mid to late nineteenth century, and then to fruit and nut orchards until the mid-twentieth century. Originally part of the Juan Felipe Peñas Rancho los Putos, this parcel remained in the Peña family until around 1922, when Nestora (Peña) Rivera, Juan Peña's daughter, died. By 1925, the property was held by American Trust Company. Aerials photographs from 1937 show two small buildings, one of which may have been a residence, located at the northwest corner (just off Lagoon Valley Road) of the parcel. At that time the western half of the land was pastureland, and the eastern half, which bordered the foothills, was planted in orchards. By 1952, the northernmost of the two buildings and the orchards were removed and the remaining building was replaced by the barn, described on this form, by 1957. Research revealed little information about the subsequent use or the owner and occupants of the property. Sometime between 1962 and 1977, two residences (Small Foursquare and Bungalow) were moved to the property from an unknown location. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

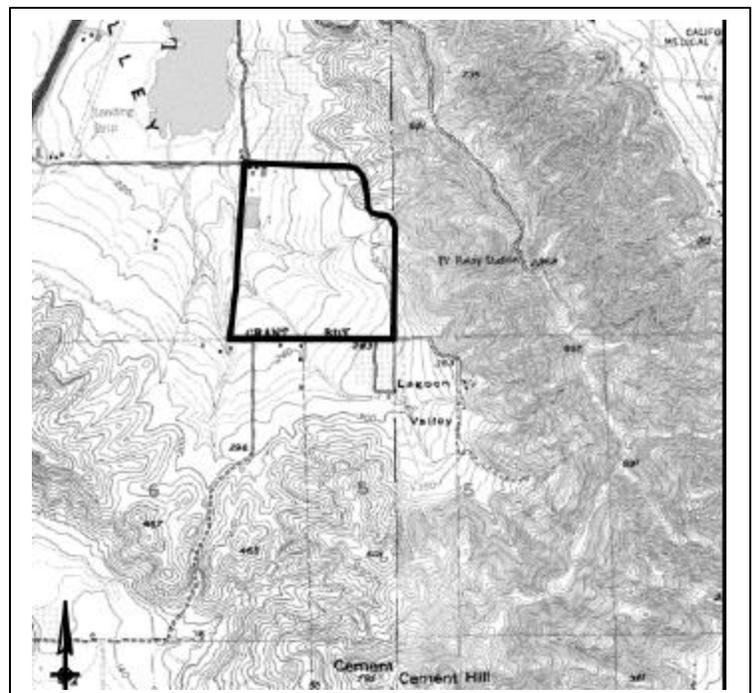
*B12. References: E. N. Eager, *Official Map of the County of Solano, California* (San Francisco: Britton & Rey) 1890, 1909, 1915 and 1925. See additional footnotes in section B10.

B13. Remarks:

*B14. Evaluator: Toni Webb

*Date of Evaluation: June 2003

(This space reserved for official comments.)



P3a. Description (continued):

built in 1940s and moved to this site between 1963 and 1977. Converted into office space, this building has a front gable roof in composition shingle, with projecting eaves and decorative false beams at the gable ends. The building is clad in horizontal groove wood siding with vertical dogear siding on the gable ends. On the west side is an enclosed partial porch. building includes an original porch that has been enclosed (**Photograph 5**). A porch awning supported by wood posts and located on the east side shelters an entranceway. Fenestration includes aluminum sliding replacement windows with wood trim, fixed windows, and original single light wood awning windows on the south side. A large barn (**Photograph 6**) is located at the north end of the parcel. It has a corrugated metal broken front gable roof surrounded by two shed roofs and is clad in corrugated metal. The structure has a variety of doors on all sides including sliding wood and modern roll up freight doors. This barn was constructed between 1953 and 1957.¹ The remaining buildings are modern, constructed after 1977, and are scattered around this parcel. They include a modern front gable tractor shed (**Photograph 7**) located south of the barn, two modern trailers (west of the barn) used for offices located adjacent to a large loading dock (**Photograph 8**), warehouses and greenhouses (**Photograph 9**), and numerous equipment sheds.

¹ University of California Davis Aerial Collection, Solano County, 1937, 1952, 1957, and 1962.
DPR 523L (1/95)

B10. Significance (continued):

In 1977, the property was purchased by Hines Nurseries and over the next few years, the company graded the land, constructing a large pond as well as the modern buildings extant today.

Only the converted Small Foursquare, Bungalow, and barn date to the historic period. The converted residences have been heavily modified with replacement siding and windows or additions. Because these buildings were moved from an unknown location, together with the substantial alterations to each building, neither appear to retain sufficient integrity of location, feeling, association, materials or setting. While the barn appears to have been constructed on this site, it does not appear to be a significant example of its type. Furthermore, within the agricultural context of Lagoon Valley, none of the buildings appear to be directly associated with important significant events or trends (Criterion A), nor do appear to be associated with any persons who have made significant contributions to local, state, or national history (Criterion B). In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D); however, this property is otherwise documented and does not appear to be a principal source of important information in this regard. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and the property does not appear to meet the significance criteria as outlined in these guidelines.



Aerial photograph of Hines Nursery circa 1978, showing barn (left foreground), converted offices (left of pond), loading dock and pond. (Compliments of Hines Nurseries)

Photographs



Photograph 2. Small Foursquare office, camera facing east.



Photograph 3. Small Foursquare office, camera facing northwest.

Photographs



Photograph 4. Bungalow office,, camera facing southwest.



Photograph 5. Bungalow office, camera facing northeast.

Photographs



Photograph 6. West side of barn.



Photograph 7. Modern tractor shed.

Photographs

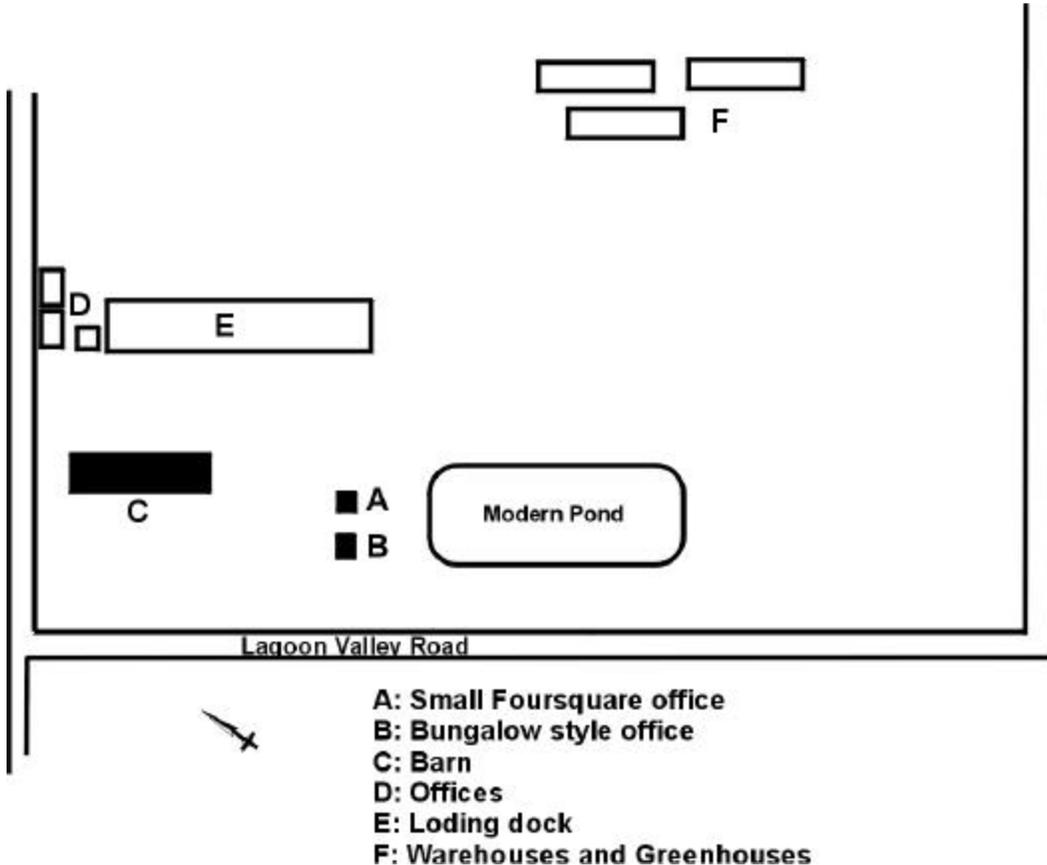


Photograph 8. Modern office and loading dock.



Photograph 9. Modern metal warehouse.

Site Map



P1. Other Identifier: Ranchotel

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Solano

*b. USGS 7.5' Quad Fairfield North Date 1951, photorevised 1980 T _____; R _____; _____ ¼ of Sec _____; _____ B.M.

c. Address 5790 Rivera Road City Vacaville Zip 95688

d. UTM: (give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 0127-020-040

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 9.23-acre Ranchotel complex (**Photograph 1**) consists of a two motel buildings built in 1953 and the Ranchotel Saddle Shop and Horse Center, constructed between the 1970s and 1990s. The motel buildings, accessed via a circular drive, front Rivera Road and parallel Interstate 80. The remaining buildings, those that make up the Saddle Shop and Horse Center, are sited south of the motel. The motel is comprised of two residential buildings and a pool, which was 1959. Both motel buildings are rectangular in plan with composition shingle side gable roofs that overhang on the north side to create a covered walkways that extend the length of each building (**Photograph 2**). The facades are clad in both stucco and brick veneer on the lower portion of the walls, while the south sides are sheathed entirely of stucco siding and include water heater sheds and one over one double hung sash windows (**Photograph 3**). Each of the twenty-one rooms has a flush wood door and a metal casement window. The northeast corner of the eastern motel includes the office. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) (HP 5) Hotel/Motel

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Photograph 1, overview, camera facing southwest

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
1953, Interview with Delbert Berg

*P7. Owner and Address:
Delbert & Dorelle K. Berg
P.O. Box 6
Vacaville, CA 95696

*P8. Recorded by: (Name, affiliation, address)
Susan Hotchkiss/Eric Johnson
JRP Historical Consulting Services
1490 Drew Ave, Suite 110
Davis, CA 95616

*P9. Date Recorded: June 4, 2003

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "Historic Resource Evaluation Report: Lagoon Valley Project, Vacaville, Solano County, California"

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (list) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

*NRHP Status Code 6

*Resource Name or # (Assigned by recorder) Map Reference # 4

B1. Historic Name: Ranchotel

B2. Common Name: Ranchotel and Ranchotel Saddle Shop and Horse Center

B3. Original Use: Motel B4. Present Use: Motel/Equestrian Center

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alteration, and date of alterations) Motel – 1953; Pool – 1959; Sign -1965; Saddle Shop and Horse Center – 1970s through 1990s

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: unknown b. Builder: Johnson and Cease

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The commercial property located at 5790 Rivera Road does not appear to meet the criteria for listing in the National Register of Historic Places, nor does it appear to be a historical resource for the purposes of CEQA. The Ranchotel is located southeast of downtown Vacaville within the Lagoon Valley, which was originally part of the Rancho Los Puntos granted to Juan Felipe Peña in 1858. After Peña's death in the early 1860s, the remaining rancho land was subdivided between his children. His son, Demetrio, obtained the 726-acre tract where his adobe (once located in the vicinity of the Ranchotel) was constructed in 1849. By the 1880s, Demetrio's farm was purchased by Eliza Buckingham, who turned the property into a prosperous fruit farm. In the mid-1940s the land where the Ranchotel is located was surrounded by almond orchards, nevertheless, by this time the dry-farmed fruit industry in the Vacaville region had significantly declined due to the overuse of soil and the growing competition from the irrigated fruit regions in the state. As with many of the farmland in the region, these almond orchards were uprooted by the early 1950s. The Ranchotel was constructed in 1953 by an Air Force veteran, Delbert Berg and his wife Dorelle. Like many entrepreneurs during the late 1940s and 1950s, the Bergs constructed the motel along a main transportation route to serve the local tourist trade. Located parallel to the Victory Highway, State Route 40 (SR40), was a main transportation route between California's Central Valley and the San Francisco Bay Area this highway, the ten acre parcel was an ideal location. (See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)

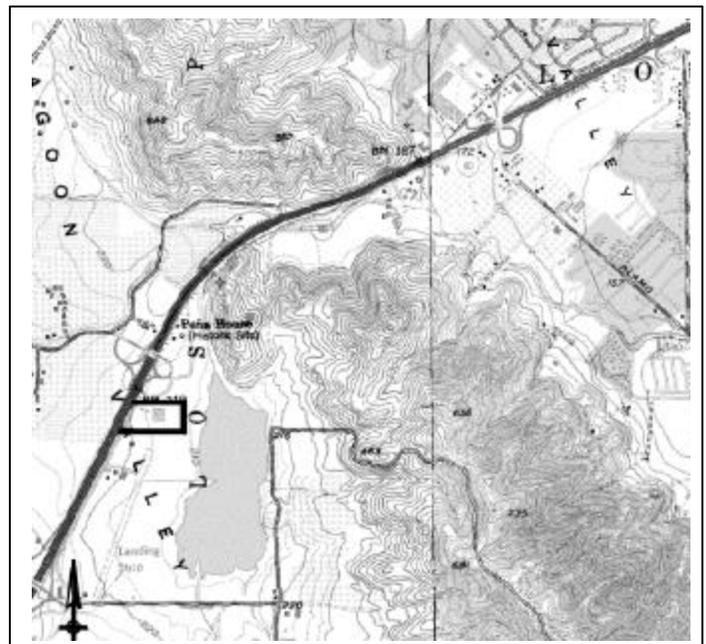
*B12. References: See footnotes in section B10.

B13. Remarks:

*B14. Evaluator: Toni Webb

*Date of Evaluation: June 2003

(This space reserved for official comments.)



P3a. Description (continued):

The swimming pool, added in 1959, is located to the southeast of the motel (**Photograph 4**). In 1965, a sign (**Photograph 5**) was added along Rivera Road. Additional buildings include an apartment a garage built in the 1990s (**Photograph 6**). The Ranchotel Saddle Shop and Horse Center, shown in **Photographs 7-8**, was initially built in the 1970s and was added on to during the last two decades of the twentieth century. The horse center consists of stables, indoor and outdoor arenas, a shop, and various trailer type storage facilities.

B10. Significance (continued):

The motel was constructed at a time when the tourist industry was growing dramatically. Unlike its predecessor, the motor court, which often had individual cabins, the newer post war motels were comprised of long rectangular building containing a series of adjoining rooms sited parallel to highways or main roads, like the Ranchotel. The simple plan and the modern austere architectural style of these contemporary structures made the construction cost cheaper than the theme courts of the 1920s and 1930s. To attract customers, large bold signs were often utilized, like the signage added at the Ranchotel in 1965. By this time SR 40 was re-designated Interstate 80 and widened. As a result, approximately 75 feet of the Ranchmotel land, where a circular drive was located, was acquired by the State for a new frontage road. By the early 1970s, the Bergs business branched out with the Ranchotel Saddle Shop and Horse Center. The Berg family continues to operate the Ranchotel along with the horse center.¹

Although the original motel buildings appear to retain most of their integrity of workmanship and materials, with the widening of the state highway and the construction of a frontage road in the late 1960s, along with the building of additional building to accommodate the horse center, the property's integrity of site, location, feeling and association have been compromised. Within the context of roadside motels constructed after World War II, this property does not appear eligible under Criterion A. While the Bergs have operated the Ranchotel for fifty years neither Delbert nor Dorelle appear to have made significant contributions to within their respective fields (Criterion B). None of the buildings located on this property appear eligible for the National Register of Historic Places under Criterion C. The motel buildings, although constructed at the height of the motel industry in the early 1950s, are modest examples of that type of commercial architecture and do not embody distinctive characteristics of type, period, or method of construction nor do they appear to be the work of a master architect or builder or possess high artistic value. In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies (Criterion D). This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and the property does not appear to meet the significance criteria as outlined in these guidelines.

¹ Personal Interview, Delbert Berg, Senior, and Susan Hotchkiss and Eric Johnson, JRP Historical Consulting Services, June 4, 2003; Chester H. Liebs, *Main Street To Miracle Mile: American Roadside Architecture*, (Baltimore: The Johns Hopkins University Press, 1995) 182.

B10. Significance (continued):



Ranchotel circa 1965
(Compliments of the Delbert Berg)



Ranchotel pool, circa 1965
(Compliments of the Delbert Berg)

Photographs



Photograph 2. North side of motel



Photograph 3. Detail of north side of motel.

Photographs



Photograph 4. South side of motel.



Photograph 5. Motel pool, camera facing west.

Photographs



Photograph 6. Ranchotel sign



Photograph 7. Modern garages, camera facing south.

Photographs



Photograph 6. Saddle Shop and Horse center building.



Photograph 7. Saddle Shop and Horse center building.

Page 1 of 5

*Resource Name or # (Assigned by recorder) Map Reference # 5

*Recorded by Toni Webb/Susan Hotchkiss *Date June 2003 Continuation Update

P1. Other Identifier: Juan Felipe Peña Adobe (Vaca- Peña Adobe)
APN: 127-050-040

P3a. Description:

The Juan Felipe Peña Adobe is located on a 60.6 acre parcel within the Lagoon Valley Park, which is owned and operated by the City of Vacaville. The northeastern portion of the parcel contains six buildings and objects constructed or moved to this site after 1963 as well as the circa 1842 adobe and its circa 1880s addition. The adobe (**Photograph 1**) and its addition (**Photograph 2**) appear to remain unchanged from its restoration in 1963. Southeast of the these buildings are a front gable cottage with fixed windows, likely constructed in the 1940s and moved to this site, a concrete block restroom facility. Both building are shown in **Photograph 5**. A rock and concrete religious shrine (**Photograph 6**) is sited west of the adobe. Two wood frame sheds (**Photograph 7**) are sited just south of the adobe near a modern canopy (**Photograph 8**) that shelters picnic tables.

The Peña Adobe was determined a California Historical Landmark in 1955, listed on the National Register of Historic Places in January 1972, and documented for the Historic American Building Survey in July 1983. The adobe, also known as the Vaca-Peña Adobe, was found significant for the National Register of Historic Places under Criterion B, for its association with Solano County pioneer Juan Felipe Peña. Because the adobe was previously determined eligible and consequently listed on the NRHP, it was not evaluated. JRP field checked this resource and neither the adobe nor the addition appear to have undergone any alteration that would warrant a change in its current National Register listing.

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting Services, "Historic Resource Evaluation Report: Lagoon Valley Project, Vacaville, Solano County, California"

*B14. Evaluator: Toni Webb
JRP Historical Consulting Services
1490 Drew Avenue, Suite 110
Davis, California, 95616

Photographs



Photograph 1. South side of the Juan Felipe Peña adobe.



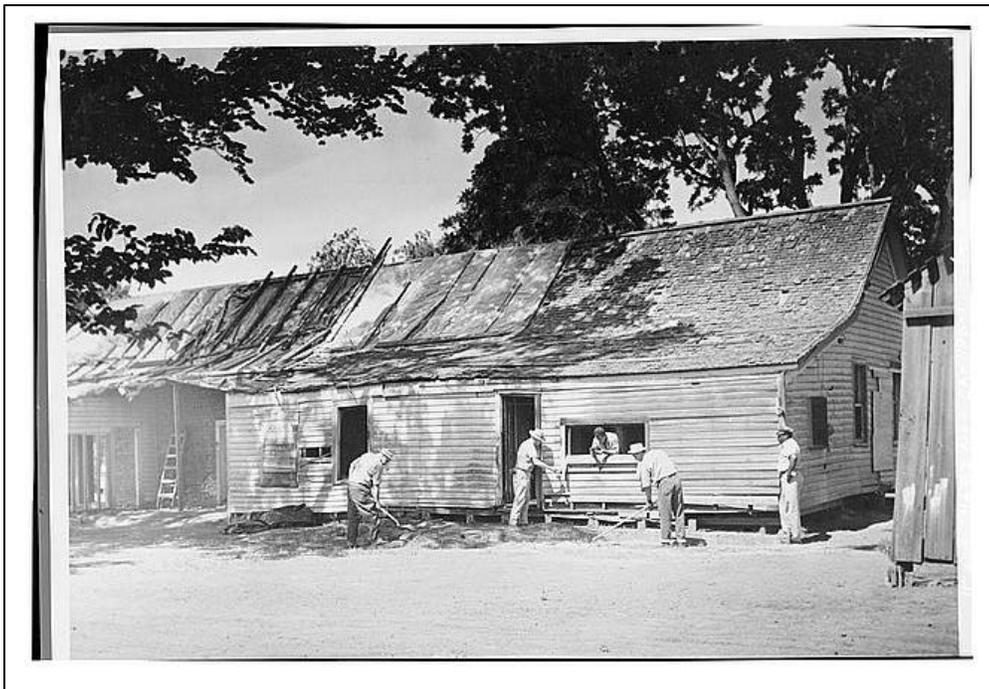
Photograph 2. South and East sides of the circa 1880s addition.

Photographs



Photograph 3. Peña adobe circa 1885.

(WY146 - Wood Young Photographic Collection, Vacaville Heritage Council)



Photograph 4. East side of the Peña adobe before restoration, June 1962.

(HABS CAL-48-Vaca, 1-1)

Photographs



Photograph 5. Restroom (right) and 1940s cottage (left), camera facing south.



Photograph 6. Shrine, camera facing north.

Photographs



Photograph 7. Sheds, camera facing west.



Photograph 8. Picnic canopy, camera facing south.

Addendum to:
Peña Adobe
Peña Adobe Rd.
Vacaville
Solano Co.
California

HABS No. CA-1198

HABS
CALI
48-VACA,
1-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

HABS
CAL,
48-VACA,
1-

ARCHITECTURAL DATA FORM

STATE California	COUNTY Solano	TOWN OR VICINITY Vacaville Vic.
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) Peña Adobe		HABS NO. CA-1198
SECONDARY OR COMMON NAMES OF STRUCTURE		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) Peña Adobe Rd., 2 miles SW of Vacaville, Solano County, California		
DATE OF CONSTRUCTION (INCLUDE SOURCE) 1842-1843	ARCHITECT(S) (INCLUDE SOURCE) Unknown	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) The adobe structure is the oldest building in Solano County. Built on the Rancho Los Potos, a 10-square-league tract granted to Manuel Cabeza de Vaca and Juan Felipe Peña in 1843. The city of Vacaville was founded on part of Rancho and bears the family name.		
STYLE (IF APPROPRIATE)		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Adobe with frame additions		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) Rectangular in plan, 1 story with attic, 3 bays, gable roof extends to cover front porch supported by wooden posts, two entrances		
EXTERIOR FEATURES OF NOTE		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED)		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES In 1950 1½ acres purchased from Peña-Vaca descendants and deeded to Solano Co. Historical Society who transferred title to City of Vacaville. The City undertook restoration in 1961-1965.		
PRESENT CONDITION AND USE		
OTHER INFORMATION AS APPROPRIATE		
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) <u>Historic Spots in California</u> , by Hover & Rensch; <u>Ranchos of California</u> , by Robert G. Cowan;		
COMPILER, AFFILIATION Compiled by A. Lewis Koue, AIA, National Park Service, Jan. 1964 Edited by Jack Barker, Jr., HABS Historian	DATE July 1984	

CAL., 48-VACA, 1-

California

Solano

OUTDATED Vacaville

53

State

County

Town or Vicinity

HABSI

Pena Adobe (CAL-1198)

Structure

History: State Landmark #534. Rancho Los Putes - 10 leagues - granted to Manuel Cabeza de Vaca and Juan Felipe Pena in 1843. City of Vacaville founded on part of Rancho and named for Vaca family. Adobe - oldest existing building in Solano County. - with 1 1/2 acres purchased in 1958 from Pena-Vaca descendants and deeded to Solano Co. Historical Society who, in turn, transferred title to City of Vacaville for purpose of restoration in co-operative effort between City, County and California

GRANTER N.S.S.
" P.S.S.

(Over)

Form 10-444 (2/62) 9408

FN-51

HISTORIC AMERICAN BUILDINGS SURVEY

Medical Facility of State Department of Corrections. Site is that of an ancient Indian mound.

Description: Original adobe constructed in 1842-43. Frame addition constructed in ca. 1864 and all remodeled in ca. 1880, at which time a new shingle roof with greater pitch was installed.

References: Historic Spots in California - Hoover and Rensch. Ranchos of California - Robert G. Cowan. The Sacramento Bee, May 11, 1962.

Prepared by: A. Lewis Kous, AIA, Oakland, California
October 1962

Pena Adobe
Rancho Los Pinos
Vacaville
California

HABS No. CAL-1198

HABS
CAL,
48-VACA,
1-

Drawings

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C.

PEÑA ADOBE

VACAVILLE, CALIFORNIA
RANCHO LOS PUTOS

HISTORIC AMERICAN BUILDINGS SURVEY U. S. DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE BRANCH OF PLANS AND EDITION	MEASURED: JULY, 1962	DRAWINGS APPROVED: <i>Charles S. Page</i> , WESTERN OFFICE, BUREAU OFFICIAL, CHIEF ARCHITECT	SURVEY NO. CAL 1198	INDEX NO. CAL 49-VACA 1
	DESIGN: JULY - AUGUST, 1962	DRAWINGS APPROVED: <i>John B. Baker</i>	5 SHEETS	
MEASUREMENTS CHECKED: <i>C. Leung</i>				

PEÑA ADOBE

VACAVILLE, CALIFORNIA

RANCHO LOS PUTOS

RANCHO LOS PUTOS - 10 LEAGUES - GRANTED TO MANUEL CABEZA DE VACA AND JUAN FELIPE PEÑA IN 1643. CITY FOUNDED ON A PART OF RANCHO NAMED FOR VACA FAMILY. ADOBE - OLDEST EXISTING BUILDING IN SOLANO COUNTY - WITH 1-1/2 ACRES PURCHASED IN 1958 FROM PENA-VACA DESCENDANTS AND DEEDED TO SOLANO COUNTY HISTORICAL SOCIETY WHO, IN TURN, TRANSFERRED TITLE TO CITY OF VACAVILLE FOR PURPOSE OF RESTORATION IN A COOPERATIVE EFFORT BETWEEN CITY, COUNTY, AND CALIFORNIA MEDICAL FACILITY OF STATE DEPARTMENT OF CORRECTIONS. SITE IS THAT OF ANCIENT INDIAN MOUND.

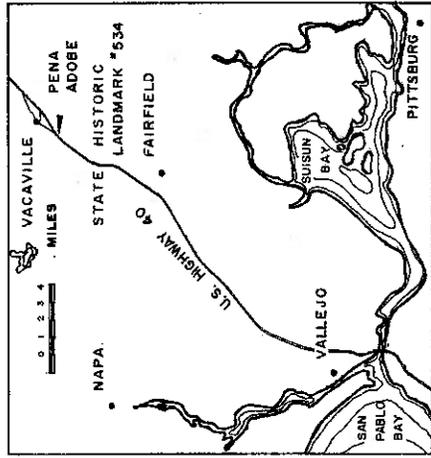
RECORDED BY THE UNITED STATES
NATIONAL PARK SERVICE

THIS PROJECT WAS FINANCED FROM FUNDS OF THE "MISSION 66" PROGRAM OF THE NATIONAL PARK SERVICE - PROJECT UNDER THE DIRECTION OF A LEWIS KOUE, ARCHITECT HISTORIC STRUCTURES.

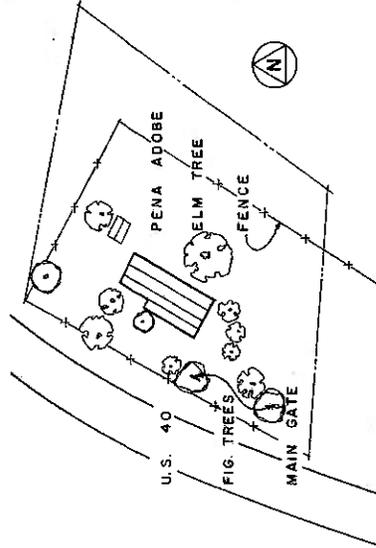
MEASURED AND DRAWN JULY, AUGUST, 1962 UNDER THE SUPERVISION OF JOHN N. DEHAAS, ARCHITECT, A.I.A., MONTANA STATE COLLEGE, BY:

- LARRY JAY KELLER, MONTANA STATE COLLEGE
- RICHARD L. SHOPE, MONTANA STATE COLLEGE
- DAVID R. CARTNALL, CALIF. STATE POLYTECHNIC COLLEGE
- JAMES K. WRIGHT JR., OKLAHOMA STATE UNIVERSITY
- RICHARD L. PALMER, UNIVERSITY OF CALIFORNIA
- TONY E. SMITH, UNIVERSITY OF CALIFORNIA

JAMES K. WRIGHT - DEL.

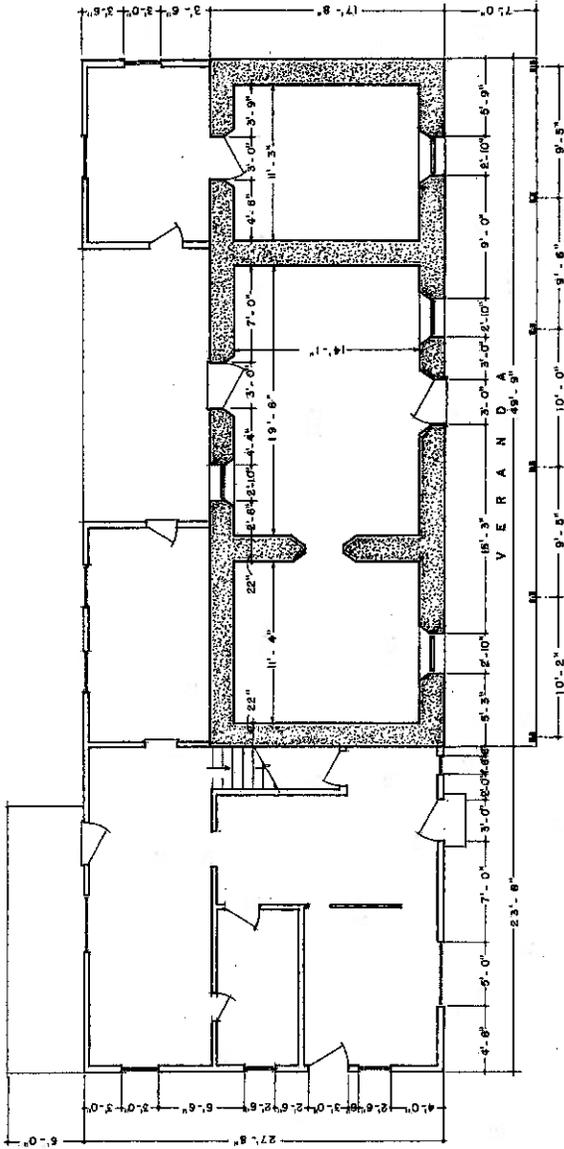


SITE LOCATION



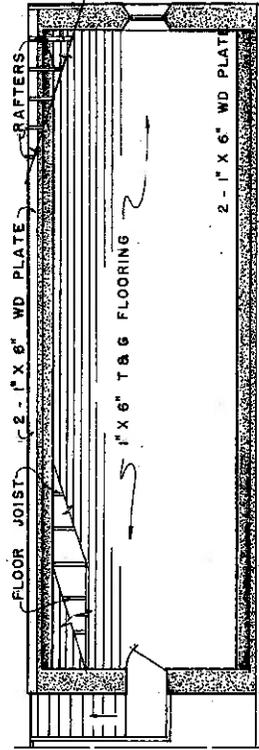
SITE PLAN

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANNING AND DESIGN	SHEET NO. CAL. 7198	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 5 SHEETS
	NAME OF STRUCTURE PEÑA ADOBE VACAVILLE, CALIFORNIA	

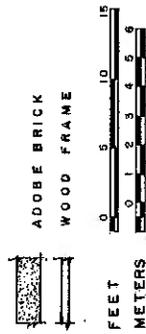


FIRST FLOOR PLAN

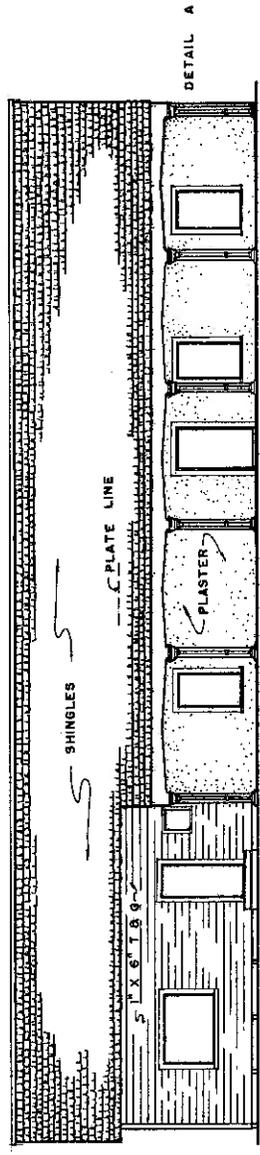
NOTES -
 ORIGINAL ADOBE BUILT 1843
 FRAME ADDITION CONSTRUCTED CA. 1864
 COMPLETED PLAN AND ROOF CA. 1880



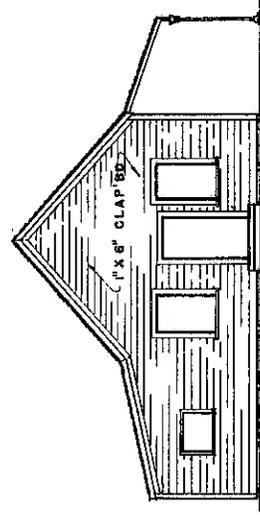
LOFT FLOOR PLAN



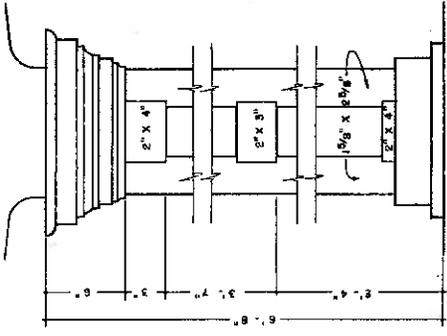
JAMES K. WRIGHT JR. - DEL.



WEST ELEVATION
SCALE 1/4"

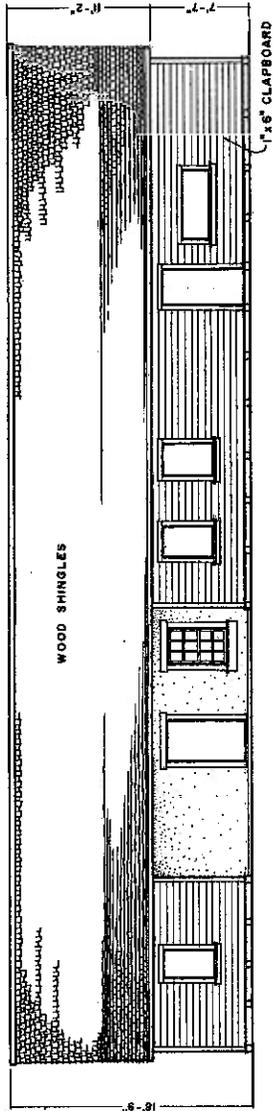


NORTH ELEVATION
SCALE 1/4"

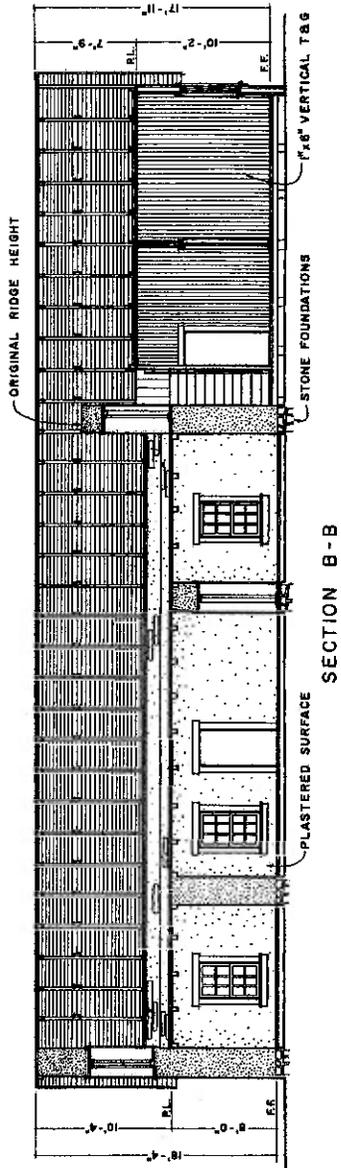


DETAIL A
SCALE 2

JAMES K. WRIGHT JR. - DEL.



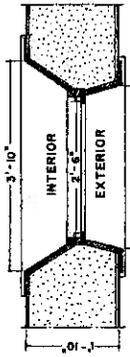
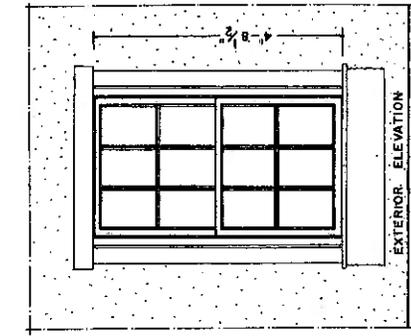
EAST ELEVATION



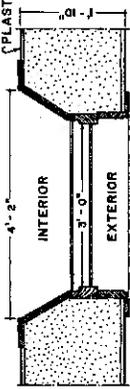
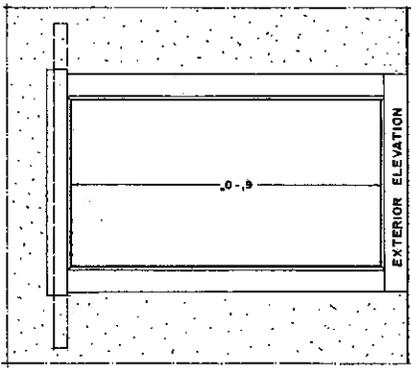
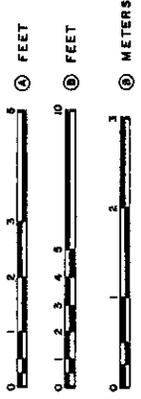
SECTION B-B

TONY E. SMITH - DELINEATOR

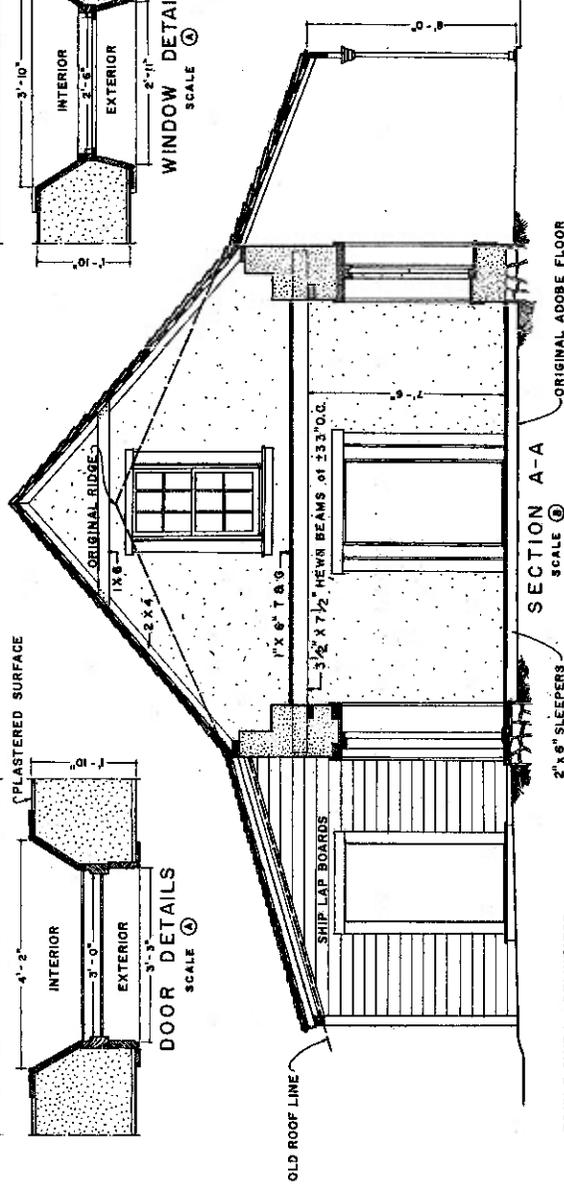
<small>UNIVERSITY MICROFILMS INTERNATIONAL SERIALS ACQUISITION 300 NORTH ZEEB ROAD ANN ARBOR, MICHIGAN 48106</small>	<small>PROPERTY OF ARCHITECT HISTORIC AMERICAN BUILDINGS SURVEY SHEET 4 OF 5 SHEETS</small>
<small>NAME OF STRUCTURE PENA ADOBE VACAVILLE, CALIFORNIA</small>	<small>SURVEY NO. C.A.L. 1198</small>
<small>UNIVERSITY MICROFILMS INTERNATIONAL SERIALS ACQUISITION 300 NORTH ZEEB ROAD ANN ARBOR, MICHIGAN 48106</small>	<small>UNIVERSITY MICROFILMS INTERNATIONAL SERIALS ACQUISITION 300 NORTH ZEEB ROAD ANN ARBOR, MICHIGAN 48106</small>



WINDOW DETAILS
SCALE ①



DOOR DETAILS
SCALE ②



TONY E. SMITH - DELINEATOR

UNIVERSITY OF CALIFORNIA DEPARTMENT OF THE HISTORIC MONUMENTS COMMISSION	NAME OF STRUCTURE PENA ADOBE YACAVILLE, CALIFORNIA	BUREAU NO. C.A.L. 1198	HISTORIC AMERICAN MUSEUM OF ARTS SHEET 5 OF 5 SHEETS	DATE
				1958

HABS
CAL
48-VACA.

HISTORIC AMERICAN BUILDINGS SURVEY

1-

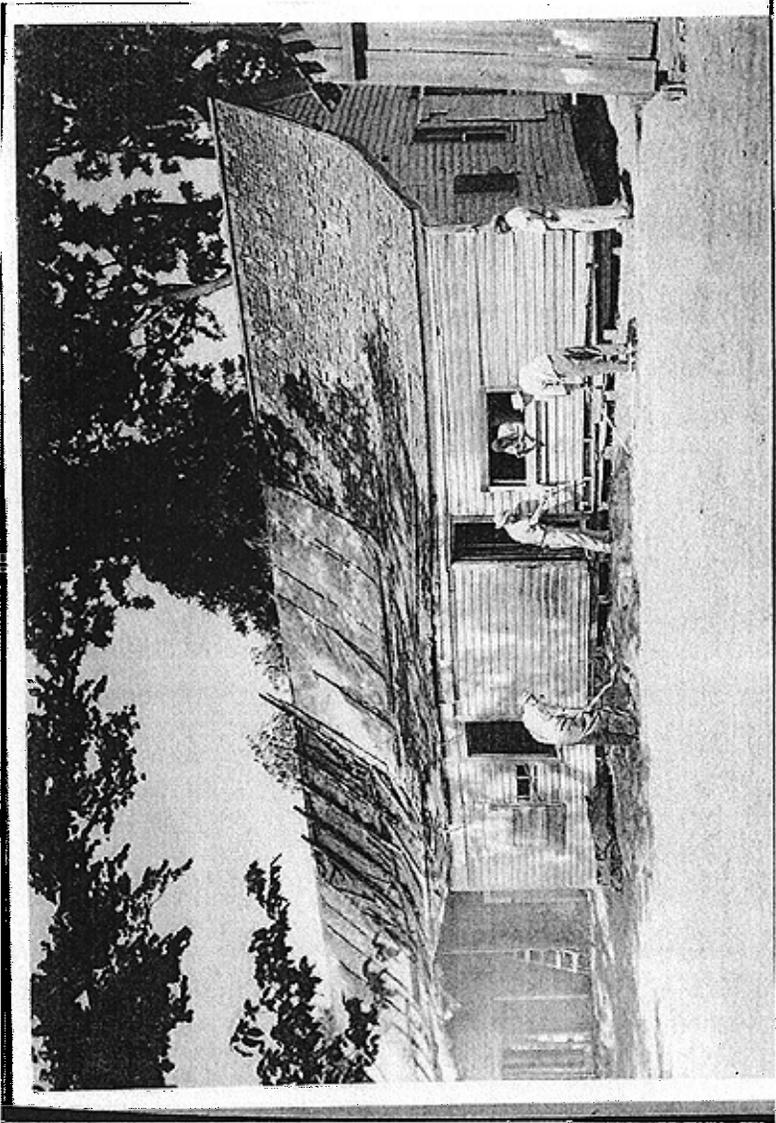
INDEX TO PHOTOGRAPHS

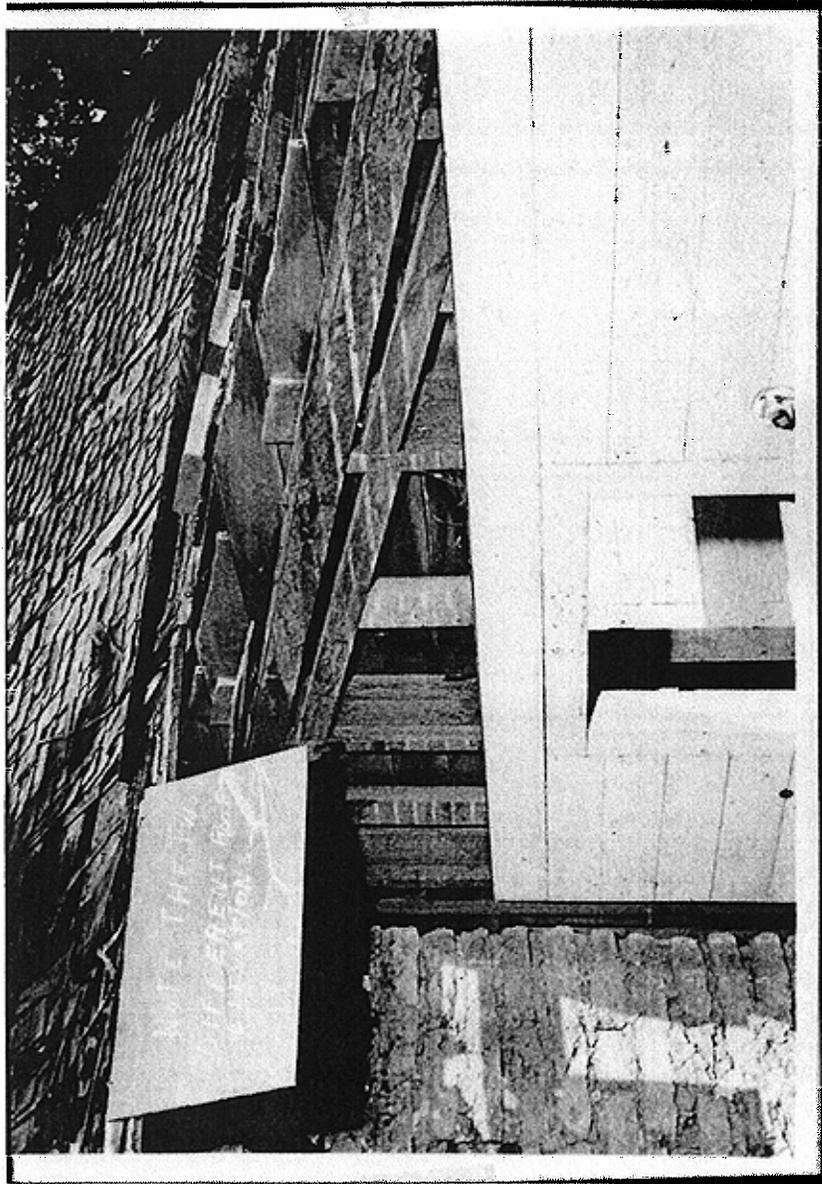
Peña Adobe
Peña Adobe Rd.
Vacaville
Solano Co.
California

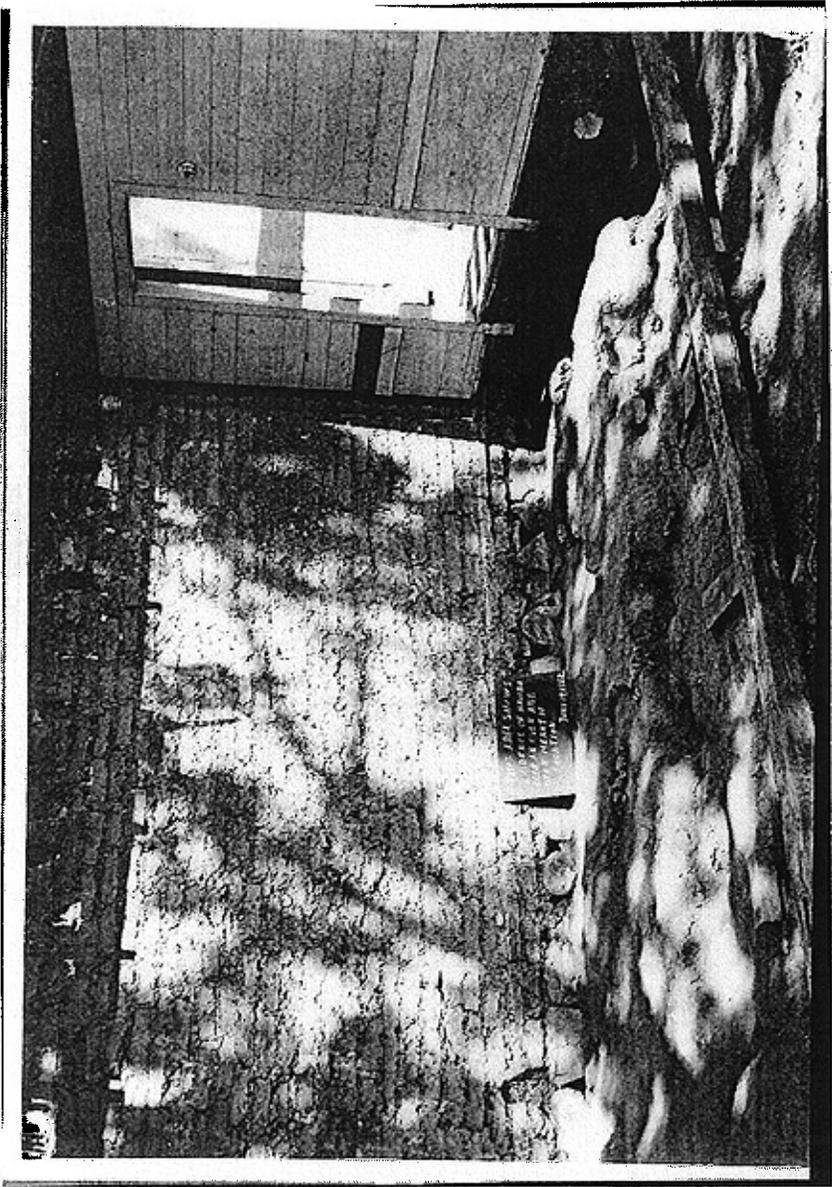
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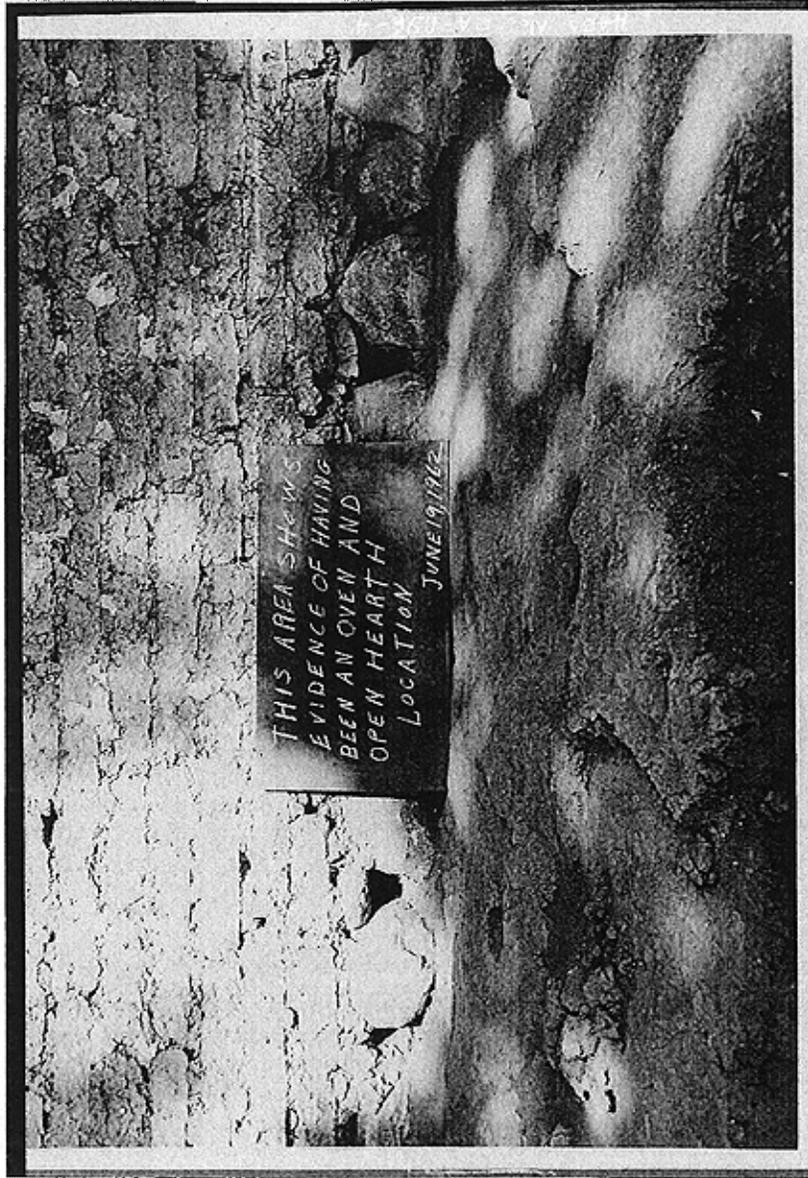
Photographer unknown, June 1962

- CA-1198-1 EAST ELEVATION PRIOR TO RESTORATION
- CA-1198-2 EAST LEAN-TO PORCH, DETAIL OF ORIGINAL AND ALTERED ROOF CONSTRUCTION, PRIOR TO RESTORATION
- CA-1198-3 EAST LEAN-TO PORCH, ORIGINAL OUTDOOR KITCHEN LOCATION FOUND DURING RESTORATION
- CA-1198-4 EAST LEAN-TO PORCH, CLOSE-UP OF ORIGINAL COOKING AREA









S U R V E Y
of
California Registered Historical Landmarks

Name VACA-PENA ADOBE Number 534

County Solano

Location Take Pena Adobe Rd. interchange on Hwy 80, go NE 0.5 mi on
Pena Adobe Rd. to Pena Adobe Park, Vacaville

Type of Plaque Plaque erected September 18, 1955, by Vacaville Parlor
No. 293, Native Daughters of the Golden West, in cooperation with the
California State Park Commission.

Condition of Plaque Good, but in dire need of cleaning

Condition of Base Good, but in dire need of remortaring

Condition of Surroundings Excellent

Wording on Plaque RANCHO LOS PUTOS

This is the site of Rancho Los Putos, of 10 square leagues, granted
in 1845 by Governor Pio Pico to Juan Felipe Peña and Manuel Cabeza
Vaca. The Peña Adobe erected here in 1842, is still owned by descendants
of the Peña-Vaca families. The town of Vacaville, nearby, was
established in 1851 on land sold by Vaca to William McDaniel.

Are there Highway Directional Signs? Yes If so, where? Hwy 80 at Pena Adobe Rd.

Remarks:
Plaque on City of Vacaville property.

Submitted by Jim Arbuckle Date 4-5-79

HISTORICAL LANDMARK DATA
DISTRICT 2
Division of Beaches and Parks

Name Vaca-Pena Adobe Number 534

County Solano

Location Five and three quarter miles north of Fairfield on the East side of Highway 40. Two miles south of Vacaville. The Adobe approximately 50 feet east of the Highway and in plain sight from the Highway.

Type of Plaque Bronze with raised lettering imbedded in concrete block 5 foot 1 inch wide by six foot eight inches high. Located beside highway 40 in front of the Adobe. Plaque erected September 18, 1955 by Vacaville Parlor #293 Native Daughters of the Golden West in cooperation with the Calif. State Park Commission.

Condition of Plaque Good

" " Plaque Base Good

" " Surroundings Good

Wording on Plaque RANCHO LOS PUTOS

This is the site of the Rancho Los Potos of 10 square leagues. Granted in 1845 by Governor Pio Pico to Juan Felipe Peña and Manuel Cabeza Vaca. The Peña Adobe, erected here in 1842, is still owned by the descendants of the Peña-Vaca families. The town of Vacaville, nearby, was established in 1851 on land sold by Vaca to William McDaniel.

HISTORICAL LANDMARK NO. 534

Plaque erected September 18, 1955 by Vacaville Parlor No. 293, Native Daughters of the Golden West in cooperation with the California State Park Commission.

Are there Highway Directional Markers? (2) One on each side of Highway 40 facing traffic
worded, Historical Landmark 500 ft. ahead. Dept. Public Works. Div.
If so, Where? Highways.

Remarks Building in poor shape, the west end falling apart. The Solano Co. Historical Society has placed a tarpaulin over the roof to help keep out winter rains and are in the process of acquiring the Adobe and part of the surrounding grounds, with intentions of restoring the Adobe.

Photos show front and west end of Adobe in one picture. Another showing the back of the Adobe and one photo of the Plaque. Also a picture showing plaque and base.

The last time I was by there the grass and weeds were knee high around the Adobe.

Photos taken 3/11/59 Time of Day 2:30 P.M. Date 4/27/59
1/11/59 Time of Day 7:20 A.M.

Submitted by Edgar W. Strouse on Date 5/5/59
Edgar W. Strouse, Ranger II