

Centennial Corridor Project

State Route 99 to Interstate 5

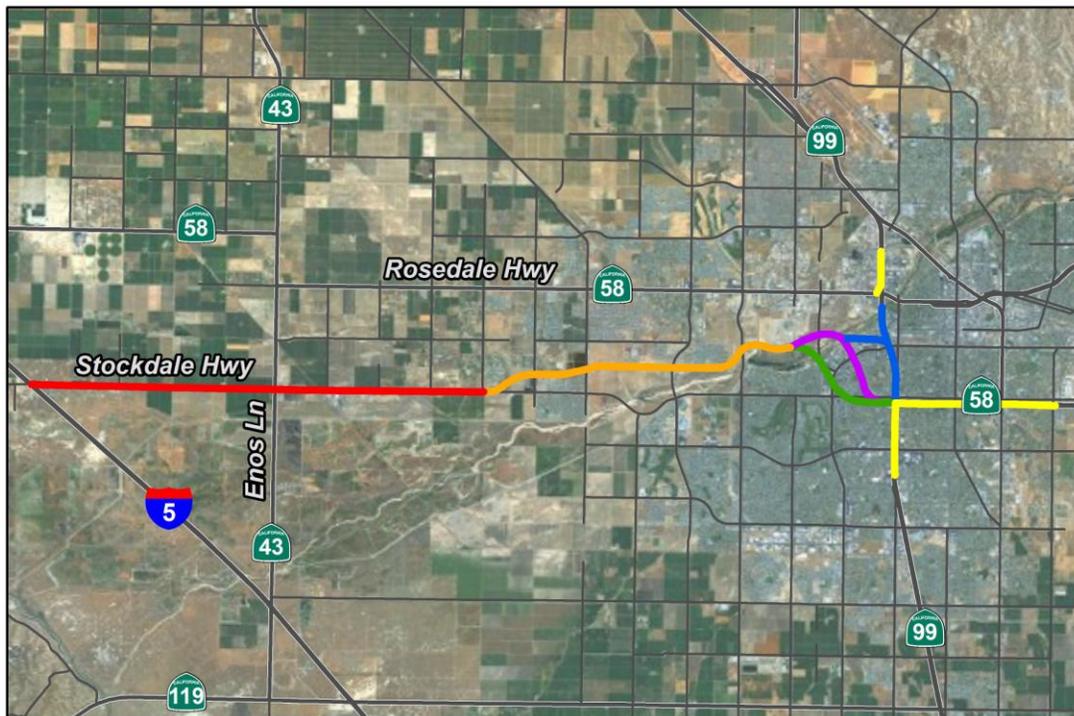
KERN COUNTY, CALIFORNIA

District 06 - KERN – 58 - PM T31.7 to PM R55.6

District 06 - KERN – 99 - PM 21.2 to PM 26.2

Project ID# 06-0000-0484

Focused Initial Site Assessment



October 2013



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**Focused Initial Site Assessment
Centennial Corridor Project
06-48460
KER-56 (PM T31.7/R55.6
KER-99 (PM 21.1/26.2)
October 7, 2013**

1. Purpose of the Focused Initial Site Assessment

This Focused Initial Site Assessment (Focused ISA) is an addendum to and further summarizes the evaluation and recommendations associated with an Initial Site Assessment (ISA) for Segment 1 of the Centennial Corridor Project, State Route 99 to Interstate 5. The ISA was prepared by ERM West, Inc., in January 2012 and evaluated three build alternatives (Alternatives A, B, and C) in general accordance with ASTM Standard E 1527-00, standard practice for environmental site assessments: Phase I Environmental Site Assessment Process. The ISA recommendations were communicated with the Hazardous Waste Branch of Caltrans District 06, and tentatively approved.

Based on the results of environmental impact assessment conducted for the project thus far, Alternative B has been identified as the preferred alternative. Therefore a Preliminary Site Investigation (PSI) will be performed along the Alternative B alignment. This Focused ISA was developed based on the results of the following activities:

- review of ISA recommendations and communication with ERM staff
- communication with project engineer on current design and proposed right-of-way acquisition
- coordination with the City Real Estate staff and Hazardous material specialist on parcels acquired as part of the Westside Parkway project
- field visit of the ranked parcels identified for Alternative B in the ISA
- coordination with Caltrans staffs overseeing environmental document preparation and hazardous materials investigation.

2. Change in Project Description

Recent changes have been made to on/off ramps at Ming and Rosedale Avenues. However, the project footprint did not change. As the advance preliminary design proceeds, some design modifications may be required. As of this date, no additional right-of-way beyond what was identified in the ISA (dated April 2012) has occurred.

3. Results of Investigation and Recommendations

3.1 Parcel Investigation for Soil Sampling

As part of the ISA, ERM evaluated 834 parcels to be affected by all three build alternatives (A, B, and C). The parcels were categorized into four ranks based on level of concern, with Rank 1 being of the highest level of concern, gradually reducing levels of concern to Rank 2 and Rank 3, and NR for parcels not rated. Out of the parcels evaluated, three were recommended for sampling.

As part of the Focused ISA preparation, all 28 ranked parcels (1, 2, and 3) to be affected by Build Alternative B were re-evaluated by updating the APN number, type of use, current use,

type of take (full or partial acquisition and the purpose of the take), and affected area. Testing requirements for each parcel was determined based on several factors, such as presence or absence of the hazardous material and hazardous wastes reported in the ISA, type of acquisition, proposed use of the parcels, and effect from project construction. A cursory field visit to each parcel was conducted to the extent applicable and feasible to verify the information in support of the recommendation.

Based on the reevaluation described above, of the 28 parcels, a total of seven parcels are recommended for sampling and testing to identify if the site is contaminated and to what extent. Attachment A provides the rationale for sampling recommendations. Exact sampling locations, number of samples, and parameters to be analyzed will be determined and presented in the sampling work plan once the entry permits to access each property are obtained and a team of geologists and hazardous material specialists has completed the site survey.

3.2 Aerially-Deposited Lead (ADL) Sampling

Aerially-Deposited Lead (ADL) sampling is recommended along major thoroughfares where soils may have been exposed to leaded gasoline emissions settling on the ground, especially around the Caltrans right-of-way and where Alternative B construction requires shallow soils disturbance along State Route (SR) 99 and SR-58. Based on the discussion and coordination with Caltrans staff, soil samples will be collected at three depths at a 500-ft interval on both sides of SR-99 within the project limits and at the 1,000-ft interval staggering on both sides of SR-58 within the project limits. Based on the information provided by Caltrans, sampling was previously performed along KER-58 PM 52.5/53.6 and KER-99 (PM 21.2/22.1) therefore no new sampling at these locations is proposed. A total of 46 sampling locations are estimated as shown in Attachment B. The appropriate special provision will be included in the contract specifications.

3.3 Asbestos-Containing Material/Lead-Based-Paint (ACM/LBP) sampling

Samples are recommended to be collected for analysis of asbestos containing materials (ACM) of all bridges and structures subject to alteration and demolition to determine proper handling and disposal procedures. Analysis of lead-based-paint (LBP) from painted bridges and structures subject to alteration and demolition is also recommended to identify the extent of environmental liabilities. However, based on the list of affected bridge/structures, none of them are painted and therefore the LBP testing is not required.

Since the right-of-way acquisition processed has not started until the environmental document is completed and accessing the properties cannot be readily done at this time, ACM/LBP sampling and analysis of buildings subject to demolition will be done by the contractor, as needed, prior to demolition and the statement of work will be included in the specifications.

4. PSI Schedule

Once the Focused ISA is approved, a PSI work plan will be developed to provide detailed information on sampling locations, sample collection and handling, and sample analyses. The results of the PSI will be incorporated into the Final Environmental Document. The estimated time line to complete the PSI is as follows:

Task	Duration	Tentative Completion Date
Entry permits request	1 month	November 8, 2013
Work Plan Development	2 weeks after the receipts of entry permit	November 22, 2013
Caltrans review, comment, and	1 month	December 20, 2013

approval of Work Plan		
Sample collection and analysis	1.5 month	January 31, 2014
Report preparation	2 weeks after the analysis is done	February 14, 2014
Caltrans review, comment, and approval of report	2 weeks after submission of the report	February 28, 2014

5. Mitigation Measures

The following mitigation measures were developed based on the findings of the ISA and this Focused ISA:

Prior to construction, the contractor shall develop, at a minimum, an approved Health and Safety Contingency Plan that addresses project-specific hazards. The plan shall be developed to protect workers, to safeguard the environment, and to meet the requirements of Title 8 of the California Code of Regulations, "General Industry Safety Orders – Control of Hazardous Substances." The Health and Safety Contingency Plan shall be prepared as a supplement to the contractor's Site Specific Health and Safety Plan, which should be prepared to meet the requirements of Title 8, Construction Safety Orders, of the California Code of Regulations.

If any building, bridge or undercrossing to be demolished contains asbestos, the contractor shall comply with the National Emissions Standards for Hazardous Air Pollutants regulations as listed in the Code of Federal Regulations (Title 40, Part 61, Subpart M) and the Rules and Regulations of the San Joaquin Valley Air Pollution Control District. An Asbestos Abatement Plan would be required.

Prior to construction, the Construction Contractor shall develop and follow a Lead Compliance Plan to address the lead hazards (lead-based paint in pavement striping/paint/markings and aerially-deposited lead in soil). Handling and disposal shall be done in compliance with applicable provisions of the California Hazardous Waste Control Act.

Prior to finalization of the environmental document, a Preliminary Site Investigation for the selected alternative shall be conducted.

If contamination is identified per the Preliminary Site Investigations, the materials will be handled in accordance with the Health and Safety Contingency Plan developed by the contractor and shall comply with all applicable federal, state, and local regulatory requirements.

As part of project design, a Soil Management Plan will be developed to ensure that soil excavated during the project construction which is impacted by metals or petroleum hydrocarbons is handled, stockpiled, and disposed of in accordance with federal, state, and local regulations. The Soil Management Plan will also establish Reuse Screening Levels for the excavated soils with contaminant concentrations below the Reuse Screening Levels, which may be reused during construction projects on the right-of-way, while soils with contaminant concentrations exceeding the Reuse Screening Levels will need to be managed as hazardous wastes and disposed of at a Class I landfill.

Prior to any soil disturbance at former Tosco Coke Pile (APN#502-010-12), the Department of Toxic Substances Control will be properly notified.

Oil wells within the proposed right-of-way area shall be properly abandoned and inspected per the requirements established by the Department of Conservation Division of Oil, Gas, and Geothermal Resources.

Special provisions that address the potential health hazards shall be included in the construction contract.

6. Preparers

Anne Kocheon, QEP, Environmental Senior Project Manager. M.S., Environmental Engineering; Asian Institute of Technology, Bangkok Thailand; 29 years of experience in environmental planning an impact assessment. Contribution: oversight, management, coordination, review of project reference materials, and preparation of the technical memorandum.

Shala Craig, PE, PhD, QSP/QSD, Environmental Program Manager. PhD in Civil and Environmental Engineering, University of Southern California; Masters in Sanitary Engineering, Tehran University, Iran; Masters in Public Health (MPH), Tehran University, Iran. 35 years of experience in the area of environmental engineering and hazardous waste management. Contribution: review of project reference materials and preparation of the Draft technical memorandum.

Daniel Wagner, PE, Senior Engineer. B.S., Civil Engineering; San Diego State University, 9 years of experience in transportation engineering. Contribution: design engineer, quality assurance/quality control.

Gilbert Vega, EIT, Senior CADD designer, Parsons (5 years): Engineering coordination and producing exhibits and reports. Cornerstone Engineering (10 years): Grading design, earthwork, utility plans, ALTA Surveys, Survey mapping and drafting. Contribution: Field survey.

ATTACHMENTS

- A. Soil Sampling Investigation of Ranked Parcels
- B. Recommended ADL Sampling Location Map
- C. List of Affected Bridge/Structures
- D. City of Bakersfield Fire Department Memorandum and Westside Parkway ISA/PSI Excerpts

ATTACHMENT A
Soil Sampling Investigation of Ranked Parcels

Soil Sampling Investigation of Ranked Parcels of Alternative B, Centennial Corridor Project

Parcel Number	Updated Parcel Owner (August 2013)	Type of Take (Aug 2013)	Property Type (ERM)	Street Number	Street Name	Site Name	Present Use / Notes	Rank	Rank Rationale	Number of Wells/Tanks Present	Potential Issue of Environmental Concern	Results of Research/Investigation/Field Visit (August-October 2013)	Sampling Required (Yes/No)
331-021-02	City Of Bakersfield	ROW was already acquired for WSP. No new ROW will be acquired for Centennial Corridor.	Public Land	No Address	No Address	City of Bakersfield	Public transportation	1	Adjacent to Big West Refinery. Oil cake sand was found at this site. There is also potential for contamination from adjacent refinery activities.	No wells or underground storage tanks reported	Presence of oil cake sand, Contamination from refinery activities	The work involves widening inside shoulder 10 ft, adding a concrete barrier in the median, paving the median. ROW was already acquired for WSP. No new ROW will be acquired for Centennial Corridor. Field visit indicated no unusual circumstances were found. City Hazardous Material Specialist confirms the parcel contains no evidence of recognized environmental conditions. (See Attachment D)	No
332-280-28	Alon Bakersfield Property Inc	Partial (22,446 SF)	Vacant	No Street Number	Langley Road	Vacant parcel	Part of refinery	1	Oil cake sand was found at the eastern and southwestern portion of the parcel. California oil, gas, and geothermal resources maps indicated that there are five active oil wells, one active injector well, and one plugged well on site. Suspected contamination from oil pumping activities	7 wells	Presence of oil cake sand, Presence of wells associated with oil production	The additional ROW acquired is for the proposed drainage basin. The ROW on Mohawk Street was already acquired for WSP. Field visit indicated the presence of an oil well. While the area around the well has been disturbed by the construction of WSP, it looks like this well will have to be removed for the Centennial Project. Entry permit is not required since it is owned by the City.	YES
368-040-26 Previous APN was 502-010-47	Alon Bakersfield Property Inc	Partial (4 SF)	Vacant	No Address	No Address	Vacant parcel	Vacant	1	Oil cake sand was found on the site.	No wells or underground storage tanks reported	Presence of oil cake sand	No construction, ROW acquisition is required to meet Caltrans maintenance Access requirement. Field visit indicated no recognized environmental conditions found.	No
368-040-32 (a small piece of land on the south half of SW quarter of the parcel.	Alon Bakersfield Property Inc. A small piece of 0.72 acre at the south half of SW quarter of the parcel is owned by the City.	ROW was already acquired for WSP. No new ROW will be acquired for Centennial Corridor.	Vacant	No Address	No Address	Vacant parcel	Vacant	1	An encapsulated area of fill was found on site, most likely related to oil cake sand found in the vicinity of this parcel.	No wells or underground storage tanks reported	Presence of fill	No construction. ROW was acquired for WSP and is required as an easement. Field visit indicated no recognized environmental conditions found. (See Attachment D)	No
502-010-12	City Of Bakersfield	ROW was already acquired for WSP. No new ROW will be acquired for Centennial Corridor.	Public Land	No Address	No Address	Lion Oil Company	Public transportation	1	Three sheet metal barns demolished on site in 2003. Oil cake sand was found on this site. Potential contamination from refinery activities. California oil, gas, and geothermal resources maps indicated that there is one inactive oil well on site. Suspected contamination from oil pumping activities.	1 well	Presence of oil cake sand, Contamination from refinery activities, Presence of well associated with oil production	The work involves widening inside shoulder 10 ft, adding a concrete barrier in the median, paving the median. According to the review of available records on file at the City of Bakersfield and site reconnaissance, the site has been cleared of hazardous materials. No further sampling is needed. However, due to previous regulatory corrective actions, specific conditions have been placed on this site. Any work that would disturb the first 12 inches of soil needs to be reported to DTSC/RWQCB (See Attachment D).	No
160-010-42		Partial (86, 325 SF)	Agricultural	No Address	No Address	Farm land at Enos Lane/Stockdale Highway	Agricultural	2	California oil, gas, and geothermal resources maps indicated that there are five active oil wells, one dry hole, and one active injector well on site. Suspected contamination from oil pumping activities.	6 wells	Presence of wells associated with oil production	A long strip of land is required for widening of Stockdale Highway at Enos lane. Field visit indicated no recognized environmental conditions found.	No
332-280-31 (currently 332-280-44)	Parcel has been split. Is now 332-280-44 Owned by the City of Bakersfield and 332-280-45 owned by Wanamaker Et Al	Partial (16,322 SF) of parcel 332-280-44 owned by City) ROW was already acquired for WSP. No new ROW will be acquired for Centennial Corridor.	Vacant	No Address	No Address	Vacant parcel	Public transportation / Riverbed	2	California oil, gas, and geothermal resources maps indicated that there are two active water disposal/injection wells on site. Suspected contamination from oil pumping activities.	2 wells	Presence of wells associated with oil production	The work involves constructing a structure over the Kern River for the WB Mohawk off-ramp, widening the Kern River Bridge about 140 ft and various. Also constructing WB and EB (future) Route 58. Field visit indicated no recognized environmental conditions found. City Hazardous Material Specialist confirms the parcel contains no evidence of recognized environmental conditions (See Attachment D).	No

Soil Sampling Investigation of Ranked Parcels of Alternative B, Centennial Corridor Project

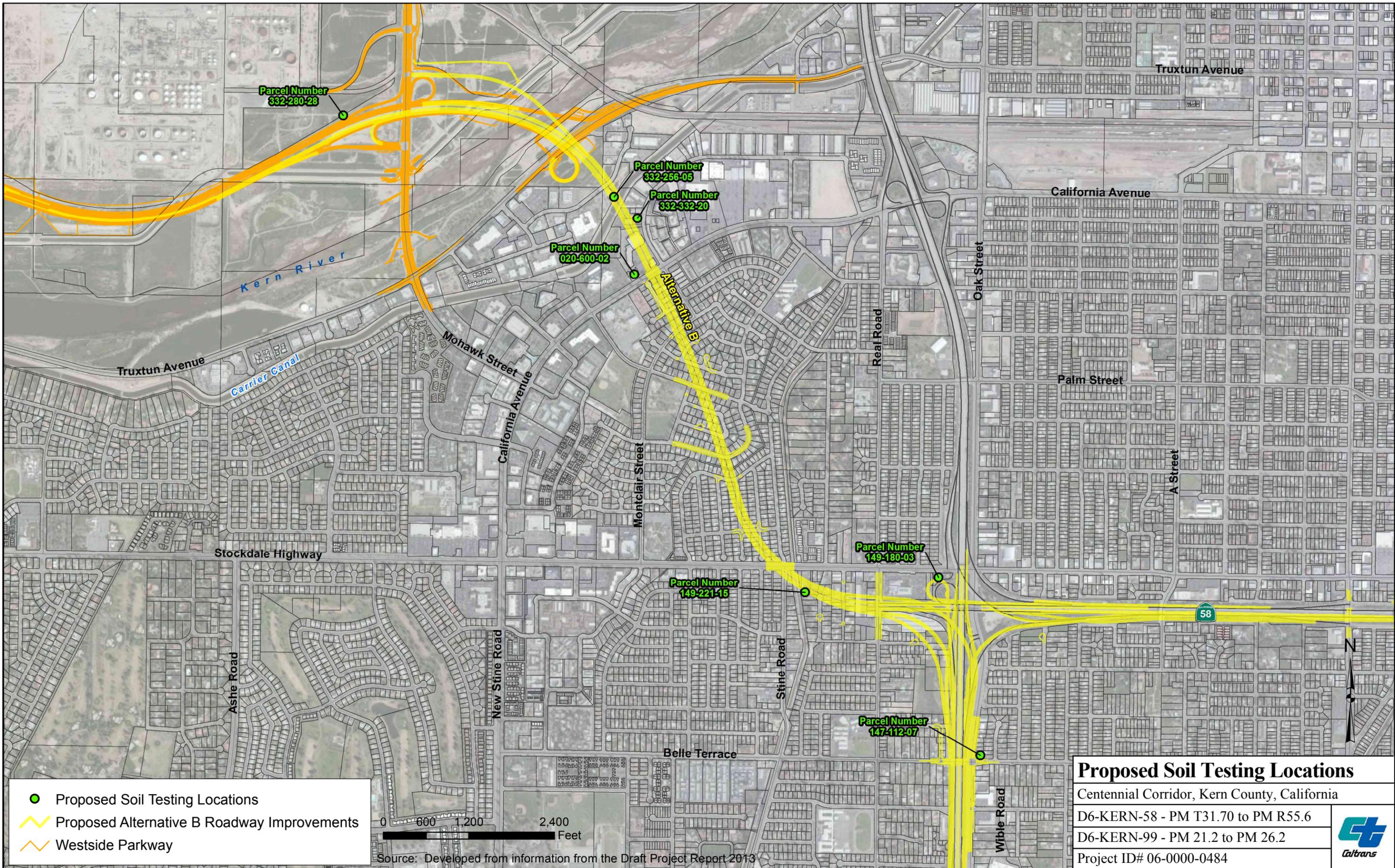
Parcel Number	Updated Parcel Owner (August 2013)	Type of Take (Aug 2013)	Property Type (ERM)	Street Number	Street Name	Site Name	Present Use / Notes	Rank	Rank Rationale	Number of Wells/Tanks Present	Potential Issue of Environmental Concern	Results of Research/Investigation/Field Visit (August-October 2013)	Sampling Required (Yes/No)
332-280-32 (currently 332-280-46)	Parcel has been split. Is now 332-280-46 Owned by the City of Bakersfield , 332-280-47 and 332-280-48 owned by Wanamaker Et Al	Partial (7,049 SF) of parcel 332-280-46 owned by City ROW was already acquired for WSP. No new ROW will be acquired for Centennial Corridor.	Vacant	No Street Number	Truxtun Avenue	Vacant parcel	Public transportation	2	California oil, gas, and geothermal resources maps indicated that there are five active oil wells, one active injector well, and two plugged oil wells on site. Suspected contamination from oil pumping activities.	8 wells	Presence of wells associated with oil production	The work involves constructing a structure over the Kern River for the WB Mohawk off-ramp, widening the Kern River Bridge about 140 ft and various. Also constructing WB and EB (future) Route 58. Field visit indicated no recognized environmental conditions found. City Hazardous Material Specialist confirms the parcel contains no evidence of recognized environmental conditions (See Attachment D).	No
502-010-45	City Of Bakersfield	ROW was already acquired for WSP. No new ROW will be acquired for Centennial Corridor.	Public Land	No Address	No Address	Big West of California	Public transportation / Drainage Basin	2	Suspected contamination from refinery activities.	No wells or underground storage tanks reported	Contamination from refinery activities	The work involves widening EB inside shoulder 10 ft. Field visit indicated no recognized environmental conditions found. City Hazardous Material Specialist confirms the parcel contains no evidence of recognized environmental conditions (See Attachment D).	No
502-010-47	City Of Bakersfield	ROW was already acquired for WSP. No new ROW will be acquired for Centennial Corridor.	Public Land	No Address	No Address	Big West of California	Public transportation	2	Suspected contamination from refinery activities. California oil, gas, and geothermal resources maps indicated that there is one plugged oil well on site. Suspected contamination from oil pumping activities.	1 well	Contamination from refinery activities, Presence of well associated with oil production	The work involves widening EB inside shoulder 10 ft. ROW was already acquired for WSP*. No new ROW will be acquired for Centennial Corridor. Field visit indicated no recognized environmental conditions found. City Hazardous Material Specialist confirms the parcel contains no evidence of recognized environmental conditions (See Attachment D).	No
020-474-04	Myron & Barbara Overton	Partial (74 SF) TCE (171 SF)	Residential	4201	La Mirada Drive	Residential	Single Family Residential	2	California oil, gas, and geothermal resources maps indicated that there is one inactive oil well on site. Suspected contamination from oil pumping activities.	1 well	Presence of well associated with oil production	The work involves grading at the corner of the front yard of this residence. A TCE is required for reconstructing the sidewalk and regrading the front yard. The Advanced PS&E shows this impact may be eliminated.	No
020-600-02	C Baker LLC	Full	Commercial	4600	California Avenue	Commercial	Commercial property - retail	2	California oil, gas, and geothermal resources maps indicated that there is one active oil well on site. Suspected contamination from oil pumping activities.	1 well	Presence of well associated with oil production	The work involves constructing of a drainage basin. Field visit indicated an active oil well is present. Sampling work is recommended; however, an entry permit is required for detailed inspection of the sampling location since the site is currently house an active commercial building.	YES
149-222-29	Japage Partnership	TCE (434 SF)	Commercial	3601	Stockdale Highway	7-11 #17721	Gasoline Service Station	2	7-11 #17721 is listed on the Underground Storage Tank database as having three 10,000-gallon gasoline tanks. 7-11 #17721 is listed on the Leaking Underground Storage Tank database as having a release of gasoline to soil. The site achieved regulatory case closure for the release in 2002.	3 underground storage tanks	Closed Leaking Underground Storage Tank case, Presence of underground storage tanks	No construction. Only a TCE is required for reconstructing the sidewalk on S Real Road. Field visit indicated no recognized environmental conditions found.	No
331-330-28	HealthSouth Bak Rehabilitation	Partial (8 SF)	Commercial	5001	Commerce Drive	HealthSouth Corporation/ Bakersfield Regional Rehab Hospital	Commercial	2	The site is listed in the database report under the business names Bakersfield Rehabilitation System, Bakersfield Regional Rehab Hosp, and Bakersfield Rehab Hospital as generators of photochemical / photo processing waste. One 1,000-gallon diesel underground storage tank and one 1,000-gallon diesel aboveground storage tank has been identified on site. The site is reported as having emitted hazardous air pollutants. California oil, gas, and geothermal resources maps indicated that there are two plugged and abandoned oil wells on site. Suspected contamination from oil pumping activities. Bakersfield Rehab Hospital is listed as having manifested and disposed of hazardous wastes.	1 underground storage tank 2 wells	Presence of wells associated with oil production. Presence of underground storage tank, Presence of hazardous materials/ wastes	No construction on this parcel would occur. A ROW take is required for maintenance access.	No
332-256-05	Timothy J Lewy	Partial (11,985 SF)	Industrial	No Street Number	Commerce Drive	Oil Pumping Station	Oil pumping station	2	California oil, gas, and geothermal resources maps indicated that there is one active oil well on site. Suspected contamination from oil pumping activities.	1 well	Presence of well associated with oil production	The work involves constructing a structure over Commerce Drive, constructing SR 58, constructing a retaining wall. Field visit indicated an oil well present on site. The property was fenced. An entry permit is required for detailed inspection of the sampling location.	YES

Soil Sampling Investigation of Ranked Parcels of Alternative B, Centennial Corridor Project

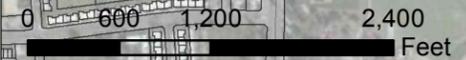
Parcel Number	Updated Parcel Owner (August 2013)	Type of Take (Aug 2013)	Property Type (ERM)	Street Number	Street Name	Site Name	Present Use / Notes	Rank	Rank Rationale	Number of Wells/Tanks Present	Potential Issue of Environmental Concern	Results of Research/Investigation/Field Visit (August-October 2013)	Sampling Required (Yes/No)
332-332-20	L Stroope Prop Family L P	Full	Commercial	4800	Easton Drive	Absolute Home Loan	Commercial property - parking lot	2	The site reported three releases of oil and water from pipes leading to three off-site oil wells in 2007. The leaks were of oil and water. In 2000, crude oil leaked from an underground pipeline at this address. The site is listed in the database report as Titan Transportation, Inc. and was a handler of hazardous waste. California oil, gas, and geothermal resources maps indicated that there is one active oil well on site. Suspected contamination from oil pumping activities.	1 well	Presence of well associated with oil production, Presence of hazardous materials/ wastes	The work involves constructing WB and EB (future) Route 58, constructing a retaining wall. Field visit indicated an oil well present on site. The property was fenced. An entry permit is required for detailed inspection of the sampling location.	YES
147-111-07	Eldon N & Boydean G Fussel	TCE (499 SF)	Commercial	606	Wible Road	Commercial	Auto repair/garage	3	Potential for contamination exists due to use as auto shop.	No wells or underground storage tanks reported	Presence of hazardous materials/ wastes	A TCE is required for reconstructing the sidewalk along Wible Rd. The Advanced PS&E shows this impact may be eliminated. Field visit indicated no recognized environmental conditions found.	No
147-111-11	Eldon N Fussel	TCE (333 SF)	Commercial	608	Wible Road	Commercial	Auto repair/garage	3	Potential for contamination exists due to use as auto shop.	No wells or underground storage tanks reported	Presence of hazardous materials/ wastes	A TCE is required for reconstructing the sidewalk along Wible Rd. The Advanced PS&E shows this impact may be eliminated. Field visit indicated no recognized environmental conditions found.	No
147-111-13	Dan D Hansen	TCE (587 SF)	Commercial	520	Wible Road	Computer Smog Specialist	Auto repair/garage	3	Computer Smog Specialist is listed as having manifested and disposed of hazardous wastes.	No wells or underground storage tanks reported	Presence of hazardous materials/ wastes	A TCE is required for reconstructing the sidewalk along Wible Rd. The Advanced PS&E shows this impact may be eliminated. Field visit indicated no recognized environmental conditions found.	No
149-221-15	Tony Padilla	Full	Residential	201	South Garnsey Avenue	Womack Construction, Inc.	Not clear until given permission to enter property	3	The site is listed on the Underground Storage Tank database as having one 550-gallon gasoline tank. No releases were reported for the site.	1 underground storage tank	Presence of underground storage tank	Full take with the presence of UST. Field visit indicated this property is a private residence. An entry permit is required to conduct detailed inspection of the sampling location.	YES
164-010-08	Salomon Sammy & Jeanette	TCE (144 SF)	Residential	3231	Belle Terrace Avenue	Residential	Single Family Residential	3	Bakersfield Fire Department records indicate the presence of two 500-gallon underground storage tanks at this site. This site also has one 1,000-gallon diesel aboveground tank, one 330-gallon oil aboveground tank, and one 55-gallon waste oil aboveground tank. No releases from the underground or aboveground tanks were reported.	2 underground storage tanks	Presence of underground storage tanks	A TCE is required for reconstructing the sidewalk along Belle Terrace. Field visit indicated no recognized environmental conditions found.	No
147-032-25	Lumedi Prop Inc	Wall Easement (746 SF) TCE (831 SF)	Residential	201	Stephens Drive	Commercial	Apartment complex / affecting parking lot only	3	Potential for contamination exists due to use as auto shop.	No wells or underground storage tanks reported	Presence of hazardous materials/ wastes	A wall easement is required for constructing foundation of the soundwall. A TCE is required for constructing of the soundwall. Field visit indicated auto parts are placed throughout the property which is used for commercial auto repair shop. Because the area to be acquired is along the property wall and the purpose is for wall easement, no sampling is recommended.	No
147-111-09	Eldon N Fussel	TCE (326 SF)	Commercial	612	Wible Road	Lube & Brake Shop	Auto repair/garage	3	Lube & Brake Shop is listed as a Small Quantity Generator of hazardous waste and as having manifested and disposed of hazardous wastes. No violations were reported for this site. The Lube & Brake Shop is listed on the Underground Storage Tank database as having one 1,000-gallon waste oil tank. No releases were reported for the site.	1 underground storage tank	Presence of underground storage tank, Presence of hazardous materials/ wastes	A TCE is required for reconstructing the sidewalk along Wible Rd. The Advanced PS&E shows this impact may be eliminated. Field visit indicated no unusual circumstance to note at the area of the required TCE.	No

Soil Sampling Investigation of Ranked Parcels of Alternative B, Centennial Corridor Project

Parcel Number	Updated Parcel Owner (August 2013)	Type of Take (Aug 2013)	Property Type (ERM)	Street Number	Street Name	Site Name	Present Use / Notes	Rank	Rank Rationale	Number of Wells/Tanks Present	Potential Issue of Environmental Concern	Results of Research/Investigation/Field Visit (August-October 2013)	Sampling Required (Yes/No)
147-112-07	Singh Jagjit/Kaur Manjinder	Full	Commercial	720	Wible Road	Grocery Store / Larsons Food Store	Commercial property - Gasoline	3	Larsons Food Store is listed on the Underground Storage Tank database as having four underground storage tanks: two 10,000-gallon gasoline tanks, and two 6,000-gallon gasoline tanks. No releases were reported for the site.	4 underground storage tanks	Presence of underground storage tanks	The Wible Road/Belle terrace intersection will be elevated and this property will be demolished and regraded. Field visit indicated a gas station is located here. The UST was reported being pulled out in 2012, but a new one was put in for current operation. Testing will likely be required. An entry permit is required to conduct detailed inspection of the sampling locations.	YES
149-180-03	California Water Service Co	Full	Public Land	3333	Stockdale Highway	California Water Service	Vacant with water utility facility	3	The site is listed in the database report as "California Water Service Co" and had one 285-gallon diesel underground storage tank installed in 1967. No releases were reported for the site.	1 underground storage tank	Presence of underground storage tank	The work involves constructing WB (Future) Route 58, 40 ft retaining wall, and adding fill slope. Field visit indicated the site is completely fenced. An entry permit is required to conduct detailed inspection of the sampling location.	YES
164-040-30	David Blouin	Partial (1828 SF) Wall easement (6110 SF) TCE (3601 SF)	Commercial	1117	Wible Road	Commercial	Auto body/paint shop; Auto repair garage	3	Potential for contamination exists due to use as auto repair and paint shop.	No wells or underground storage tanks reported	Presence of hazardous materials/ wastes	The work involves constructing of soundwall and retaining wall. Wall easement and TCE are required. Field visit indicated the property is used for commercial auto repair/shop. The take area is located along the east wall of the property which is used for open parking lot. No unusual circumstance is noted in this area. No sampling is required. Final design will be done to minimize right-of-way impact. At the present time the City does not think full take is required.	No
332-332-13	Independent Mercedes Service	Partial (22,012 SF)	Industrial	4700	Easton Drive	X-Ray Solutions Service Inc.	Commercial property	3	The site is listed on the Clandestine Drug Labs database with law enforcement agencies reporting chemicals or other items found on site indicating the presence of either a clandestine drug laboratory or dumpsite.	No wells or underground storage tanks reported	Presence of hazardous materials/ wastes	The work involves constructing WB (Future) Route 58 to SB SR99 ramp, placing a retaining wall. Field visit indicated the take area is paved parking lot access for commercial/industrial property. No unusual circumstance is noted. Sampling is not required.	No
332-332-14	Easton Management Inc	Full	Commercial	4800	Easton Drive	Cal Easton Association	Commercial property	3	Cal Easton Association is listed as having manifested and disposed of hazardous wastes.	No wells or underground storage tanks reported	Presence of hazardous materials/ wastes	The work involves constructing 15 ft retaining wall and adding fill slope. Field visit indicated the take area is part of commercial property surrounded by open parking access. No recognized environmental conditions were found. Soil sampling is not required.	No



- Proposed Soil Testing Locations
- Proposed Alternative B Roadway Improvements
- Westside Parkway



Source: Developed from information from the Draft Project Report 2013

Proposed Soil Testing Locations	
Centennial Corridor, Kern County, California	
D6-KERN-58 - PM T31.70 to PM R55.6	
D6-KERN-99 - PM 21.2 to PM 26.2	
Project ID# 06-0000-0484	

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
06	Ker	58 99	T31.7/R55.6 21.2/26.2	3	

PARCEL SUBJECT TO RIGHT OF WAY ACQUISITION WITH SOIL TESTING REQUIRED

⊕	APN	ACQUISITIONS		WALL EASEMENT (SQ FT)	TCE (SQ FT)	PROPOSED WORK	NOTES
		FULL	PARTIAL (SQ FT)				
1	332-280-28		22,446			Constructing a drainage basin.	The additional right of way acquired is for the proposed drainage basin. The right of way on Mohawk Street was already acquired for Westside Parkway. No new right of way will be acquired on Mohawk Street for Centennial Corridor.

REGISTERED CIVIL ENGINEER DATE

PLANS APPROVAL DATE

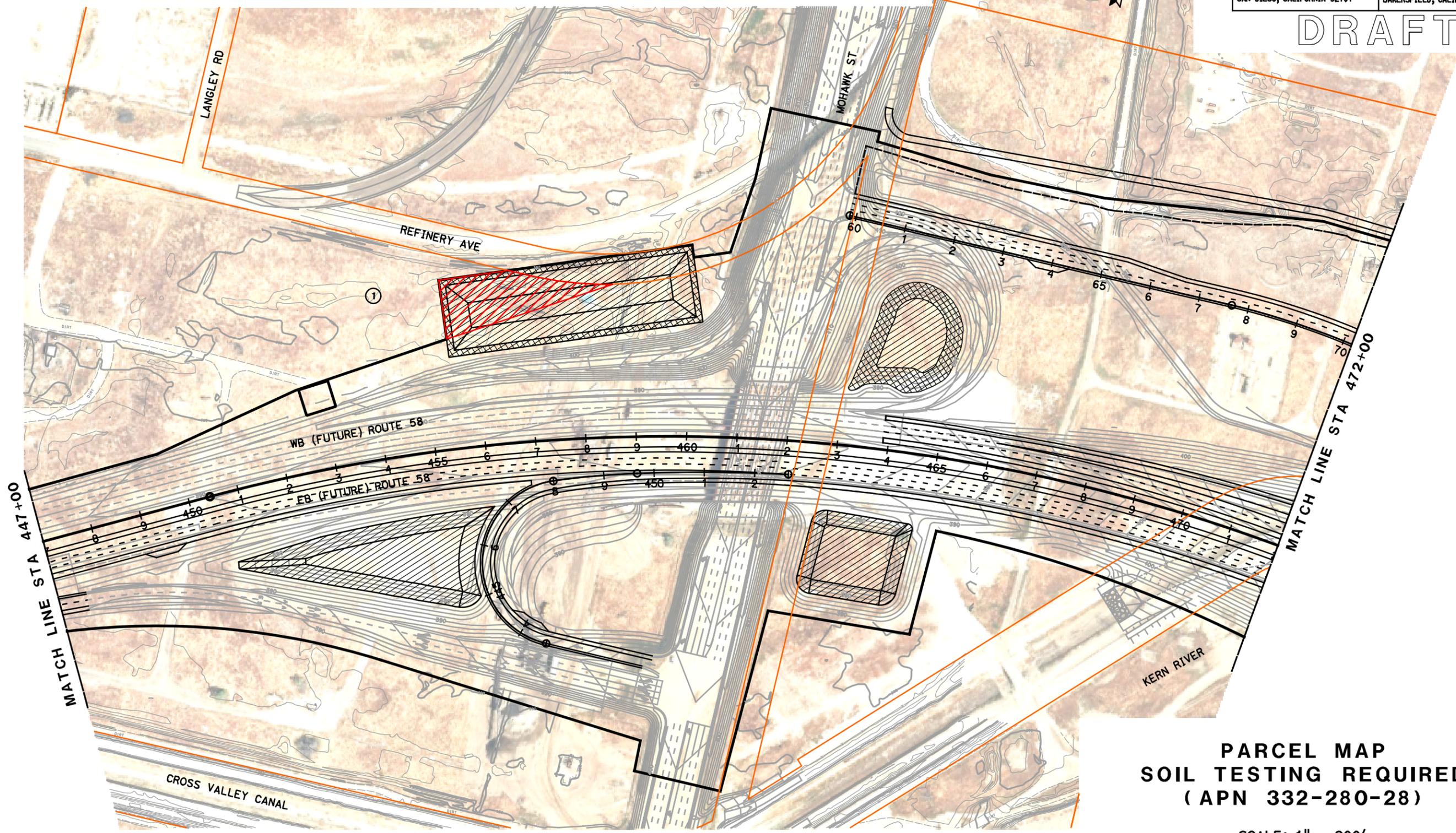
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PARSONS
110 WEST A STREET, SUITE 1050
SAN DIEGO, CALIFORNIA 92101

THOMAS ROAD IMPROVEMENT PROGRAM
900 TRUXTON AVENUE, SUITE 200
BAKERSFIELD, CALIFORNIA 93301



DRAFT



PARCEL MAP
SOIL TESTING REQUIRED
(APN 332-280-28)

SCALE: 1" = 200'

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION

CONSULTANT FUNCTIONAL SUPERVISOR

CALCULATED/DESIGNED BY

CHECKED BY

REVISOR BY

DATE REVISED

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Caltrans
 CONSULTANT FUNCTIONAL SUPERVISOR
 CALCULATED/DESIGNED BY
 CHECKED BY
 REVISOR BY
 DATE REVISED

PARCEL SUBJECT TO RIGHT OF WAY ACQUISITION WITH SOIL TESTING REQUIRED

④	APN	ACQUISITIONS		WALL EASEMENT (SQ FT)	TCE (SQ FT)	PROPOSED WORK	NOTES
		FULL	PARTIAL (SQ FT)				
2	332-256-05		11,985			Constructing a structure over Commerce Drive, constructing State Route 58, constructing a retaining wall.	

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
06	Ker	58 99	T31.7/R55.6 21.2/26.2	4	

REGISTERED CIVIL ENGINEER DATE

PLANS APPROVAL DATE

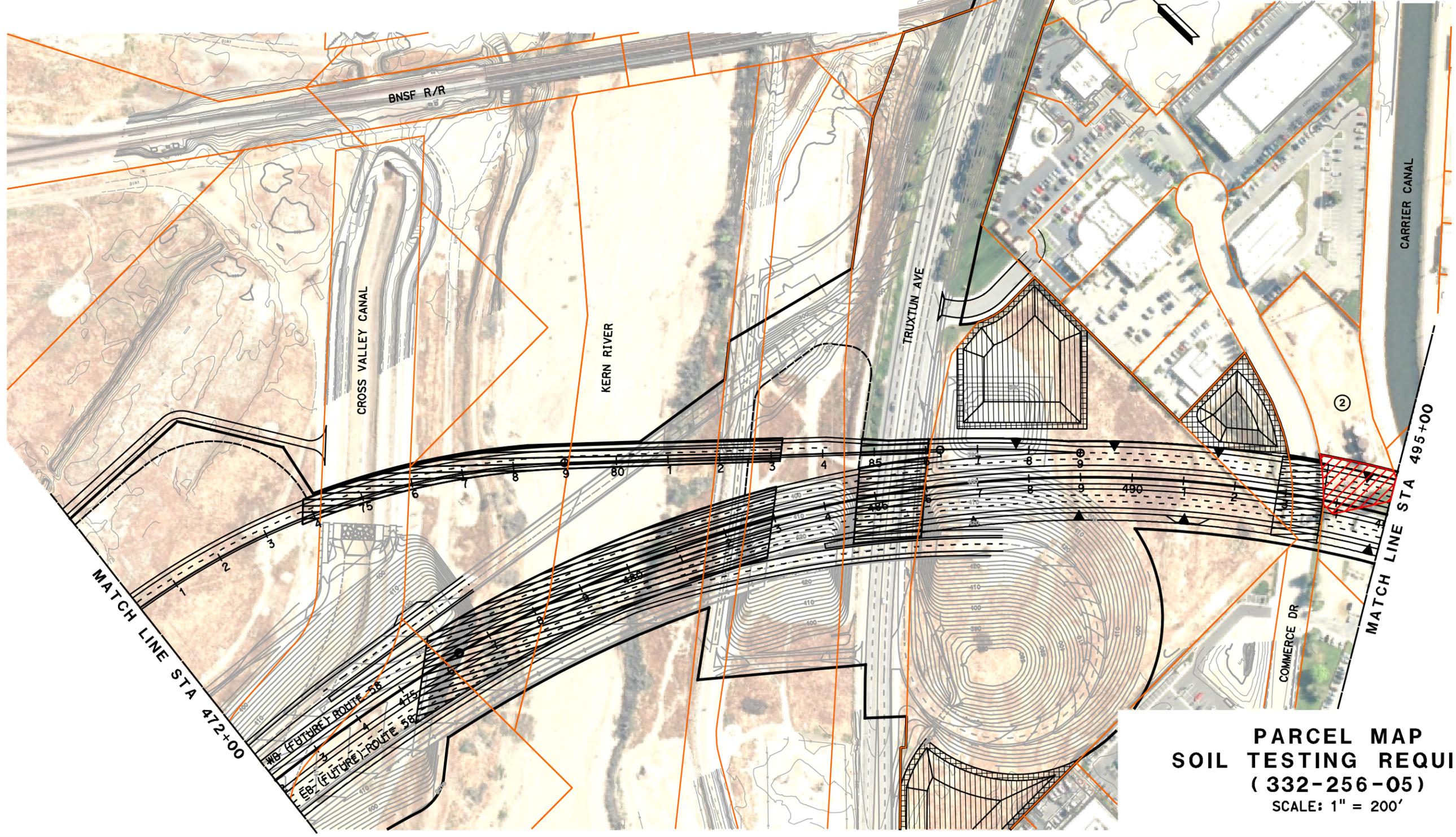
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SAN DIEGO, CALIFORNIA 92101

THOMAS ROAD IMPROVEMENT PROGRAM
900 TRUXTUN AVENUE, SUITE 200
BAKERSFIELD, CALIFORNIA 93301



DRAFT



**PARCEL MAP
 SOIL TESTING REQUIRED
 (332-256-05)
 SCALE: 1" = 200'**

PARCEL SUBJECT TO RIGHT OF WAY ACQUISITION WITH SOIL TESTING REQUIRED

⊕	APN	ACQUISITIONS		WALL EASEMENT (SQ FT)	TCE (SQ FT)	PROPOSED WORK	NOTES
		FULL	PARTIAL (SQ FT)				
3	020-600-02	X				Constructing a drainage basin.	
4	332-332-20	X				Constructing WB and EB (Future) Route 58, constructing a retaining wall.	

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
06	Ker	58 99	T31.7/R55.6 21.2/26.2	5	

REGISTERED CIVIL ENGINEER DATE _____

PLANS APPROVAL DATE _____

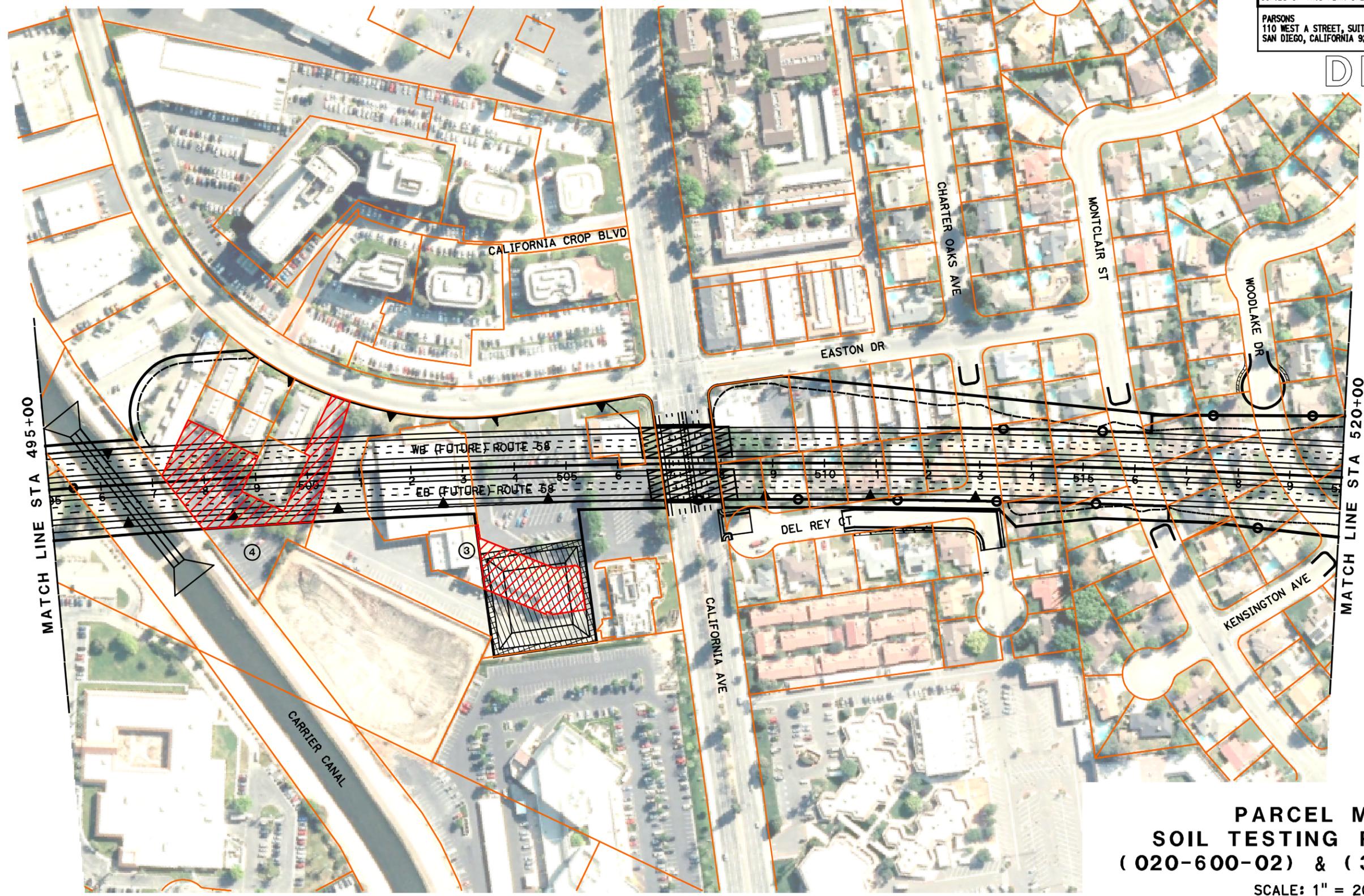
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PARSONS
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SAN DIEGO, CALIFORNIA 92101

THOMAS ROAD IMPROVEMENT PROGRAM
900 TRUXTON AVENUE, SUITE 200
BAKERSFIELD, CALIFORNIA 93301



DRAFT



PARCEL MAP
SOIL TESTING REQUIRED
(020-600-02) & (332-332-20)
SCALE: 1" = 200'

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION

CONSULTANT FUNCTIONAL SUPERVISOR

CALCULATED/DESIGNED BY

CHECKED BY

REVISOR BY

DATE REVISED

x

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PARCEL SUBJECT TO RIGHT OF WAY ACQUISITION WITH SOIL TESTING REQUIRED

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
06	Ker	58 99	T31.7/R55.6 21.2/26.2	7	

REGISTERED CIVIL ENGINEER DATE _____

PLANS APPROVAL DATE _____

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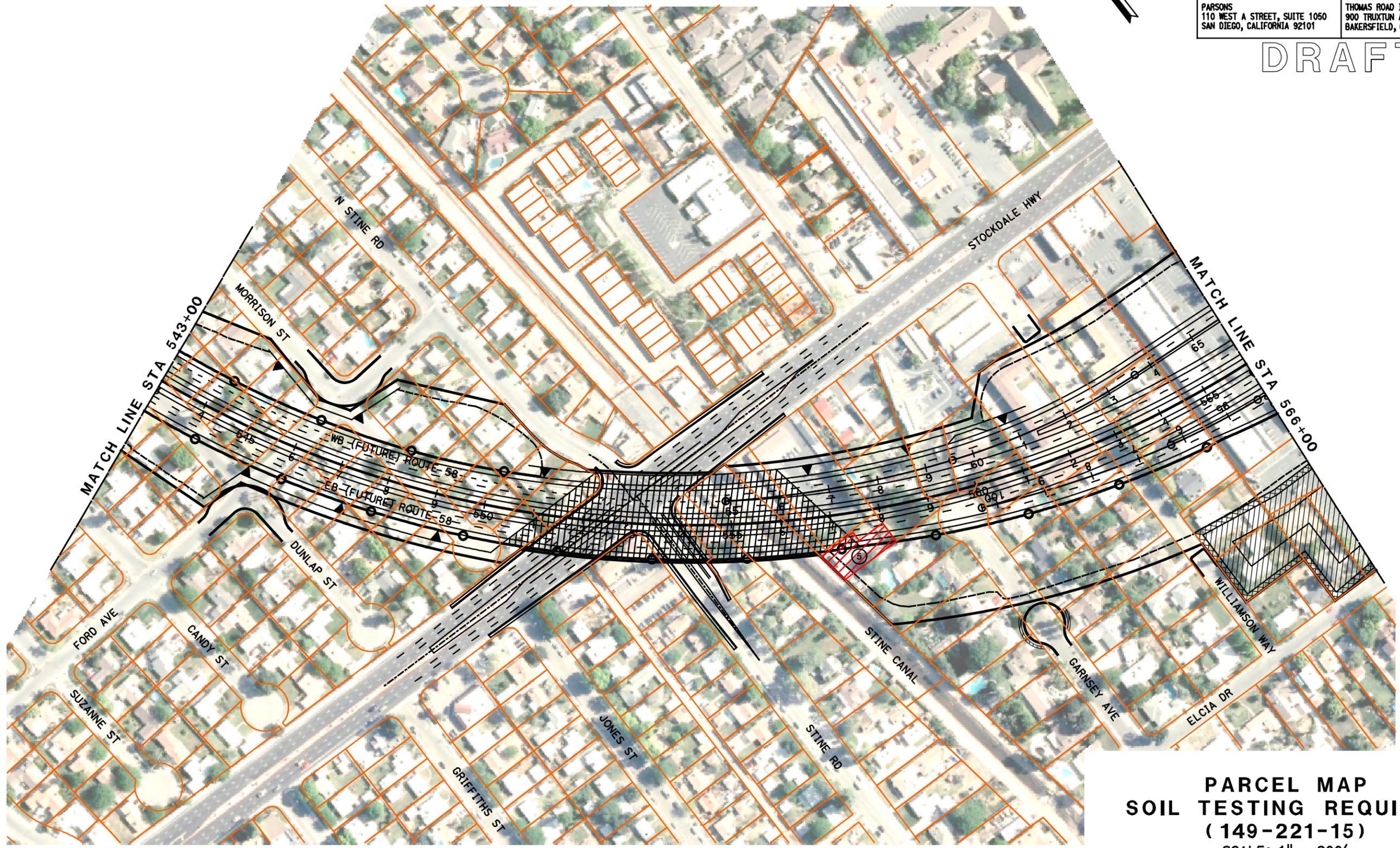


PARSONS
110 WEST A STREET, SUITE 1050
SAN DIEGO, CALIFORNIA 92101

THOMAS ROAD IMPROVEMENT PROGRAM
900 TRUXTON AVENUE, SUITE 200
BAKERSFIELD, CALIFORNIA 93301

DRAFT

⊕	APN	ACQUISITIONS		WALL EASEMENT (SQ FT)	TCE (SQ FT)	PROPOSED WORK	NOTES
		FULL	PARTIAL (SQ FT)				
5	149-221-15	X				Constructing Stockdale Highway OC, EB (Future) Route 58, and a sound wall, adding a fill slope.	



**PARCEL MAP
SOIL TESTING REQUIRED
(149-221-15)
SCALE: 1" = 200'**

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION

REVISOR: [blank] REVISION: [blank]

DESIGNED BY: [blank] CHECKED BY: [blank]

CONSULTANT SUPERVISOR: [blank]

FUNCTIONAL SUPERVISOR: [blank]

DESIGNED BY: [blank] CHECKED BY: [blank]

REVISOR: [blank] REVISION: [blank]

DATE PLOTTED => \$DATE

TIME PLOTTED => \$TIME

PARCEL SUBJECT TO RIGHT OF WAY ACQUISITION WITH SOIL TESTING REQUIRED

⊕	APN	ACQUISITIONS		WALL EASEMENT (SQ FT)	TCE (SQ FT)	PROPOSED WORK	NOTES
		FULL	PARTIAL (SQ FT)				
6	149-180-03	X				Constructing the WB SR-58 to SB SR-99 ramp, placing a retaining wall.	

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
06	Ker	58 99	T31.7/R55.6 21.2/26.2	8	

REGISTERED CIVIL ENGINEER DATE _____
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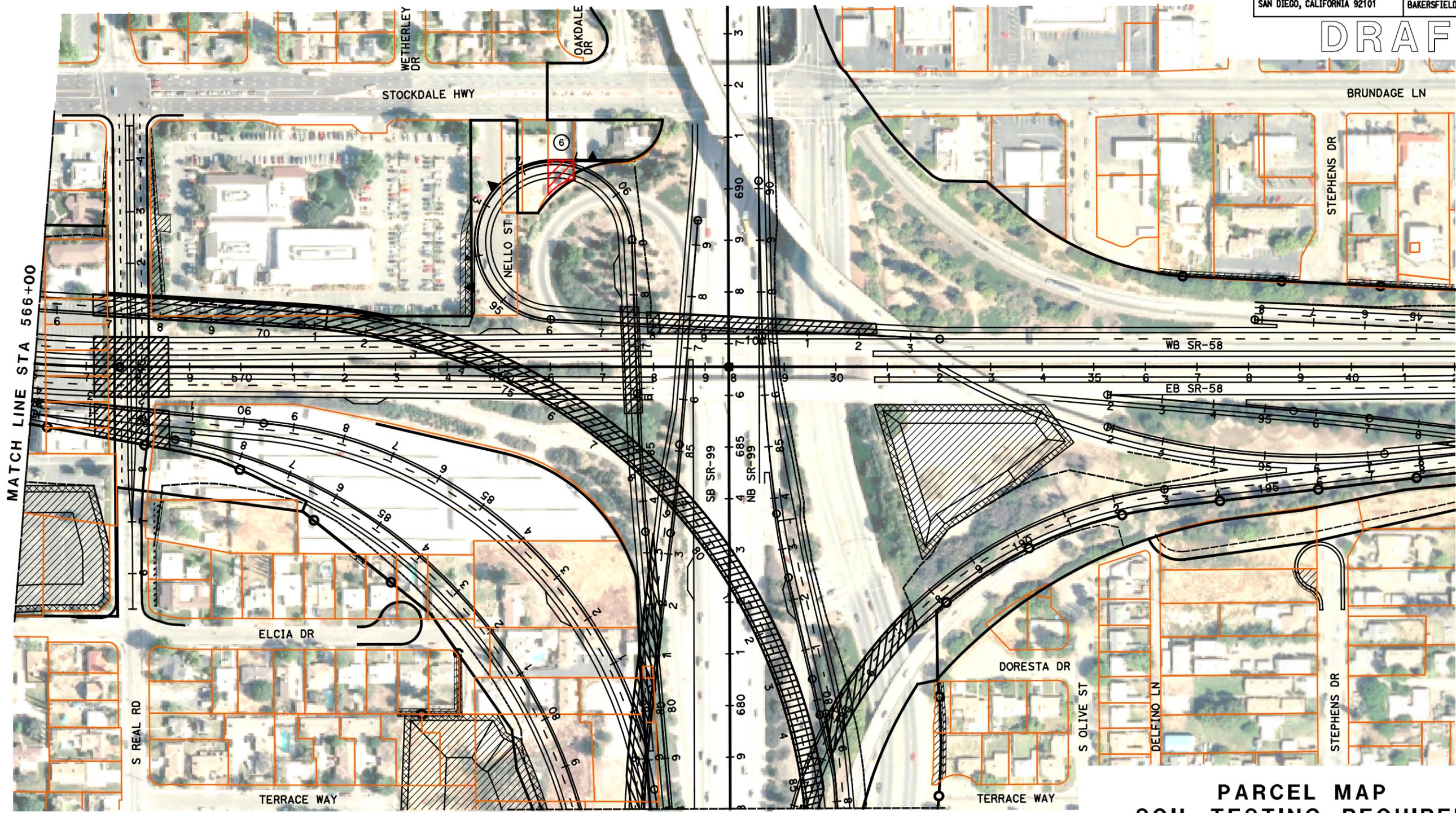


PARSONS
 110 WEST A STREET, SUITE 1050
 SAN DIEGO, CALIFORNIA 92101

THOMAS ROAD IMPROVEMENT PROGRAM
 900 TRUXTON AVENUE, SUITE 200
 BAKERSFIELD, CALIFORNIA 93301



DRAFT



PARCEL MAP
 SOIL TESTING REQUIRED
 (149-180-03)
 SCALE: 1" = 200'

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
 CONSULTANT FUNCTIONAL SUPERVISOR
 CALCULATED/DESIGNED BY
 CHECKED BY
 REVISOR BY
 DATE REVISED



DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
06	Ker	58 99	T31.7/R55.6 21.2/26.2	9	

REGISTERED CIVIL ENGINEER DATE _____
 PLANS APPROVAL DATE _____
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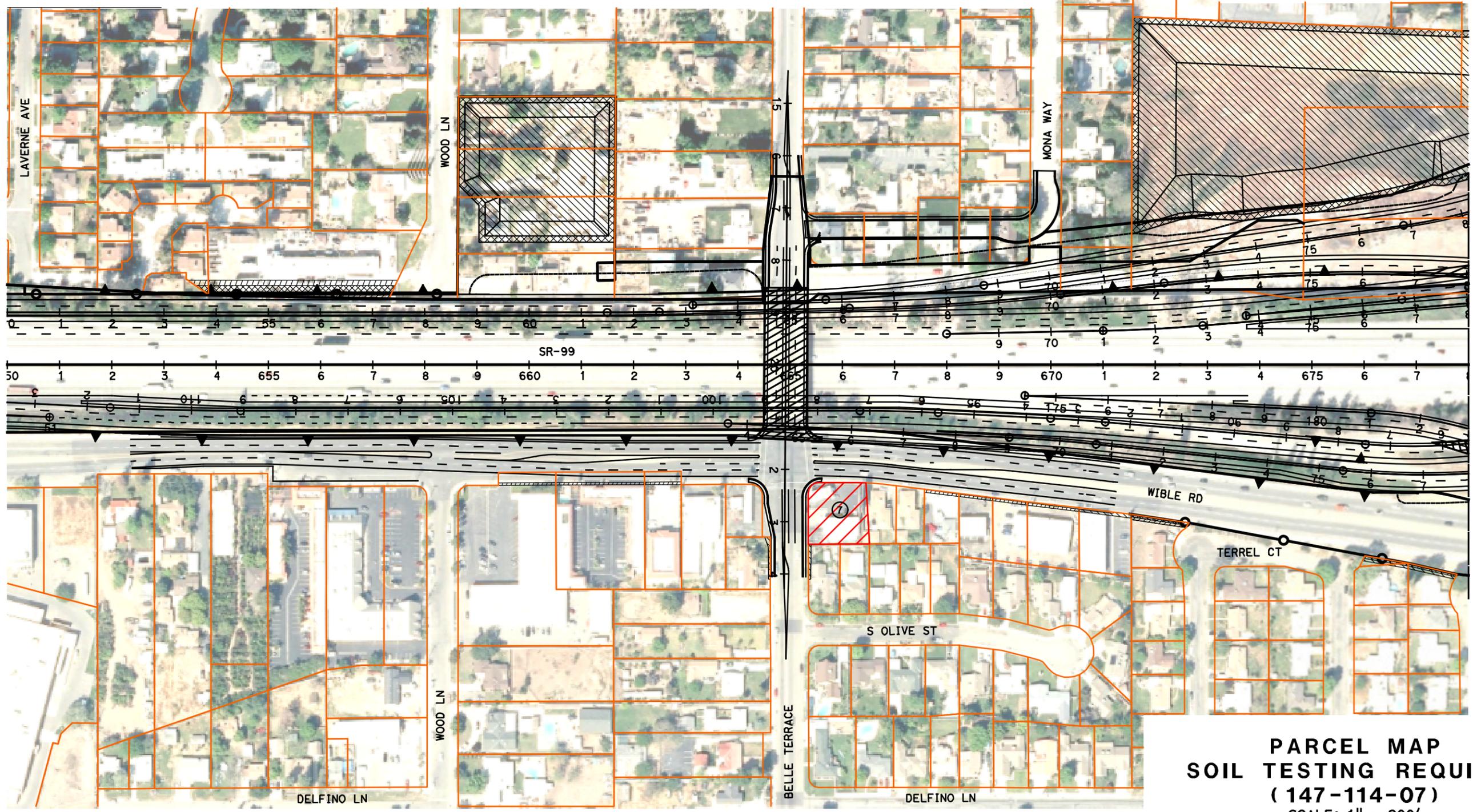
PARSONS
 110 WEST A STREET, SUITE 1050
 SAN DIEGO, CALIFORNIA 92101

THOMAS ROAD IMPROVEMENT PROGRAM
 900 TRUXTON AVENUE, SUITE 200
 BAKERSFIELD, CALIFORNIA 93301

PARCEL SUBJECT TO RIGHT OF WAY ACQUISITION WITH SOIL TESTING REQUIRED

⊕	APN	ACQUISITIONS		WALL EASEMENT (SQ FT)	TCE (SQ FT)	PROPOSED WORK	NOTES
		FULL	PARTIAL (SQ FT)				
7	147-112-07	X				The Wible Road/Belle Terrace intersection is being elevated and this property will be demolished and regraded.	

DRAFT

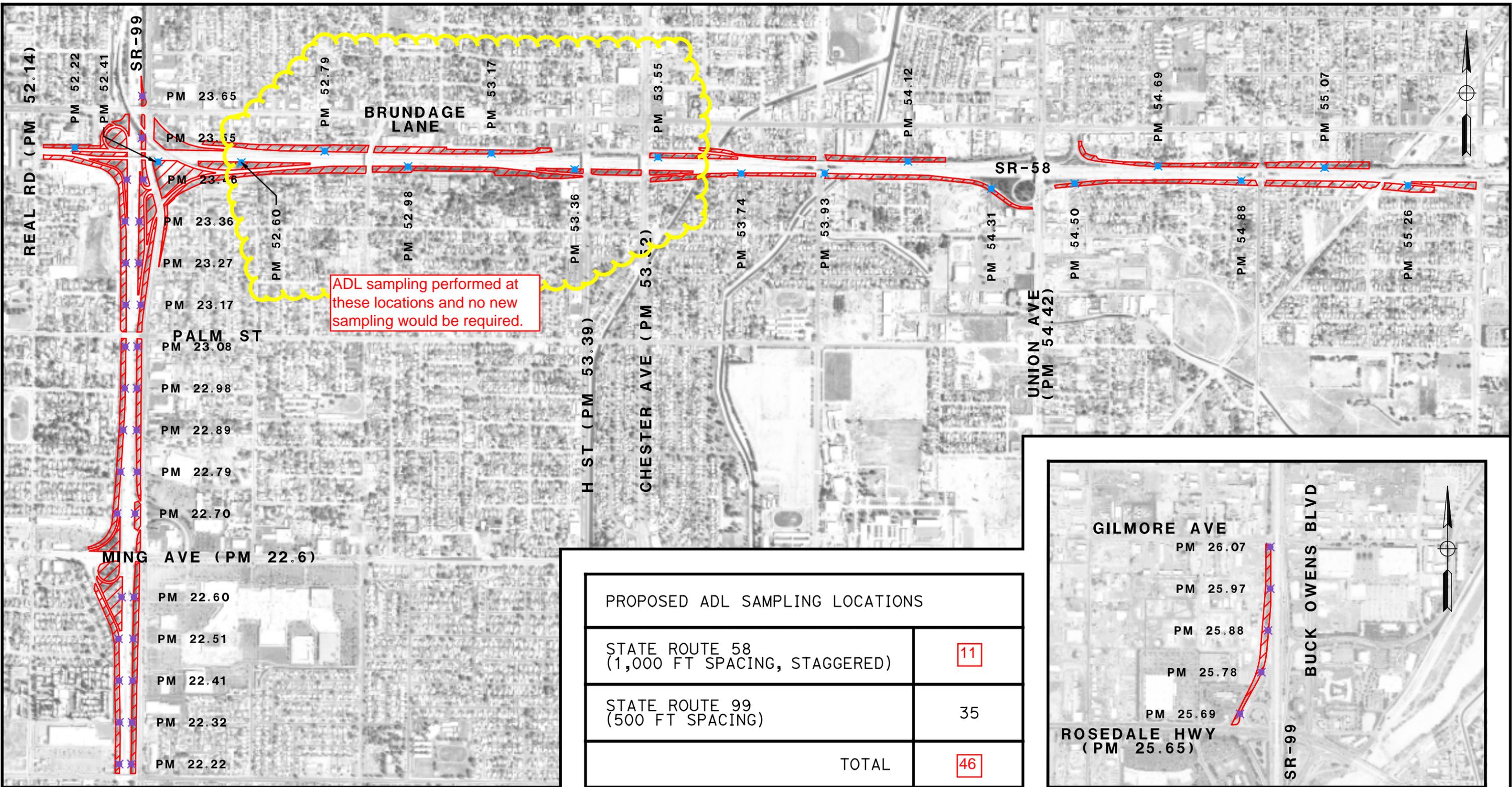


PARCEL MAP
 SOIL TESTING REQUIRED
 (147-114-07)
 SCALE: 1" = 200'

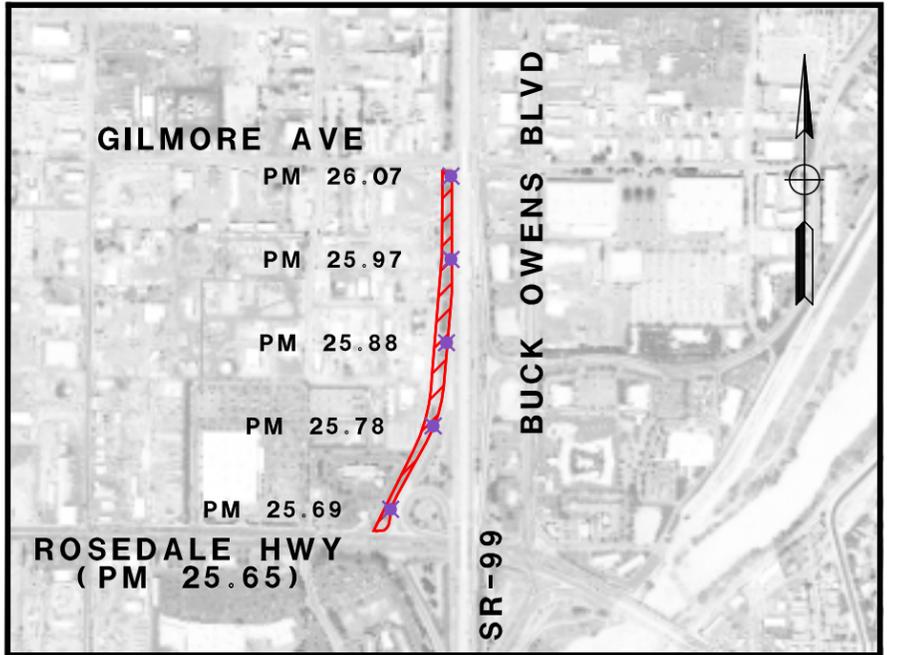
MATCH LINE STA 678+00

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
 CONSULTANT FUNCTIONAL SUPERVISOR
 CALCULATED/DESIGNED BY
 CHECKED BY
 REVISOR BY
 DATE REVISOR

ATTACHMENT B
Recommended ADL Sampling Location Map



PROPOSED ADL SAMPLING LOCATIONS	
STATE ROUTE 58 (1,000 FT SPACING, STAGGERED)	11
STATE ROUTE 99 (500 FT SPACING)	35
TOTAL	46



LEGEND

- ★ SR-58 SAMPLING LOCATIONS
- ★ SR-99 SAMPLING LOCATIONS
- DISTURBED SOIL AREAS

**CENTENNIAL CORRIDOR
ALTERNATIVE B
ADL SAMPLING PLAN**

1" = 1,100'

ATTACHMENT C
List of Affected Bridge/Structures

Affected Bridge/Structures, Centennial Corridor Project			
Name	Bridge Number	Description of Work	Painted
KERN RIVER BRIDGE	(50-XXXX)	Widen recently constructed bridge over the Kern River by 129 feet. Work includes constructing new columns in the Kern River, fill embankments, new abutments, structure approach slabs and slope paving.	Proposed structure widening to be painted. Existing structure painted in 2013 when bridge was constructed.
TRUXTUN AVENUE UC	(50C-0358)	Widen recently constructed bridge over Truxtun Ave by 147.2 feet to 152.3 feet. Work includes constructing new abutments, retaining walls, and structure approach slabs.	Proposed structure widening to be painted. Existing structure painted in 2013 when bridge was constructed.
WB SR-58 OVER SR-99	(50-0426L)	Widen existing grade separation built in 1976 by 62 feet to 81.7 feet. Work includes 2-inch CIDH pile foundations for 2 columns, new abutments, structure approach slabs and slope paving.	Proposed structure widening to be painted. Existing structure not painted. Graffiti has been painted on both abutments, slope paving, columns, left wing wall for both abutments and inside surface of both bridge rails.
SOUTH P STREET UC	(50-0405R/L)	Work includes CIP/PS Conc Box Girders, remove and replace overhang with soundwall, abutment stem seismic retrofit, structure approach slabs and slope paving.	Existing structure not painted. Graffiti has been painted on abutments, slope paving, left wing wall of both abutments, and along right exterior girder.
MADISON STREET UC	(50-0407R/L)	Work includes CIP/PS Conc Box Girders, remove and replace overhangs with soundwall, seismic retrofit existing abutment diaphragm, structure approach slabs and slope paving.	Existing structure not painted. Graffiti has been painted on abutments, both sides of slope paving, inside surface of both right and left rails and both wing walls.
BAKERSFIELD CORRAL OH	(50-0383R/L)	Work includes remove and replace overhang with soundwall, abutment and wingwall retrofit, structure approach slab and slope paving.	Proposed structure widening to be painted. Existing structure not painted. Graffiti was painted on the slope paving's, columns, and Abutment 4 right wing wall.
BELLE TERRACE AVENUE OC	(50-0263)	Remove existing structure and build new bridge abutments, columns, bridge deck and approach slabs.	Proposed structure to be painted. Existing structure not painted. Graffiti has been painted on both abutments, slope paving, columns, and inside surface of both right and left rails.

ATTACHMENT D

**City of Bakersfield Fire Department Memorandum and
Westside Parkway ISA/PSI Excerpts**

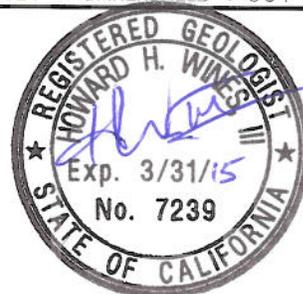


BAKERSFIELD FIRE DEPARTMENT

MEMORANDUM

BAKERSFIELD FIRE DEPARTMENT HEADQUARTERS • 2101 H STREET • BAKERSFIELD • 661-326-3911

TO: Fred Garza, Utility Coordinator, Parsons TRIP
FROM: Howard Wines, Prevention Services Director
CC: Ross Kelly, Deputy Fire Chief
DATE: August 28, 2013
SUBJECT: Environmental Assessment of Selected Westside Parkway Parcels



BACKGROUND

You had asked for an environmental assessment opinion on the following parcels: 33102102, 50201012, 33228031, 33228044, 33228032, 33228046, 50201045, 50201047, & 36804032.

OPINION

The findings, resulting from the review of the available records and site reconnaissance, indicate that there is no evidence of any recognized environmental conditions on the properties described above, with the exception of a covenant running with the land in favor of the State Department of Toxic Substances Control (DTSC), dated December 19, 2007, precluding the following activities and uses on parcel 502-010-12 in particular:

- A residence, including any mobile home or factory-built housing, constructed or installed for use as a residential human habitation
- A hospital for humans
- A public or private school for persons under 21 years of age
- A day-care center for children
- Any permanently occupied human habitation other than those used for industrial or commercial purposes that are not specifically excluded above
- Activities which disturb the upper 12 inches of soil without notification to DTSC approval
- Extraction of groundwater for uses other than environmental remediation or construction dewatering.

Constructive notice was provided to DTSC on July 20, 2010, a copy of which is attached.

The other parcels may have oil wells, underground oil and natural gas pipelines or similar appurtenances associated with oil and gas production or transmission. There was no evidence of any spills or leaks observed during the site reconnaissance on August 27, 2013. It is therefore my opinion that there is no additional need for further environmental assessment.

Attachment: July 20, 2010 Notice to DTSC Re: APN 502-010-12

-oo0oo-



July 20, 2010

Mr. Ruben Medina
Hazardous Substances Scientist
Enforcement & Emergency Response Program
Department of Toxic Substances Control
1515 Tollhouse Road
Clovis, CA 93611

Ronald J. Frazee
Fire Chief

Tyler Hartley
Douglas Greener
Deputy Chiefs

REQUEST FOR CONCURRENCE

RE: Former Tosco Coke Pile, (APN) 502-010-12

Mr. Medina:

This serves to provide notice, pursuant to a covenant running with the land requiring the same, of impending activities which will disturb the upper 12 inches of soil at the site.

The above referenced activities at the site are the construction of the Westside Parkway freeway project and realignment of the Central Valley Canal to accommodate the same.

A Soil Management Plan and site specific Health & Safety Plan have been prepared for this purpose. Regulatory oversight will be provided by the Bakersfield Fire Department for this project.

The DTSC will be subsequently notified should field evidence detect unanticipated conditions which would require further characterization.

Please provide concurrence that the above activities conform to the DTSC determination allowing industrial/commercial land use at this site with appropriate institutional controls, as referenced herein.

Sincerely,

Howard H. Wines, III
Professional Geologist No. 7239
Prevention Services Director

cc: T. Hartley, Deputy Fire Chief
D. Anderson, Thomas Roads Improvement Project (TRIP)

"Serving the Community For More Than A Century"

HOWARD H. WINES, III
DIRECTOR
PREVENTION SERVICES

2101 H Street
Bakersfield, CA 93301
VOICE: (661) 326-3979
FAX: (661) 852-2171

DRAFT REPORT

**WESTSIDE PARKWAY
HAZARDOUS WASTE STUDY**

Prepared for

City of Bakersfield, Public Works Department
1501 Truxton Avenue
Bakersfield, California 93301

June 2003

URS

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Table 1	Assessor's Parcels with Hazardous Waste Potential
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Figure 1	Project Location Map
Figure 2	Proposed Westside Parkway Project Map
Figure 3-1	Project Assessor Parcel Number Map (Sheet 1 of 4)
Figure 3-2	Project Assessor Parcel Number Map (Sheet 2 of 4)
Figure 3-3	Project Assessor Parcel Number Map (Sheet 3 of 4)
Figure 3-4	Project Assessor Parcel Number Map (Sheet 4 of 4)

List of Appendices

Appendix A	ISA No. 1 Mohawk Street North
Appendix B	ISA No. 2 Mohawk Street South
Appendix C	ISA No. 3 Allen Road Interchange

The proposed Westside Parkway project involves the construction of a new east-west transportation facility between Heath Road and State Route 99 (SR99), for a distance of approximately 13.0 kilometers (km), in the City of Bakersfield and Kern County, California. Interchanges will be constructed at Allen Road, Calloway Drive, Coffee Road, and Mohawk Street. Interchanges are being geometrically designed to specifically meet existing and projected travel patterns in the area, taking advantage of the previously purchased or reserved right of way footprints. Each interchange will have unique ramp layouts, rather than utilizing a standard interchange layout at all locations. At its westerly terminus, the Westside Parkway would tie into Stockdale Highway near Heath Road. At its easterly terminus, the Westside Parkway would tie into Truxtun Avenue near SR99. The purpose of the project is to improve connectivity, support current and planned development, and enhance east-west traffic movements.

The area of northwest Bakersfield is currently undergoing rapid urban development. The Westside Parkway will be implemented in phases over time in response to the needs of traffic growth. Initially four to six lanes will be constructed, yet the layout will allow for relatively simple future expansion to up to eight mainline travel lanes. The outermost lanes will be constructed first so that future outside widening of the Westside Parkway will be minimized. Overcrossings and bridges will be built such that they will meet horizontal and vertical clearance criteria of the future full eight-lane facility.

The proposed project was initially conceived in the Route 58 Adoption Project, which proposed a State freeway facility linking SR99 to Interstate 5 (I-5). In 1991, a Route Adoption Project Tier I EIS/EIR was initiated for environmental evaluation of route location and right of way acquisition for corridor protection. The Tier I EIS/EIR was certified by FHWA and Caltrans in May 2001 and Record of Decision adopted in February 2002, recommending the preferred alternative.

Regional planning studies conducted in 2001 included a modified version of the Tier I preferred corridor in the recommended regional plan. The transportation improvement plan was unanimously endorsed by the City of Bakersfield, County of Kern, and Kern Council of Governments. The footprint of the Westside Parkway project is generally the same as the eastern segment of the Tier I preferred alignment, the Cross Valley Canal Alignment (CVC Alternative), analyzed in the Route 58 Adoption Project, with refinements to reduce environmental impacts.

Initially, 642 assessor's parcels were examined for the Initial Site Assessment (ISA) prepared for the Tier I EIS/EIR prepared in 1997 which included all of the alternatives. This included all parcels from which new rights of way might be acquired and the immediately adjacent parcels located within approximately 400 meters of the alignment. Preparation of the Tier I ISAs included a review of the relevant parts of ISAs prepared by five consultants completed from July 6, 1987 through February 17, 1992; field reconnaissance of the 642 assessor's parcels; interviews with local residents or business occupants; consultations of the Polk Index of Bakersfield regarding specific street addresses; written reports from the Kern County Department of Environmental Health Services (KCDEHS); and an extensive review of the former petroleum coke site on APN 369-050-59 and of the adjacent operating Shell Refinery site (formerly Texaco) with the Department of Toxic Substances Control (DTSC) and with the Central Valley Regional Water Quality Control Board (CVRWQCB).

The Tier 1 EIS/EIR preferred alternative, the Cross Valley Canal Alignment, prepared in 1997 included only 111 parcels analyzed for which new rights of way might be acquired. Within the 111 parcels, only 44 known or potential hazardous waste sites were identified. Hazardous waste sites were identified by Assessor's Parcel Numbers (APNs). Several of the parcels were previously assessed for the Tier I EIS/EIR, and for the purposes of this assessment, these parcels are identified and referenced as "formerly APN". All parcels with the potential for hazardous waste contamination were assigned a hazardous waste ranking in the Tier I EIS/EIR. Other parcels that were evaluated and determined to not have a significant potential for hazardous waste were identified with "No Ranking" (NR).

Rank 1: Sites known to be contaminated with hazardous wastes.

Rank 2: Sites suspected of being contaminated with hazardous wastes.

Rank 3: Sites that have the potential to be contaminated with hazardous wastes because of past activities, or that have the potential to impact the proposed right-of-way because of known or suspected hazardous waste.

A total of 77 assessor's parcels were examined for the Westside Parkway Hazardous Waste Study Technical Report. This included parcels from which new rights of way might be acquired and the immediately adjacent parcels located within approximately 400 meters of the alignment. Additionally, three new ISAs were prepared for the proposed Westside Parkway for areas not previously covered or discussed in the Tier I EIS/EIR. These ISAs included a field reconnaissance, review of environmental databases, and review of DTSC and CVRWQCB files. These three new areas included:

ISA 1 – Mohawk Street, North Mohawk Street, south of Rosedale Highway to the proposed Westside Parkway;

ISA 2 - Mohawk Street, South Mohawk Street, south of the proposed Westside Parkway to existing Truxtun Avenue; and

ISA 3 - Allen Road Interchange, which has been modified for the proposed Westside Parkway.

3.1 RESULTS OF NEW ISA'S

Three areas of the proposed Westside Parkway were not assessed for the Tier 1 EIS/EIR; therefore, new ISAs were prepared for North Mohawk Street, South Mohawk Street, and Allen Road Interchange. These new areas are summarized in the ISA Checklists provided in Appendices A, B, and C.

3.2 HAZARDOUS WASTE SITES RANKED 1

Eight parcels were ranked 1 because they contain known hazardous wastes presently being investigated or remediated under the direction of the appropriate lead agency. These parcels are summarized below.

Major water body

Shell Bakersfield Refinery (Site 1) (Five Parcels) Five of the eight parcels ranked 1 are a part of an approximately 460-acre Shell Refinery facility currently owned by Equilon Enterprises, LLC d.b.a. Shell Oil Products US (Shell). The Shell Bakersfield Refinery facility (formerly known as the Texaco Oil Refinery) is located north of the proposed Westside Parkway, south of Rosedale Highway, and west of Mohawk Street. The refinery has been in operation since the mid-1930s. There are other adjacent parcels with producing oil field activity and related industrial activity.

The refinery operations have resulted in groundwater and soil contamination on the site. Several remediation programs have been implemented to address these problems. The CVRWQCB and the DTSC have worked proactively with Shell to remediate soil contamination and in a continuing good faith effort by Shell to remediate groundwater contamination. The CVRWQCB is the lead agency for the Shell Bakersfield Refinery. TriHydro Corporation (TriHydro), one of the environmental consultants for Shell, in their 2002 Fourth Quarter and 2002 Annual Groundwater Monitoring Report to the CVRWQCB, reported that these recent monitoring reports document full containment and a significant decline in groundwater concentration for the reformate and methyl tertiary butyl ether (MTBE) plumes during the year 2002. The soil vapor extraction system, air sparge system, and groundwater recovery and treatment systems continue to provide effective soil and groundwater remediation of these plumes. A second area of concern was addressed by Shell in May of 2002 by the CVRWQCB. The CVRWQCB reported to Shell that MTBE was detected in groundwater from Well PW-A (downgradient from Tank 67M05). Toxichem Management Consultants, Inc. (Toxichem) is currently overseeing this additional investigation. It is expected that Shell will continue to retain responsibility for the cleanup. Right-of-way acquisition does not include parcels on the refinery that are actively undergoing remediation; however, it is possible that parcels to be acquired along the southern portion of the refinery may be impacted from historical operations or migrating contamination.

Right of way would be acquired from two parcels owned by Shell (formerly APN 369-050-56 and -57) that were the former site of waste disposal ponds. Those ponds were closed under a formal Closure Plan. The remediation was accepted by the CVRWQCB and DTSC with a deed restriction that precludes the building of a day care center or facility with similar uses.

The CVRWQCB and DTSC have worked proactively with Equilon/Shell to oversee soil remediation and in a continuing good faith effort by Equilon/Shell to oversee groundwater remediation. It is expected that Equilon/Shell will continue to retain responsibility for cleanup.

*DTSC
Mod
C.*

Lion Oil Company, Petroleum Coke Storage Site (Site 2) The proposed Westside Parkway crosses directly over APN 502-010-12-007 (formerly APN 369-050-59) located south of the Shell Refinery. West and south of the original Texaco Refinery, the U.S. Government constructed the [Tosco] refinery in 1942, for the purpose of producing aviation gasoline during World War II. The refinery was later sold to the Signal Corporation, which in turn was sold to the Tosco Corporation in 1970. TRMI purchased the property from Tosco in 1986, except for APN 502-010-12-007, which is now owned by Lion Oil Company, a subsidiary of Tosco Corporation.

*been
cleaned
up*

The site previously contained a storage pile of approximately 200,000 cubic meters of waste petroleum coke. The parcel also contained a site drainage pit approximately 10 by 50 meters in size and 10 meters deep, and abandoned buildings from a former refined petroleum coke operation. The waste coke contained polynuclear aromatic compounds (PNAs) that may be carcinogenic and heavy metals. Remediation activities were initiated at the site in 1997. The remediation is being conducted under the oversight of the DTSC with deed restrictions that precludes any construction for residential purposes.

*Min
C.*

Red Ribbon Ranch (Site 3) (formerly APN 332-280-28) is an inactive oil field containing several older oil wells and scattered piping with some old aboveground storage tanks. It has been subject to general oil field practices, which have taken place within the last 70 years, and soil contamination is likely. The proposed Westside Parkway crosses directly over the southern portion of this parcel, which is south of the refinery operations. The DTSC and CVRWQCB indicated that the agencies have no files regarding this property.

*2007
check*

Maxoil Inc. Berchtold Lease (Site 4) (formerly APN 332-280-28) was observed to contain oil production wells, aboveground storage tanks, and an unlined sump/oil pit. The proposed Westside Parkway crosses to the south of where current operations are conducted.

3.3 HAZARDOUS WASTE SITES RANKED 2

Five parcels, of which at least a portion is partially located within the proposed Westside Parkway, were ranked 2. Parcels ranked 2 are suspected to contain hazardous waste.

Site 5 and Site 6 (2 Parcels) - KBA Engineering appears to contain equipment, containers, and several operating oil wells on the property that may contain hazardous materials or hazardous waste. No information has been found concerning potential soil or groundwater contamination.

Site 7 - Chemex, Inc. appears to contain equipment, containers, and several operating oil wells on the property that may contain hazardous materials or hazardous waste. No information has been found concerning potential soil or groundwater contamination.

Site 8 – The Grealish Revocable Living Trust site appears to contain equipment, containers, and several operating oil wells on the property that may contain hazardous materials or hazardous waste. No information has been found concerning potential soil or groundwater contamination.

Site 9 – The B H Investments site appears to contain equipment, containers, and several operating oil wells on the property that may contain hazardous materials or hazardous waste. No information has been found concerning potential soil or groundwater contamination.

3.4 HAZARDOUS WASTE SITES RANKED 3

Thirty-eight parcels located within the area of the proposed Westside Parkway and up to a distance of more than 100 meters were ranked 3. Parcels ranked 3 have the potential to be contaminated with hazardous waste or the potential to impact the right of way because of known or suspected hazardous waste located some distance from the alignment. These parcels are listed in Table 1.

All parcels with the potential for hazardous waste contamination were assigned a hazardous waste ranking. Other parcels that were evaluated and determined to not have a significant potential for hazardous waste were identified with “No Ranking” (NR) (26 parcels).

It is recommended that whenever property acquisition is contemplated, due diligence assessments should be conducted that meet the definition of "appropriate inquiry for innocent landowner defense" and to evaluate potential risks prior to construction activities. These assessments typically include a formal site reconnaissance, interviews with knowledgeable owners or occupants, research into the past land usage, and possibly subsurface sampling and analysis. The observations and limited regulatory research presented in this Hazardous Waste Study should be used for planning purposes only. Remediation costs for a particular site are typically developed with an understanding of the severity and extent of contamination, a cleanup goal that is negotiated with a designated lead agency, and knowledge of the future land usage.

The information provided in this section is based on the definition of the ranking of sites described in the 1997 Tier I document and on the limited scope of work conducted for the Tier II study.

- Sites with Rank 1 where remediation and assessments are being conducted under the direction and oversight of a lead regulatory agency are not likely to incur additional remediation costs. The Responsible Party identified should be responsible for completion of site remediation prior to property transfer. It is recommended that the schedule for remediation and formal notice of site closure be obtained from the property owner, if property acquisition is contemplated.
- Sites with Rank 1 or Rank 2 where observations and regulatory records may indicate the potential for contaminated conditions, but where active remediation is not apparently occurring should be assessed with a defined scope that most likely would include a Phase I Environmental Assessment (as defined by the American Society for Testing and Materials Standard E 1527-00) and appropriate subsurface investigations (Phase II), if conditions warranted. These assessments are typically \$10,000 to \$50,000, with additional costs for site remediation, if impacted conditions are encountered.
- Sites with Rank 3, as described in the Tier 1 document, may or may not have hazardous wastes or, if present, could be relatively easily remediated. Cleanup for these sites, if "routine and predictable" as stated in the Tier 1 document, may be accomplished on the order of \$5,000, with cleanup of more impacted sites higher than this amount, commensurate with the severity and extent of contamination.

Opinions and recommendations presented in this Tier II document apply to the site conditions existing at the time of the limited assessments and cannot necessarily apply to site changes of which URS is not aware and has not had the opportunity to evaluate. Changes in conditions may occur with time due to natural processes or the works of man on the sites or adjacent properties. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes beyond our control. URS' findings and opinions are based in part on information available from public sources on specific dates. This information is changing continually and is frequently incomplete.

Bakersfield, City Fire Department, April 3, 2003.

Bakersfield, City Planning Department, April 3, 2003.

Caltrans Reference Library, Margaret Rouch, May 1, 2003.

California Regional Water Quality Control Board-Central Valley (CVRWQCB), Fresno Branch Office, 1685 E Street, Fresno, California. Files for Shell Bakersfield Refinery facility, reviewed April 18, 2003.

California Department of Toxic Substances Control (DTSC), 1515 Tollhouse Road, Clovis, California. Files for Shell Bakersfield Refinery facility and the former Tosco coke pile, reviewed April 18, 2003.

Kern County of, Environmental Health Services Department, 2700 M Street, Suite 300, Bakersfield, California. Files for KBA Engineering, Janes Supply, All-Lift Equipment, Inc., and Shell Bakersfield Refinery, reviewed April 18, 2003.

**TABLE 1
ASSESSOR'S PARCELS WITH HAZARDOUS WASTE POTENTIAL**

APN Number	Street Address	R/W Take	Business/Commercial Name Property Description, Comment	Owner	Hazardous Ranking	Site Location Number
Sheet 1 of 4						
408-011-24-002	NA	No	Northwest corner of Heath Road and Stockdale Hwy	Unknown	NR	
408-020-12-003	NA	Yes		Ritter, Viola B.	NR	
408-020-06-006	NA	No		Unknown	NR	
408-210-16-000	NA	Yes		Delfino, LLC	NR	
408-020-19-004	NA	Yes	ASTs visible within northern portion of parcel	Unknown	3	
408-020-11-019	NA	Yes		Oblinger, Carl G.	NR	
408-020-27-007	NA	Yes		Vista, Finestra I.	3	
408-020-28-00	NA	Yes		Unknown	NR	
408-020-20-006	NA	No		Unknown <i>city</i>	NR	
409-022-27-008	NA	No	Unlined Sump, ASTs, Oil Well	Maxoil Inc. Berchtold Lease	1	4
409-010-15-006	NA	Yes		Unknown	NR	
409-010-01-005	NA	Yes	Water Storage	Rosedale-Rio Bravo Water Storage District	NR	
409-010-04-004	NA	Yes	Water Storage	Rosedale-Rio Bravo Water Storage District	NR	
Sheet 2 of 4						
500-150-01-002	NA	Yes		Castle & Cooke California, Inc.	3	
Sheet 3 of 4						
501-010-20-012	NA	Yes		Pacific Gas & Electric Company	3	
501-010-24-005	NA	No		City of Bakersfield	3	2/5/91
501-010-23-002	NA	No		City of Bakersfield	3	
501-010-13-012	NA	Yes		Unknown	NR	

APN Number	Street Address	R/W Take	Business/Commercial Name Property Description, Comment	Owner	Hazardous Ranking	Site Loca Numbr
501-010-22-018	NA	No		City of Bakersfield	3	
501-010-12-019	NA	Yes		Pacific Gas & Electric Company	3	
501-010-13-012	NA	Yes		Unknown	NR	
501-010-14-015	NA	No		City of Bakersfield	3	
501-010-10-013	NA	Yes		Bartell, Ruben	NR	
501-010-09-011	NA	Yes		Unknown	NR	
501-010-68-018	NA	Yes		Unknown	NR	
501-010-07-015	NA	Yes		Unknown	NR	
501-010-06-012	1125 Coffee Road	No	Southwest corner of Coffee Road and Brimhall Road	Chevron Service Station	3	
368-043-60-08	1200 Coffee Road	No	Northeast corner of Coffee Road and Brimhall Road	Exxon Service Station	3	
501-010-08-018	NA	Yes		Unknown	NR	
501-020-00-000	NA	Yes		Unknown	NR	
501-010-A-0000	NA	Yes		Unknown	NR	
501-010-16-020	NA	Yes		Unknown	NR	
502-010-20-000	NA	Yes		Unknown	NR	
502-010-19-008	NA	Yes		Unknown	NR	
502-010-00-000	NA	Yes		Unknown	NR	
502-010-01-005	NA	Yes	Present location of Las Palmas Plant Nursery	Agri Ventures LLC	3	
502-010-04-004	NA	Yes		Caltree, Inc	NR	
502-010-05-007	NA	Yes	Friant - Kern Canal	U S A	NR	
502-010-08-000	NA	Yes		Kern River Public Access	NR	
502-010-09-009	NA	Yes		Equilon Enterprises, LLC	1	1
502-010-10-001	NA	Yes		Equilon Enterprises, LLC	1	1
502-010-12-007	NA	Yes	Tosco Coke Pile Site	Lion Oil Co.	1	2

APN Number	Street Address	R/W Take	Business/Commercial Name Property Description, Comment	Owner	Hazardous Ranking	Site Location Number
368-040-26-009	NA	Yes		Unknown	1	1
332-280-28-004	NA	Yes		Equilon Enterprises, LLC	1	1
Sheet 4 of 4						
332-280-C0-000	NA	Yes	Cross Valley Canal	Kern County Water Agency	3	
332-280-29-004	NA	No		BNSF Railroad	3	
331-021-03-005	NA	No	Mohawk Street Extension (South)	City of Bakersfield	3	
331-021-06-004	NA	No	Mohawk Street Extension (South)	City of Bakersfield	3	
331-021-12-001	NA	No	Mohawk Street Extension (South)	City of Bakersfield	3	
331-021-14-007	NA	No	Mohawk Street Extension (South)	City of Bakersfield	3	
331-021-04-008	NA	No	Mohawk Street Extension (South)	City of Bakersfield	3	
332-280-27-001	NA	Yes		Wanamaker, Jeff et al	3	
332-290-C0-000	NA	Yes	Cross Valley Canal	Kern County Water Agency	3	
332-280-27-001	NA	Yes		Wanamaker, Jeff et al	3	
332-280-11-004	NA	Yes	Red Ribbon Ranch	Wanamaker, Jeff et al	1	3
332-260-04-008	NA	Yes	Mohawk Street Extension (North)	Equilon Enterprises, LLC	1	1
332-260-15-000	2157 Mohawk Street	Yes	KBA Engineering Mohawk Street Extension (North)	KBA Engineering, LLC	2	5
332-260-09-003	2157 Mohawk Street	Yes	KBA Engineering Mohawk Street Extension (North)	KBA Engineering, LLC	2	6
332-260-28-008	NA	Yes	Chemex, Inc. Mohawk Street Extension (North)	Chemex, Inc.	2	7
332-260-27-005	NA	Yes	Mohawk Street Extension (North)	Grealish Revocable Living Trust	2	8

APN Number	Street Address	R/W Take	Business/Commercial Name Property Description, Comment	Owner	Hazardous Ranking	Site Local Number
332-260-22-000	Rosedale Hwy	Yes	Second Amendment Shooting Range Mohawk Street Extension (North)	Grealish Revocable Living Trust	3	
332-270-05-004	5601 Rosedale Hwy	Yes	Mohawk Street Extension (North)	Magnus Trust	3	
332-270-16-008	NA	Yes	Mohawk Street Extension (North)	Daisa, George R. & Deborah E.	3	
332-270-22-003	2450 Mohawk Street	Yes	Janes Supply Mohawk Street Extension (North)	Janes, David B. & Ruth M. Trust	3	
332-270-21-007	Mohawk Street	Yes	Mohawk Street Extension (North)	A&A Land Co. LLC	3	
332-260-03-014	Mohawk Street	Yes	Mohawk Street Extension (North)	B H Investments, Inc.	2	9
332-280-31-002	NA	No	Mohawk Street Extension (North)	Wanamaker, Jeff et al.	3	
332-280-32-005	NA	Yes		Wanamaker, Jeff et al.	3	
332-256-01-008	NA	Yes		Unknown	3	
332-256-08-009	NA	Yes		BNSF Railroad	3	
332-280-34-001	NA	Yes		Unknown	3	
332-280-32-005	NA	No		Wanamaker, Jeff et al.	3	
332-255-06-008 20	NA	Yes	COB	Castle & Cooke California, Inc.	3	Corp Yard
332-255-07-009	NA	Yes		Unknown COB	3	Corp Yard
332-255-08-002	NA	No		City of Bakersfield	3	Corp Yard
332-255-17-008	NA	No	Gates Canal	City of Bakersfield	3	East side of Hwy
332-255-15-002	4101 Truxtun Avenue	No	City of Bakersfield Department of Public Works, Department of Recreation and Parks	City of Bakersfield	3	Corp yard

Parcels on or adjacent to the proposed Westside Parkway that could potentially contain hazardous waste contamination ranking. Those rankings are as follows:

Rank 1 Sites known to be contaminated with hazardous wastes.

Rank 2 Sites suspected of being contaminated with hazardous wastes.

Rank 3 Sites that have the potential to be contaminated with hazardous waste due to past activities that have taken place on the site or have the potential to impact the proposed right of way due to known or suspected hazardous waste located on the site.

Parcels that were evaluated, that did not receive a ranking were identified with "No Ranking" (NR).

AST – Aboveground Storage Tanks

Yes Right of Way is proposed to be taken from this parcel.

No Right of Way is not proposed to be taken from this parcel.

Appendix A

ISA No. 1 North Mohawk Street



Initial Site Assessment (ISA) Checklist ISA No. 1 North Mohawk Street

Project Information

District: NA County Kern Route NA Kilometer Post (Post Mile): NA EA NA

Description: The proposed project involves the construction of a new east-west transportation facility between Heath Road and State Route 99 (SR99), for a distance of approximately 13.0 kilometers, in Bakersfield and Kern County, California. Interchanges would be constructed at Allen Road, Calloway Drive, Coffee Road, and Mohawk Street. At its westerly terminus, the Westside Parkway would tie into Stockdale Highway near Heath Road. At its easterly terminus, the Westside Parkway would tie into Truxtun Avenue near SR99. The purpose of the project is to improve connectivity, support current and planned development, and enhance east-west traffic movements. This ISA covers the Mohawk Street extension, not previously covered in the Tier I EIS/EIR, south of Rosedale Highway to the proposed Westside Parkway.

Is the project on the HW Study Minimal-Risk Projects List (HW1)? No

Project Manager NA Phone # NA

Project Engineer NA Phone # NA

Project Screening

Attach the project location map to this checklist to show location of all known and/or potential HW sites identified.

1. Project Features: New R/W? Yes Excavation? Yes Railroad Involvement? Yes
Structure demolition/modification? Yes Subsurface utility relocation? Yes
2. Project Setting: Westside Parkway new east-west transportation facility in the City of Bakersfield and Kern County, California.
3. Rural or Urban: Urban

Current land uses: Industrial, commercial, oil field supply, and oil refinery properties.

Adjacent land uses: Industrial and Commercial

4. Check federal, State, and local environmental and health regulatory agency records as necessary, to see if any known hazardous waste site is in or near the project area. If known site is identified, show its location on the attached map and attach additional sheets, as needed, to provide pertinent information for the proposed project.
5. Conduct Field Inspection. Date: 4/17/03 Use the attached map to locate potential or known HW sites.

STORAGE STRUCTURE / PIPELINES:

Underground tanks: None Observed Surface tanks: None Observed

Sumps: None Observed Ponds: None Observed

Drums: None Observed Basins: None Observed

Transformers: Pole-Mounted Landfill: None Observed

Other: Industrial, commercial, oil field supply, and oil refinery properties located immediately adjacent to Mohawk Street.

**Initial Site Assessment (ISA) Checklist
(continued)**

CONTAMINATION: (spills, leaks, illegal dumping, etc.)

Surface staining: No Oil sheen: No

Odors: No Vegetation damage: No

Other: No commercial or industrial structures were entered. All observations were made by windshield reconnaissance.

HAZARDOUS MATERIALS: (asbestos, lead, etc.)

Buildings: NA Spray-on fireproofing: NA

Pipe wrap: NA Friable tile: NA

Acoustical plaster: NA Serpentine: NA

Paint: NA Other: N/A

6. Additional record search, as necessary, of subsequent land uses that could have resulted in a hazardous waste site. Use the attached map to show the location of potential hazardous waste sites.
7. Other comments and/or observations: As in the case for any project that involves excavation, there is a potential for unknown hazardous contamination to be encountered during project construction. For unknown hazardous waste/material encountered during proposed project construction, the procedures outlined in a Health and Safety Workplan shall be adhered to.

ISA Determination

Does the project have potential hazardous waste involvement? Yes If there is known or potential hazardous waste involvement, is additional ISA work needed before task orders can be prepared for the investigation? Yes. If "Yes", explain; then give an estimate of additional time required: A comprehensive Phase I Site Assessment of the properties located adjacent to Mohawk Street is recommended.

A brief memo should be prepared to transmit the ISA conclusions to the Project Manager and Project Engineer.

ISA Conducted by _____ Date _____

Appendix B

ISA No. 2 South Mohawk Street



Initial Site Assessment (ISA) Checklist ISA No. 2 South Mohawk Street

Project Information

District: NA County Kern Route NA Kilometer Post (Post Mile): NA EA NA

Description: The proposed project involves the construction of a new east-west transportation facility between Heath Road and State Route 99 (SR99), for a distance of approximately 13.0 kilometers, in Bakersfield and Kern County, California. Interchanges would be constructed at Allen Road, Calloway Drive, Coffee Road, and Mohawk Street. At its westerly terminus, the Westside Parkway would tie into Stockdale Highway near Heath Road. At its easterly terminus, the Westside Parkway would tie into Truxtun Avenue near SR99. The purpose of the project is to improve connectivity, support current and planned development, and enhance east-west traffic movements. This ISA covers the Mohawk Street extension, not previously covered in the Tier I EIS/EIR, south of the proposed Westside Parkway to existing Truxtun Avenue.

Is the project on the HW Study Minimal-Risk Projects List (HW1)? No

Project Manager NA Phone # NA

Project Engineer NA Phone # NA

Project Screening

Attach the project location map to this checklist to show location of all known and/or potential HW sites identified.

1. Project Features: New R/W? Yes Excavation? Yes Railroad Involvement? No
Structure demolition/modification? No Subsurface utility relocation? Yes

2. Project Setting: Westside Parkway new east-west transportation facility in the City of Bakersfield and Kern County, California.

3. Rural or Urban: Urban

Current land uses: Undeveloped Land

Adjacent land uses: Industrial, Commercial, and Open Space

4. Check federal, State, and local environmental and health regulatory agency records as necessary, to see if any known hazardous waste site is in or near the project area. If known site is identified, show its location on the attached map and attach additional sheets, as needed, to provide pertinent information for the proposed project.

5. Conduct Field Inspection. Date: 4/17/03 Use the attached map to locate potential or known HW sites.

STORAGE STRUCTURE / PIPELINES:

Underground tanks: None Observed Surface tanks: None Observed

Sumps: None Observed Ponds: None Observed

Drums: None Observed Basins: None Observed

Transformers: None Observed Landfill: None Observed

Other: Industrial, commercial, and oil refinery properties located to the north.

**Initial Site Assessment (ISA) Checklist
(continued)**

CONTAMINATION: (spills, leaks, illegal dumping, etc.)

Surface staining: No Oil sheen: No

Odors: No Vegetation damage: No

Other: NA

HAZARDOUS MATERIALS: (asbestos, lead, etc.)

Buildings: NA Spray-on fireproofing: NA

Pipe wrap: NA Friable tile: NA

Acoustical plaster: NA Serpentine: NA

Paint: NA Other: N/A

6. Additional record search, as necessary, of subsequent land uses that could have resulted in a hazardous waste site. Use the attached map to show the location of potential hazardous waste sites.
7. Other comments and/or observations: As in the case for any project that involves excavation, there is a potential for unknown hazardous contamination to be encountered during project construction. For unknown hazardous waste/material encountered during proposed project construction, the procedures outlined in a Health and Safety Workplan shall be adhered to.

ISA Determination

Does the project have potential hazardous waste involvement? Yes If there is known or potential hazardous waste involvement, is additional ISA work needed before task orders can be prepared for the Investigation? Yes. If "Yes", explain; then give an estimate of additional time required: Historic oil field activities may have residual soil contamination. A comprehensive Phase I Site Assessment of the properties is recommended.

A brief memo should be prepared to transmit the ISA conclusions to the Project Manager and Project Engineer.

ISA Conducted by _____ Date _____

Appendix C

ISA No. 3 Allen Road Interchange

**Initial Site Assessment (ISA) Checklist
(continued)**

CONTAMINATION: (spills, leaks, illegal dumping, etc.)

Surface staining: No Oil sheen: No
Odors: No Vegetation damage: No
Other: NA

HAZARDOUS MATERIALS: (asbestos, lead, etc.)

Buildings: NA Spray-on fireproofing: NA
Pipe wrap: NA Friable tile: NA
Acoustical plaster: NA Serpentine: NA
Paint: NA Other: N/A

6. Additional record search, as necessary, of subsequent land uses that could have resulted in a hazardous waste site. Use the attached map to show the location of potential hazardous waste sites.
7. Other comments and/or observations: As in the case for any project that involves excavation, there is a potential for unknown hazardous contamination to be encountered during project construction. For unknown hazardous waste/material encountered during proposed project construction, the procedures outlined in a Health and Safety Workplan shall be adhered to.

ISA Determination

Does the project have potential hazardous waste involvement? No If there is known or potential hazardous waste involvement, is additional ISA work needed before task orders can be prepared for the Investigation? No. If "Yes", explain; then give an estimate of additional time required:

A brief memo should be prepared to transmit the ISA conclusions to the Project Manager and Project Engineer.

ISA Conducted by _____ Date _____

**CITY OF BAKERSFIELD
MR. DON ANDERSON**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
Westside Parkway
Bakersfield, California**

September 2007

Douglas A. Picanso by John Byron

Douglas A. Picanso
President, A J Environmental, Inc.

Harold E. Sugden

Harold E. Sugden
Professional Geologist
State of California No. 1954
Expiration Date: 04/30/09

Registered Environmental Assessor
State of California No. 01761
Expiration Date: 06/30/08



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INTRODUCTION

At the request of Mr. Don Anderson of the City of Bakersfield, Planning Division, A. J. Environmental, Inc. has performed an All Appropriate Inquiry Phase I Environmental Site Assessment of property in and associated with the Westside Parkway.

The purpose of this environmental site assessment was to determine if there are any "Recognized Environmental Conditions" associated with the subject property. Multiple days were spent at the site reviewing the property. Aerial photographs from 1937, 1956, 1957, 1975, 1981, 1985, 1990, 2000, 2003 and 2006, were utilized for the site study.

This Phase I Environmental Site Assessment addresses only the observed surface features. Boreholes were not drilled for the purpose of obtaining subsurface samples, nor were surface samples gathered for laboratory analysis.

A Phase I Environmental Site Assessment has been performed in conformance with the scope and limitations of the Standards and Practices for All Appropriate Inquiries, EPA 40 CFR Part 312 and ASTM 1527-05 and by persons who meet the Environmental Professional qualifications of the standards.

SUMMARY AND CONCLUSIONS

The site investigation was conducted on, August 8, 9, 12, 14, 15, 22, 28, and September 4 & 5, 2007.

This report complies with the Standards and Practices for All Appropriate Inquiries, EPA 40 CFR Part 312 and ASTM 1527-05 for the property that is located in portions of Sections 34, 35 & 36, T29S, R26E and portions of Sections 26, 27, 31, 32, 33 & 34, T29S, R27E. The Westside Parkway right-of-way occupies, along with the expanded intersections and intersecting road improvements, a narrow band of land, approximately 210-feet wide and eight miles long. The western end starts as an intersection with Stockdale Highway, close to the corner with Heath Road and runs east, toward the Kern River where it steps northeastward along the river, to a future bridge and then blends with Truxtun Avenue at the Highway 99 overpass; the *property*. Any exceptions to, or deletions from, this practice are described in this report in the "Field Inspection" section. This assessment has revealed evidence of *recognized environmental conditions* in connection with the property.

Evidence is present of *recognized environmental conditions* that could impair the economic viability of the property. Based on our observations a Phase II Environmental Site Assessment that consists of the collection and analysis of soil and fluid samples is required.

There are, in addition to the *recognized environmental conditions*, Environmental Concerns. They are described in the section following the list of environmental conditions.

ENVIRONMENTAL CONDITIONS

Section 34, T29S, R26E – A metal, gable roofed, warehouse that faced Johnson Road, was located at the northwest corner of the site in Section 34. It was constructed between 1956 and 1975 according to the historical aerial photos. Structures of this kind typically served as transfer points and storage buildings for insecticides, pesticides and other agriculture chemicals. As such, the ground beneath and surrounding the building site may contain residual amounts of harmful agricultural chemicals and should be sampled and analyzed for chemical contamination. The ground that was covered by the building has been recently disked for fire suppression. Sample @ approx midpt of former bldg for VOC & CAM

Section 35, T29S, R26E - There are several drums and debris with dark staining located to the north of the southern production facility, near the center of the right-of-way. The barrels and drums should be removed individually to insure that they do not contain unknown chemicals and the soil tested for contamination. Properly based on characteristics of the chemicals in the drums

Section 31, T29S, R27E – The area to the west of Calloway Road is the site of a considerable amount of dumping, especially of asphalt and other road materials. The area should be randomly samples for the possible presence of hazardous industrial chemicals that may include heavy metals and other chemicals that would be harmful to nearby residents if they become airborne. discrete the dumping was anything other than inert matls.

Section 32, T29S, R27E – A pole barn is located near Coffee Road and is in the west side of the right-of-way of the Parkway as it approaches the intersection with Coffee Road. As with the structure in Section 34: Structures of this kind typically served as transfer points and storage buildings for insecticides, pesticides and other agriculture chemicals. As such, the ground beneath and surrounding the building site may contain residual amounts of harmful agricultural chemicals should be sampled and analyzed for chemical contamination. In this case chemical staining was observed within the limits of the pole barn. Sample staining for TPH, VOC & CAM & Characterize extent

Section 33, T 29S, R27E –The right-of-way crosses the Emery Ditch immediately to the east of the Friant-Kern Canal. The Emery Ditch drains and has drained the western portion of the refinery property to the north of the Section. The ditch should be sampled for possible heavy metal and hydrocarbon contamination prior to excavation. The ground around the isolated warehouse located in the center of Section 33 should be sampled in a similar manor. No reason for its isolation has been discovered. Isolated warehouses are, at times, the location of hazardous materials whose presence could jeopardize the surrounding facilities.

The coke plant foundation at the northeast corner of Section 33 should be sampled for heavy metals and hydrocarbons with special attention given to the pH of the soil. The site visit evidence indicates that caustic materials were handled on the site. There is evidence, from aerial photographs and site visits, that a drainage ditch carried waste water from the coking tower to the sump area to the southeast of the plant. The ditch should be sampled also.

A J E

Section 27, T 29S, R27E – The right of way of Mohawk Street includes a storm water sump. The sump collects water from heavy industrial sites and should be sampled for contamination before excavation or burial. There are numerous old piles of dirt and industrial waste materials; including barrels, drums, concrete and scrap metal in the area that extends eastward from the former coke plant to the vicinity of the future intersection of Mohawk Street and the Westside Parkway. The barrels and drums should be removed ~~individually~~ ^{properly} to insure that they do not contain unknown chemicals and the soil tested for contamination.

TPH, VOC, CAM

Section 26, T29S, R27E – The storm water sump in the City of Bakersfield Yard should be sampled for contamination before excavation or burial.

Sections 34 and 36 in T29S, R26E and Sections 26, 27 and 33 in T29S, R27E - All have oil wells, abandoned oil wells(Appendix I), production lines and production facilities that are either within the site area or are close enough, at the scale of the CDOGGR and topographic maps, to possibly be in the subject site area.

Bleh

The wells and production facilities are operated under the jurisdiction of the California Division of Oil Gas and Geothermal Resources (CDOGGR). The CDOGGR rules require that, after the operator has satisfied the mechanical requirements for abandonment, the surface must be returned to its original state. Of paramount importance is; when oil operations cease and the land is returned to the surface owner, a Phase II Environmental Site Assessment should be performed to insure that necessary cleanups have been undertaken to eliminate any future liabilities. In this case, due to the wide area of potential contamination, once the operation areas for the wells and production facilities have been determined, soil samples from the areas should be taken to determine the extent and magnitude of possible residual contamination. Active oil wells will have to be abandoned and previously abandoned wells should be re-abandoned to bring the abandonments to current CDOGGR standards.

Bleh

Bleh

Drilling mud pits associated with the drilling of the oil wells may be buried (one was at the surface) usually within a 25 to 50 foot radius of the well heads. When the sump sites are excavated, the finely divided mud, dust and silt particles, that may contain heavy metals from drilling and production operations, have the potential to become airborne.

Bleh

A licensed surveyor should survey the recorded location of each well head for the abandoned wells. A geophysical survey will be performed to verify the location of the buried well head and determine the possible existence of drilling mud pits. For the producing wells, the mud pits can be located by proximity to the well heads and the orientation of the pumping unit. The oil production facility should be sampled, especially in the stained areas and near high pressure vessels for in-ground penetration of chemicals, petroleum and petroleum products.

A J E

The cellars of the oil wells contain crude oil and waste water. Crude oil contamination has no statutory action levels nor is it considered hazardous by designation under Title 22 of the California Code of Regulations. However, it is considered to be a designated waste. The presence of significant quantities of crude oil in the soil can cause certain types of environmental risks. The California Regional Water Quality Control Board's (CRWQCB) recommended action level for soil contaminated with crude oil is one hundred parts per million (100 ppm). Crude oil is a designated waste but heavy metals are in solution in the produced brine water. The drilling sumps may also have waste mud in them. Drilling mud can contain lead, copper, chromium and other heavy metals as well as high concentrations of salts. The same is true of the high pressure vessels that are going to be removed as a result of the construction of the Parkway.

All the pipe lines should be located and identified so that buried high pressure gas lines or oil lines are not broken during excavation. Pipe line excavation should be checked, as excavation proceeds for the presence of soil staining.

ENVIRONMENTAL CONCERNS

Description: Water Wells

Site reconnaissance indicated the presence of water wells throughout the site. The wells, when found, should be properly abandoned. A "Permit to Abandon" must be obtained from the "Water Section" of the Kern County Environmental Health Services Department.

Description: Electrical Transmission Lines.

Pacific Gas and Electric Company has high voltage electrical power transmission lines that run across the site in two places. North-south power lines cross the site on the west side of Coffee Road. East-west power lines cross the Parkway right-of way south of the future intersection of Mohawk Street and the Westside Parkway.

In recent years, concerns have been raised about the possible health effects of Electric and Magnetic Fields (EMFs) from power lines. While no one has proven that exposure to EMFs is harmful, many questions remain about how these fields might affect the human body. Given the uncertainty of the issue, the medical and scientific communities have been unable to determine that exposures to EMF cause health effects or to establish any standard or level of exposure that is known to be either safe or harmful.

SITE HISTORY AND AERIAL PHOTOGRAPH REVIEW

The historical aerial photographs were viewed at the Kern County Engineering and Survey office and the internet. The following is a summary of the interpreted observations of the site and surrounding areas. Detail descriptions are included only where observed or suspect environmentally significant structures or patterns appear on the photographs.

Section 35, T29S, R26E

A metal, gable roofed, warehouse, adjacent to Johnson Road, was located at the northwest corner of the subject site in Section 34. It was constructed between 1956 and 1975 according to the historical aerial photos. Structures of this kind typically served as transfer points and storage buildings for insecticides, pesticides and other agriculture chemicals. As such, the ground beneath and surrounding the building site may contain residual amounts of harmful agricultural chemicals. The ground that was covered by the building has been recently disked for fire suppression.

A petroleum pipeline runs along the south side of Johnson Road as determined by the site visit. The aerial photograph examination located the outline of the cleanout pig insertion station that is located in the center of the north extension of a future feeder road to the Westside Parkway. The warehouse was located relative to the pig insertion station and by measurement during a site visit.

Section 35, T29S, R26E

Portions of the project ground area were part of the Goose Lake Slough and the Kern River flood plain in 1937. Since then much of the surrounding area of the parkway has been developed with houses and estates, and oil production facilities.

Section 36, T29S, R26E

A portion of the Parkway was part of the Kern River flood plain in 1937. Since that time the Parkway area has been bare (1956) and agricultural land (1975). No development was observed on the project site area.

Section 31, T29S, R27E

The project area was a combination of bare, grazing and plowed land in 1937. A water well appeared at the center of Section 31 on the 1990 aerial photograph. Another was located on the current right-of-way of the Parkway at the east quarter corner of Section 31. The land surrounding the parkway has recently (after 1990) become densely urbanized.

Section 32, T29S, R27E

The project area was a combination of agricultural land and Kern River floodplain in 1937. By 1981 the Cross Valley Canal occupied the ground on the south side of the Parkway right-of-way. A pole barn is seen on the 1985 aerial photograph, located immediately east of the north-south high tension electrical corridor that runs along the west side of Coffee Road and crosses the proposed Parkway. The pole barn is located near Coffee Road and is in the west side of the right-of-way of the Westside Parkway as it approaches the intersection with Coffee Road from the west. As with the structure in Section 34: Structures of this kind typically served as transfer points and storage buildings for insecticides, pesticides and other agriculture chemicals. As such, the ground beneath and surrounding the building site may contain residual amounts of harmful agricultural chemicals.

Section 33, T29S, R27E

In 1937 the western third of the project right-of-way in Section 33 was agricultural land while the eastern two-thirds was the Kern River floodplain. By 1958 the southern terminus of the Friant-Kern canal ended at the Kern River floodplain, south of the Parkway right-of-way. In 1981 the Cross Valley Canal had been constructed and parallels part of the Parkway right-of-way. The parkway currently overlaps the Cross Valley Canal at the northwest and northeast corners of Section 33.

The expansion of the refinery from the north of the Parkway right-of-way is visible on the 1975 aerial photograph when piles of material appeared. Prior to 1956 the area was part of the Kern River floodplain. A coking plant and the associated storage buildings and railroad spurs, cover a large paved area at the northeast corner of Section 33. The right-of-way of the Westside Parkway engulfs almost the entire surface area of the former coking plant. The pair of north-south rail spurs were clearly visible in 1990 and are suspect in 1975. Because of the proximity to the main portion of the refinery, underground pipelines and electrical connections are inferred from the photographic evidence.

Section 34, T29S, R27E

In 1937 the project right-of-way was agricultural land and part of the Kern River floodplain in the small portion of the northwest corner involved with the Parkway right-of-way. It was apparent from the 1975 aerial that the Cross Valley Canal and the Parkway right-of-way in this corner of Section 34, cover the same area.

In 1937 the floodplain covered the south extension of Mohawk Street and includes the future Mohawk Street bridge. The expansion of the Fruitvale Oilfield around the south Mohawk Street extension occurred after 1956 and continues in operation today as evidenced by the 2006 aerial photographs and the site visits.

A J E

Section 27, T29S, R27E

In 1937, the area of Section 27, north of the railroad was developed as an oilfield (Fruitvale) along Mohawk Avenue. There were many oil derricks and associated drilling sumps north of the railroad. Commercial development of the area north of the railroad had just begun. The area of Section 27, south of the railroad, was part of the Kern River meander pattern and floodplain.

In 1958, the area north of the railroad continued to be developed with commercial buildings and the refinery area had been developed along the entire west line of the Section, a half mile west of Mohawk Street. The area south of the railroad was bare land except for the production facility at the southeast corner of Mohawk Avenue and the railroad. The industrialization of Mohawk Street has continued with more and more buildings and outside storage of oilfield equipment being added in each successive photograph.

The course of the Parkway from the southwest corner of Section 27, to the intersection with the southern extension of Mohawk Street and then eastward to cross over the Kern River floodplain includes land that has always been floodplain (1937 & 1956), the Kern River channel (pre 1937 to the present) and the Fruitvale Oilfield (1956 to the present).

Section 26, T29S, R27E

The 1937 aerial photograph for Section 26 showed the railroad tracks and the rail bridge over the Kern River as they are today. The area where the City of Bakersfield yard exists today was bare land in 1937. The yard was developed between 1975 and 1981 and included the sump that will be covered by the right-of-way. The later aerial photographs, including 2006, show a steady increase in the use of the yard to where it is developed today. Several warehouse buildings will be removed by the right-of-way.

The earliest aerial photograph year is 1937, which meets the Standards and Practices for All Appropriate Inquiries to go back to 1940 or before.

Polk and Haines, Bakersfield and Kern County Directories

7831 Brimhall Road

2006 - 2007:	Brickyard-Jaqua and Sons
2004 - 2005:	Jaqua and Sons-Building Materials
1940 - 2003:	No Listing

2523 Mohawk Street

2001 - 2007:	Second Amendment Sports
1940 - 2000:	No Listing

A J E

Sanborn Maps

There are no Sanborn maps for the subject property.

A J E

FIELD INSPECTION

This report includes portions of Sections 34, 35 and 36 in T29S, R26E, and Sections, 26, 27, 31, 32, 33, and 34 in T29S, R27E.

Section 34, T 29 S, R 26 E, MDBM

The Westside Parkway right-of-way in Section 34 is bare land from Stockdale Avenue to Renfro Road.

The Westside Parkway right-of-way in the west half of Section 34, is surrounded by bare land except at the west terminus of the Parkway where it is flanked by houses on the north side of Stockdale Highway. The south half of Stockdale Highway is farmland.

The north extension to the connection with Johnson Road, contains the remains of a farmhouse, an aboveground cistern and irrigation and domestic water wells. At the intersection with Johnson Road, a fenced-in, pipeline travel pig insertion station, is located on the south side of Johnson Road and in the center line of the site. It serves a petroleum pipeline that runs beneath the south side of Johnson Road. The removal of the surface equipment from this spot will have to be done with care.

The north extension connection with Johnson Road, is bordered by houses and a stormwater sump on the east. The land on the west side of the northern extension in Section 34 was being graded and roads and buried utilities were being installed at the time of our inspection.

The CDOGGR Well Location map for this area indicates that the abandoned exploratory well, Nahama & Weagant Energy Co. "Mobile #1", is in the right-of-way of the northern extension connection to Johnson Road.

The Westside Parkway right-of-way, in the east half of Section 34, is bordered by housing to the north and the south. There is some domestic trash on the right-of-way.

The CDOGGR Well Location map for this area shows that abandoned well Ancora-Verde Corp., "Ancora-Humble" 66X-34 may be close to, or be a part of, the right-of-way.

Section 35, T 29 S, R 26 E

The site in Section 35 is bare land from Renfro Road to Allen Road

The future roadway in the west half of Section 35 is bordered by houses along the south side (City of Bakersfield) and estates along the north side(Kern County). In addition to the houses there is an oil production facility and an oil well on the north side of the right-of-way and another, larger, facility with an oil well on the south side. There are several drums and debris with dark staining located to the north of the southern production

A J E

facility, near the center of the right-of-way.

The east half of the right-of-way is flanked by bare unimproved areas and a canal on the north side. There is bare land along the south side. A minor amount of domestic trash has been dumped along the right-of-way.

An oil well (Goldon Dole "Mission" 74X-35) and its associated production tank borders the south side of the right-of-way and are in turn flanked by bare land. The site inspection determined that the right-of-way of the Westside Parkway does not include the production site, based on the orientation of flagged surveyors stakes that curve to the northeast, away from the well and production tank.

Section 36, T 29 S, R 26 E

The site in Section 36 is bare land from Allen Road to Jewetta Avenue.

There has been a considerable amount of dumping of black top along the length of the Section. In addition, a minor amount of domestic trash has been dumped along the fence line with the houses.

The west half of the right-of-way is bordered by houses on the north side. It is bordered by the Cross Valley Canal on the south side.

The east half of the right-of-way is bordered by houses on the north side. The west half is bordered by the Cross Valley Canal, a recharge basin and houses.

The CDOGGR map for this Section shows three abandoned wells, Nahama & Weagant Energy Co. "Belleveue Deep" 1, Marathon Oil Co. "KCL (34-36)" G-1 and Richard S. Rhem. Opr. "KCL" 54-36 that appear to be in close enough proximity to the right-of-way to present a potential threat to the Parkway.

Section 31, T 29 S, R 27 E M. D. B. M.

The site in Section 31 is bare land from Jewetta Avenue to Calloway Drive and the east line of Section 31.

The remains of irrigation pipes and a cistern are located in the center of the right-of-way of the future Parkway near Calloway Drive. In addition, a minor amount of domestic trash has been dumped along the fence line with the houses.

The west and east halves of the right-of-way are bordered by houses on the north and south sides.

A J E

Section 32, T 29 S, R 27 E

The site in Section 32 is bare land from the west section line of Section 32 to Coffee Road; the east section line of Section 32.

There is a dirt floor pole barn in the east portion of the site, near Coffee Road. An orange colored chemical stain was observed in the pole barn. Three lines of high voltage power wires cross the right-of-way at the northeast bend in the Parkway route and closely parallel the north extension of the site to Brimhall Road.

The west half of the right-of-way is bordered by houses and a park on the north side. A minor amount of domestic trash has been dumped along the fence line with the houses. The west half is bordered by the Cross Valley Canal along the Kern River flood plain on the south side.

The east half of the right-of-way is bordered by houses on the north side along the east-west portion of the right-of-way. The portion of the site that is directed to the northwest, to meet Coffee Road, is bordered by bare land to the northwest and west. The right-of-way is bordered by the Cross Valley Canal on the south side of the right-of-way.

Section 33, T 29 S, R 27 E

The site in Section 33 is mostly bare land except at the western end where it will take in a plant nursery and a brickyard on the east side of Coffee Road. At the east side of the Section it will cross the foundation of a former coking plant.

The right-of-way crosses the south terminus of the Friant-Kern Canal and then bends slightly southeast to pass south a refinery. To the east of the Friant-Kern Canal the right-of-way cuts across the surface trace of the Emery Ditch. The Emery Ditch flows through the north central and western portion of the refinery area and has served as surface water drainage for that portion of the refinery (Exhibit 30E). The right-of-way then bends slightly to the northeast and crosses the northeast corner of Section 33. At that point it cuts across a corner of the refinery site that consists of a former coking plant.

The former coking plant contains an active pad mounted transformer. A pair of parallel rail sidings cross the right-of-way inside the former coke plant area and join (for switching purposes) south of the subject site. The former plant site is mostly covered with concrete paving and concrete foundations of buildings. Some of the foundation work is brick (apparently part of the foundation of the coking tower) and some (west side of the railroad spur) is asphalt based. The foundation on the west side of the spur was a transfer point for chemicals, as evidenced by the corroded rail and transfer piping for liquids adjacent to the corroded rail. Some of the transferred liquids were corrosive, judging by the internal corrosion exhibited by a control valve.

A J E

A City of Bakersfield sewer line has been constructed along the north edge of the right-of-way. Monitoring wells were found in Section 33 during our site visits. They are part of the ongoing monitoring of the refinery.

One abandoned exploratory well, Commander Oil Co., LTD "Nomeco" 1, appears to be in the north part of the right-of-way of the Parkway, near the northeast corner of Section 33.

Section 34, T 29S, R27E

Only a small portion of the right-of-way of the Parkway crosses the northwest corner of Section 34 and that area contains a portion of the Cross Valley Canal. That portion of the canal will be moved further south into Section 34 to accommodate the new right-of-way.

The southern extension of Mohawk Street crosses the center of the Section. That portion is bare land. A high pressure gas pipeline crosses under the future Mohawk Street on the north edge of the Kern River flood plain. The southern extension of Mohawk Street will then be bridged across the floodplain of the Kern River to cross a city park and connect with the Truxtun Avenue – Mohawk Street intersection, on the south side of the park.

The area to the east and west of Mohawk Street, north of the Kern River floodplain, is surrounded by bare land and oil wells. It is reasonable to assume that there are local oil pipelines beneath this area also.

Section 27, T 29 S, R 27 E

The Parkway enters Section 27 at the southwest section corner. It moves to the northeast where it crosses the south extension of Mohawk Avenue, approximately a quarter mile north of the south side of the Section. The area covered is all bare land. It will cover seven or more oil wells and a production facility. It will also cross numerous production lines. A three-foot diameter, seven foot high pipe is located near the southwest corner of Section 27. Its purpose is unknown.

Mohawk Street is an integral part of the connection network to the parkway. The north half of Mohawk Street will be widened through a heavy industrial portion of Kern County. The right-of-way includes one oil well (#7) and cuts across a storm water sump on the west side of Mohawk Street. Mohawk Street will then be bridged over the Burlington-Santa Fe Railroad and continue to the south to the 'clover leaf' with the Westside Parkway. Mohawk Street will also bridge over the Westside Parkway where the two will be connected.

Mohawk Street (south of the railroad) and the future Parkway, are surrounded by oil wells, production lines and production facilities of the Fruitvale Oil Field. The Mohawk Street right-of way is bare land south of the turn to the west where it becomes an

A J E

entrance to the refinery (Refinery Avenue). The Parkway crosses through an abandoned production facility and several oil wells to the east of the intersection with Mohawk Street.

In addition to the oil wells, monitoring wells were found during our site visits. They are part of the ongoing monitoring of the refinery.

The CDOGGR map for this area shows that there are 12 oil wells and one production facility with aboveground tanks that appear to be affected in Section 27. They include: Sawyer & Reid #7 and San Joaquin Facilities Management Inc "Red Ribbon Ranch" # 1, #8, #14, #19, #23, #37, #37A, #42, #46, #47 and #48.

Section 26, T 29 S, R 27 E

Railroad Bridge to the Truxtun Avenue underpass, at Freeway 99.

The Westside Parkway crosses over the Kern River flood plain and the Burlington - Santa Fe Rail Road Bridge in the same space. It will also bridge Truxtun Avenue. The east footing of the bridge enters the west end of the Bakersfield City Yard. The parkway then curves to the northeast. The right-of-way will pass through the north portion of the storm water sump that is located on the site. Several buildings and storage facilities on the City Yard will be removed. The Parkway then blends with Truxtun Avenue at the Freeway 99 overpass, the eastern terminus of the project.

The CDOGGR map for this area shows that there are no producing or abandoned wells affected by the project in Section 26. However, if the right-of-way is moved slightly to the north, the abandoned well Chevron U.S.A. Inc "KCL" 1 could potentially be involved.

Interviews were not done for all of the subject properties or the surrounding properties. Accordingly, we treat this lack of data as a data gap in accordance with the Title 40 C.F.R. We do not consider this data gap as being integral to our conclusions. Other data was available to adequately fill this data gap.

A J Environmental, Inc. was not provided with information regarding the relationship of the purchase price of the subject property to its fair market value, and we have no reliable independent means by which to determine the fair market value of the subject property for purposes of examining the relationship of the purchase price to its fair market value.

Accordingly, we treat the lack of such information as a data gap in accordance with Title 40 C.F.R. Sections 312.10 and 312.21. In light of the foregoing, we cannot and do not draw any conclusions or formulate any opinions as to: (a) whether there is any significant differential between the purchase and the fair market value of the subject property; or (b) whether or not the purchase price reasonably reflects the fair market value of the property if the property were not contaminated; or (c) whether such differential, if any exists, is due to the presence of releases or threatened releases of

A J E

hazardous substances, pollutants, contaminants, petroleum and petroleum products, or controlled substances as defined in 21 U.S.C. Section 802.

If any construction work is planned, forty-eight hours prior to commencement, Underground Service Alert (800-642-2444) should be notified for the location of all underground utilities.

A J E

**CITY OF BAKERSFIELD
WESTSIDE PARKWAY
Bakersfield, California**

Heath Road to Renfro Road



Pinto

Rider
Johnson Rd

Welky Way

Arabella Ave

Black Hawk Ave

Legacy Ct

Heath Rd

Tradition Ct

Stockdale Hwy

Manon Dr

Benny Ln

Bakersfiel

SUBJECT
PROPERTY

Renfro Rd

capulco Dr

SEC 34 - T29S - R26E
BAKERSFIELD, CA

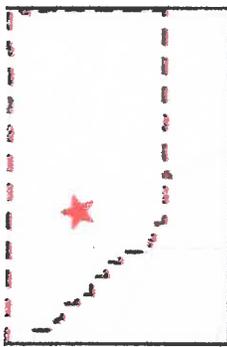
AJE 4800 Easton Drive, #102 Bakersfield, CA 93309
(661) 327-7429 Fax (661) 327-1707

CITY OF BAKERSFIELD
WESTSIDE PARKWAY
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BAKERSFIELD, CALIFORNIA
LOCATION MAP

EXHIBIT 1 DATE: AUGUST 2007



Map center: 6212123, 3318785



Legend

- Roads
 - Aerial
 - Collector
 - Highway
 - Local
 - Ramp
 - Unpaved
- County of Kern
- Aerial Photography 2006



Scale: 1:9,048

LEGEND

 Photograph Location

SEC 34 - T29S - R26E
BAKERSFIELD, CA

AJE 4800 Easton Drive, #102 Bakersfield, CA 93309
(661) 327-7429 Fax (661) 327-1707

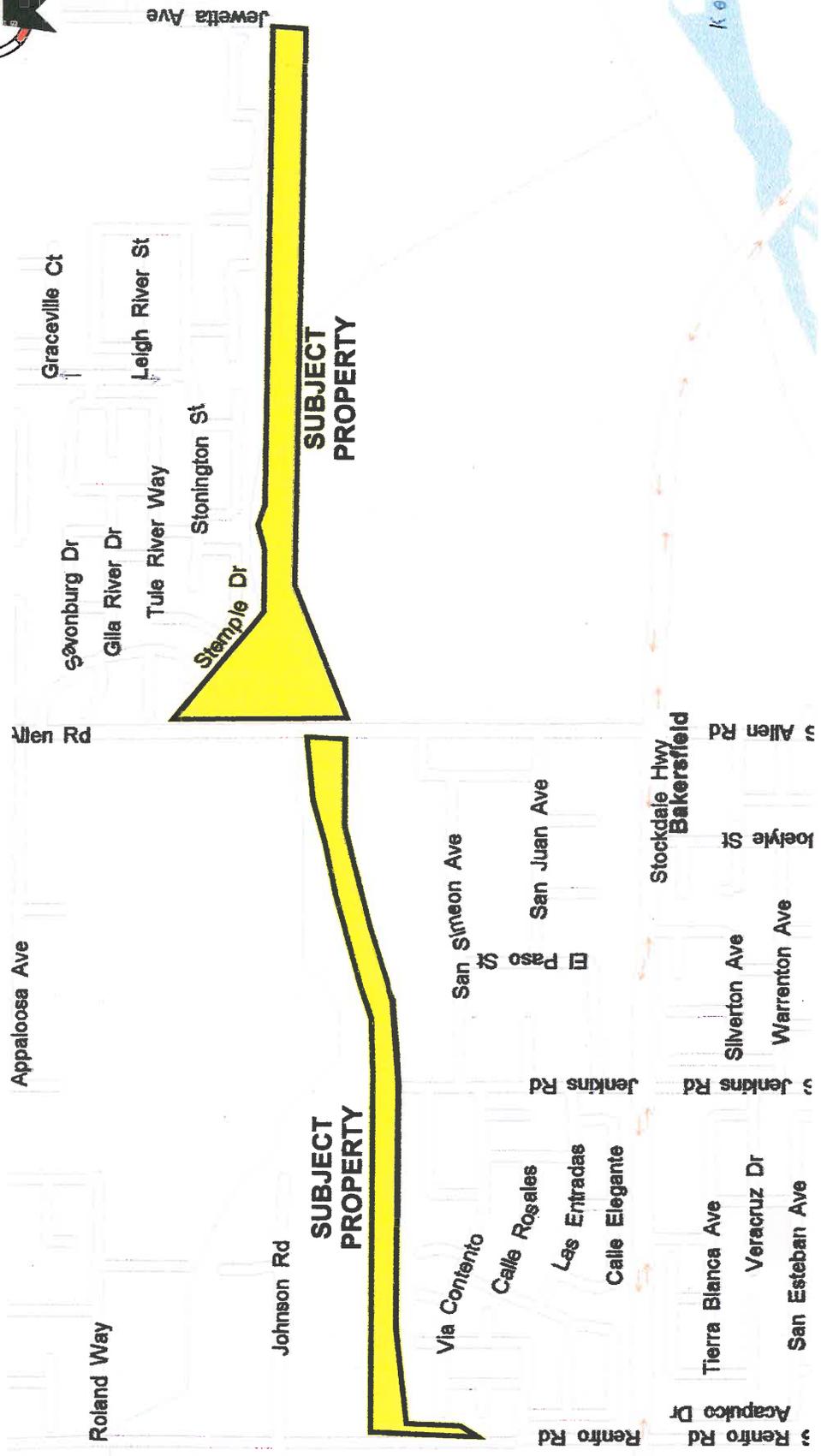
CITY OF BAKERSFIELD
WESTSIDE PARKWAY
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BAKERSFIELD, CALIFORNIA
PHOTOGRAPH LOCATION MAP

EXHIBIT 2 DATE: AUGUST 2007

A J E

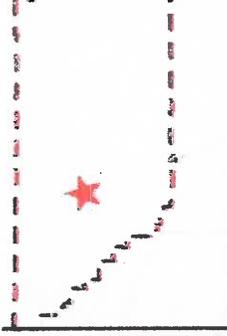
**CITY OF BAKERSFIELD
WESTSIDE PARKWAY
Bakersfield, California**

Renfro Road to Jewetta Avenue



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	CITY OF BAKERSFIELD WESTSIDE PARKWAY PHASE I ENVIRONMENTAL SITE ASSESSMENT BAKERSFIELD, CALIFORNIA LOCATION MAP
EXHIBIT 1	DATE: AUGUST 2007

SEC 35,36 - T29S - R26E
BAKERSFIELD, CA

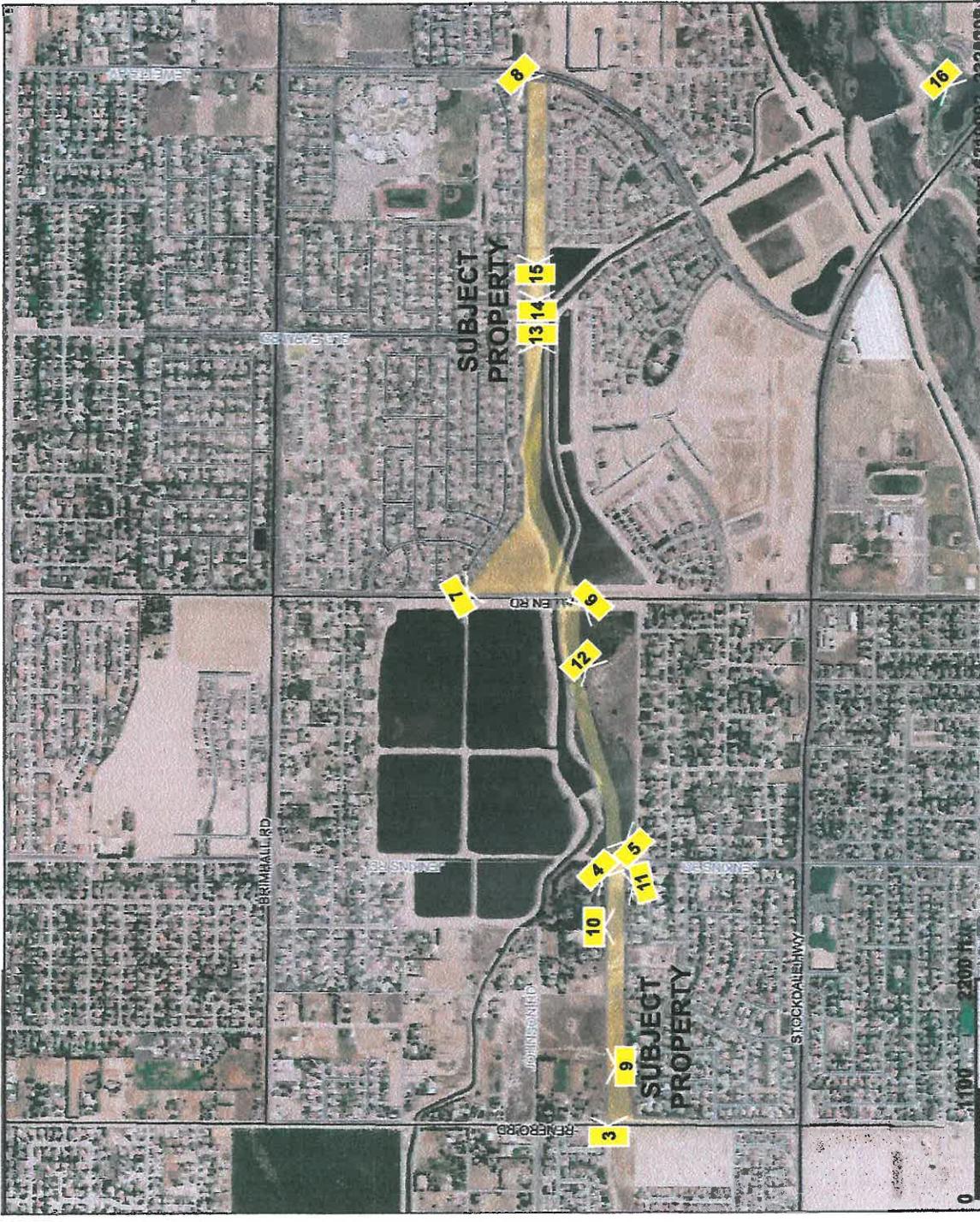


Legend

- Roads
 - Arterial
 - Collector
 - Highway
 - Local
 - Ramp
 - Unpaved
- County of Kern
- Aerial Photography 2006



Scale: 1:18,468



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CITY OF BAKERSFIELD
 WESTSIDE PARKWAY
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 BAKERSFIELD, CALIFORNIA
 PHOTOGRAPH LOCATION MAP

EXHIBIT 2 DATE: AUGUST 2007

SEC 35,36 - T29S - R26E
 BAKERSFIELD, CA

LEGEND

Photograph Location

A J E

**CITY OF BAKERSFIELD
WESTSIDE PARKWAY
Bakersfield, California**

Jewetta Avenue to Calloway Drive



Liberty Park
 Jewetta Ave
 Eagle Rock Dr
 Iron Creek Ave
 Rising Sun Dr
 Stour Creek Dr
 Verdugo Ln
 Loch Lloyd Ln
 Bay Colony Dr
 Calloway Dr
 Calloway Dr
 Chirtsey Lwy
 Marby Grange Way
 Metherly Hill Rd
 Battersea Park Dr

SUBJECT PROPERTY

Bakersfield

Pecos River Dr

Chimney Rock Rd

Dino Ridge Dr

Fishers Peak Dr

0 yds 200 400 600 800

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(661) 327-7429 Fax (661) 327-1707

CITY OF BAKERSFIELD
 WESTSIDE PARKWAY
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 BAKERSFIELD, CALIFORNIA
 LOCATION MAP

EXHIBIT 1 DATE: AUGUST 2007

SEC 31 - T29S - R27E
 BAKERSFIELD, CA



Map center: 6227030, 2319630

Legend

- Roads
- Arterial
- Collector
- Highway
- Local
- Ramp
- Unpaved
- County of Kern

Aerial Photography 2006



Scale: 1:9,534

LEGEND

-  Photograph Location

SEC 31 - T29S - R27E
BAKERSFIELD, CA



4800 Easton Drive, #102 Bakersfield, CA 93309
(661) 327-7429 Fax (661) 327-1707

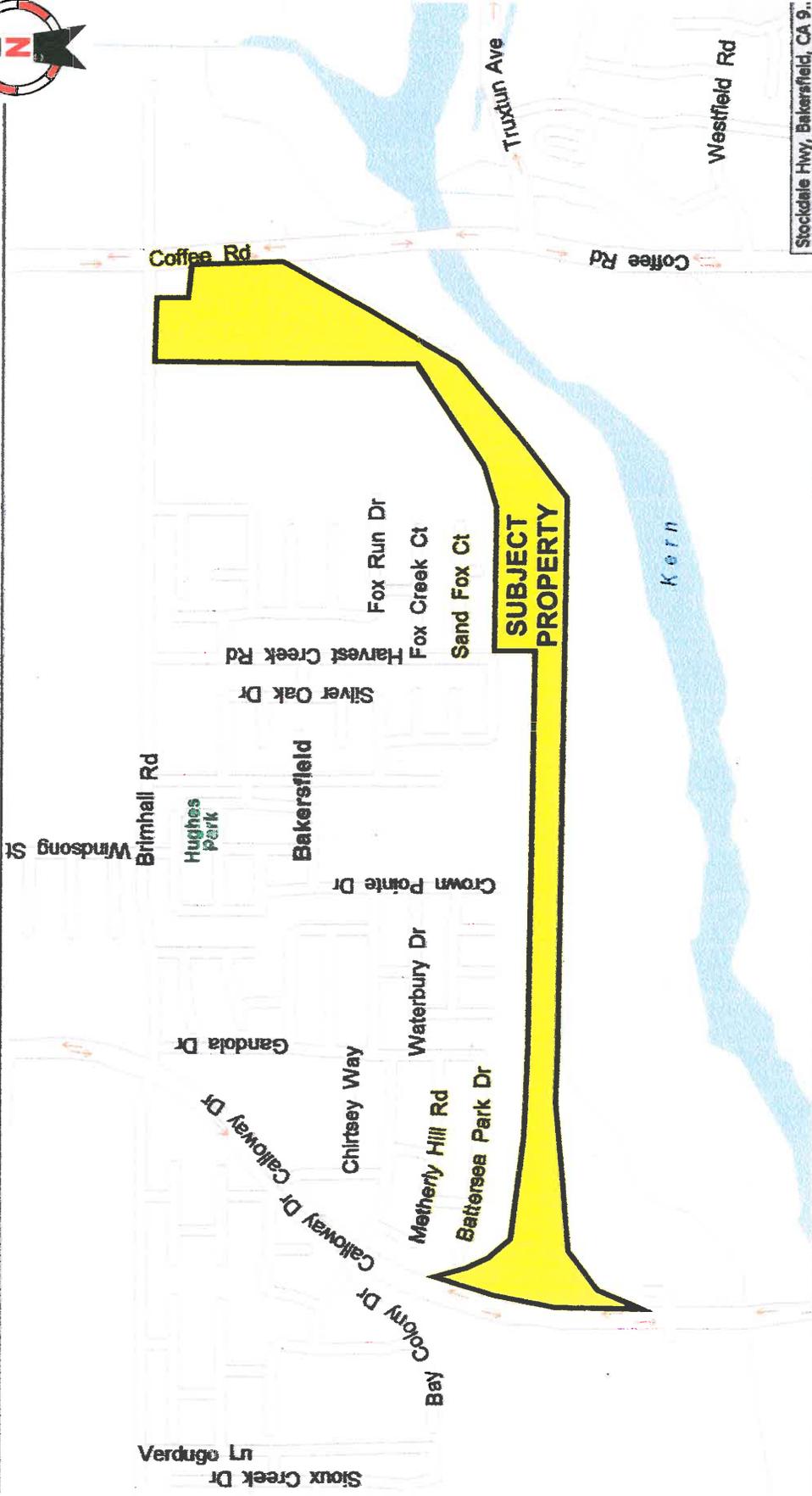
CITY OF BAKERSFIELD
WESTSIDE PARKWAY
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BAKERSFIELD, CALIFORNIA
PHOTOGRAPH LOCATION MAP

EXHIBIT 2 DATE: AUGUST 2007

A J E

**CITY OF BAKERSFIELD
WESTSIDE PARKWAY
Bakersfield, California**

Calloway Drive to Coffee Road



Stockdale Hwy, Bakersfield, CA 9.

0 mi 0.2 0.4

AJE 4800 Easton Drive, #102 Bakersfield, CA 93309
(661) 327-7429 Fax (661) 327-1707

CITY OF BAKERSFIELD
WESTSIDE PARKWAY
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BAKERSFIELD, CALIFORNIA
LOCATION MAP

EXHIBIT 1 DATE: AUGUST 2007

SEC 31,32,33 - T29S - R27E
BAKERSFIELD, CA



Map center: 62322651, 4320788

Legend

Roads

- Arterial
- Collector
- Highway
- Local
- Ramp
- Unpaved

County of Kern

Aerial Photography 2006

Scale: 1:12,910

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CITY OF BAKERSFIELD
 WESTSIDE PARKWAY
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 BAKERSFIELD, CALIFORNIA
 PHOTOGRAPH LOCATION MAP

EXHIBIT 2 DATE: AUGUST 2007

SEC 31,32,33 - T29S - R27E
 BAKERSFIELD, CA

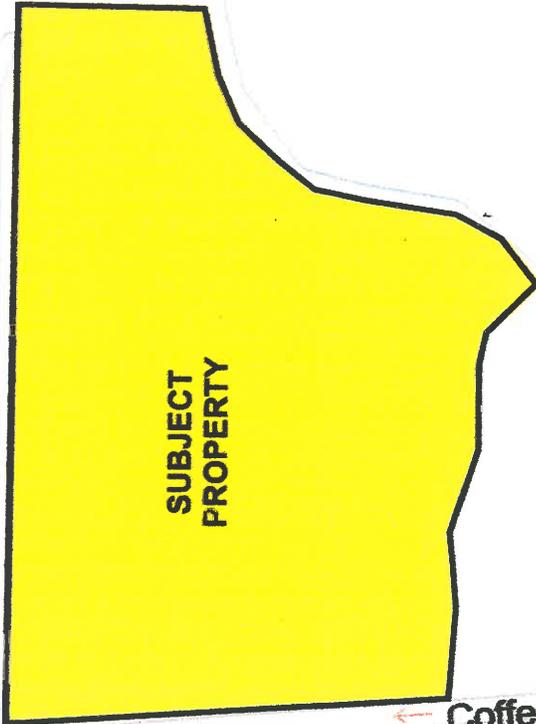
LEGEND

Photograph Location

A J E

**CITY OF BAKERSFIELD
WESTSIDE PARKWAY
Bakersfield, California**

Coffee Road to West End of Refinery



SEC 33 - T29S - R27E
BAKERSFIELD, CA

AJE	4800 Easton Drive, #102 Bakersfield, CA 93309 (861) 327-7429 Fax (661) 327-1707
CITY OF BAKERSFIELD WESTSIDE PARKWAY PHASE I ENVIRONMENTAL SITE ASSESSMENT BAKERSFIELD, CALIFORNIA LOCATION MAP	
EXHIBIT 1	DATE: AUGUST 2007



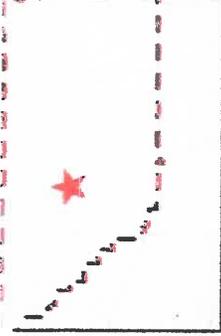
Map center: 6237251, 2321262

Legend

- Roads**
- Arterial
 - Collector
 - Highway
 - Local
 - Ramp
 - Unpaved
 - County of Kern
- Aerial Photography 2006



Scale: 1:6,166



LEGEND

- Photograph Location

SEC 33 - T29S - R27E
 BAKERSFIELD, CA

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CITY OF BAKERSFIELD
 WESTSIDE PARKWAY
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 BAKERSFIELD, CALIFORNIA
 PHOTOGRAPH LOCATION MAP

EXHIBIT 2 DATE: AUGUST 2007

A J E

**CITY OF BAKERSFIELD
WESTSIDE PARKWAY
Bakersfield, California**

South of Refinery



UNITS: METERS, FEET, MILES, KILOMETERS

Refinery Ave

Bakersfield



**SUBJECT
PROPERTY**

Ke
Kern River
Parkway
TWINN AV



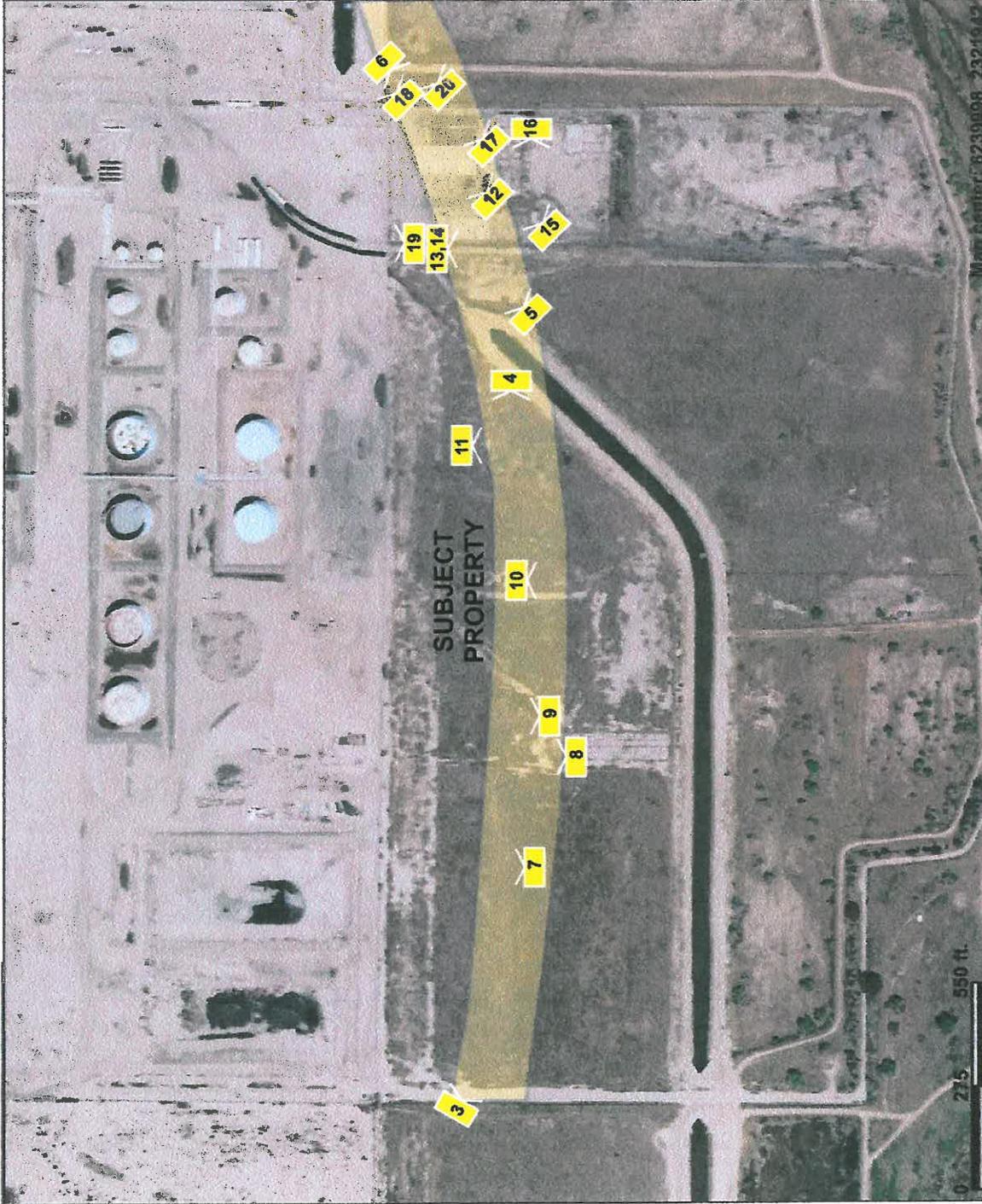
SEC 33 - T29S - R27E
BAKERSFIELD, CA

AJE 4800 Easton Drive, #102 Bakersfield, CA 93309
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CITY OF BAKERSFIELD
WESTSIDE PARKWAY
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BAKERSFIELD, CALIFORNIA
LOCATION MAP

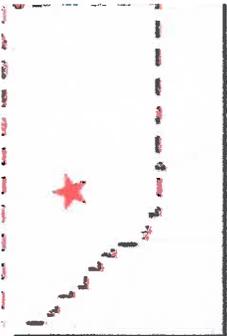
EXHIBIT 1

DATE: AUGUST 2007



0 275 550 ft.

Map Center: 6239098, 2321942



Legend

- Roads
- Arterial
- Collector
- Highway
- Local
- Ramp
- Unpaved
- County of Kern
- Aerial Photography 2006



Scale: 1:4,861

LEGEND
Photograph Location

SEC 33,34 - T29S - R27E
 BAKERSFIELD, CA

AJE 4800 Easton Drive, #102 Bakersfield, CA 93309 (661) 327-7429 Fax (661) 327-1707	CITY OF BAKERSFIELD WESTSIDE PARKWAY PHASE I ENVIRONMENTAL SITE ASSESSMENT BAKERSFIELD, CALIFORNIA PHOTOGRAPH LOCATION MAP	
	EXHIBIT 2	DATE: AUGUST 2007

A J E

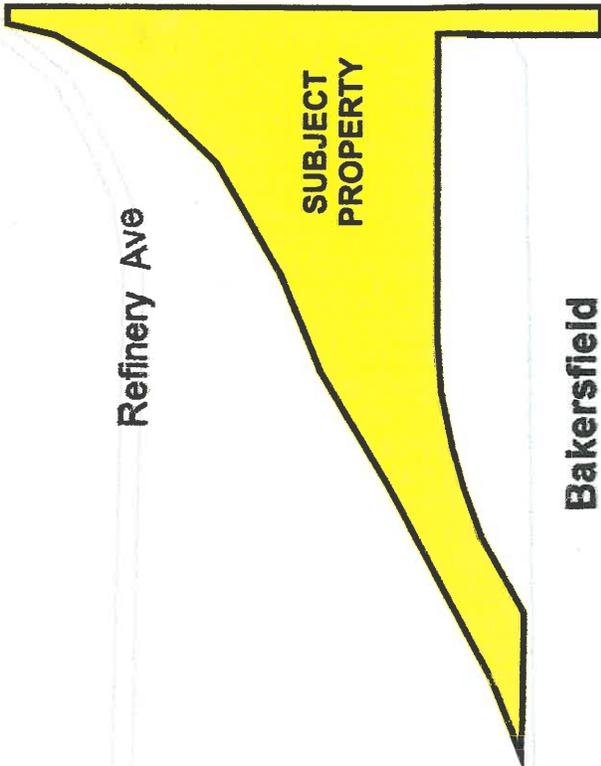
**CITY OF BAKERSFIELD
WESTSIDE PARKWAY
Bakersfield, California**

East End of Refinery to Mohawk Street



Moh

Refinery Ave



SUBJECT
PROPERTY

Bakersfield

Kern

Tuxth

Kern River
Parkway

Tuxthun Ave

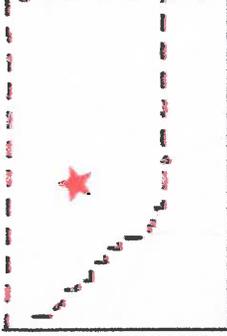
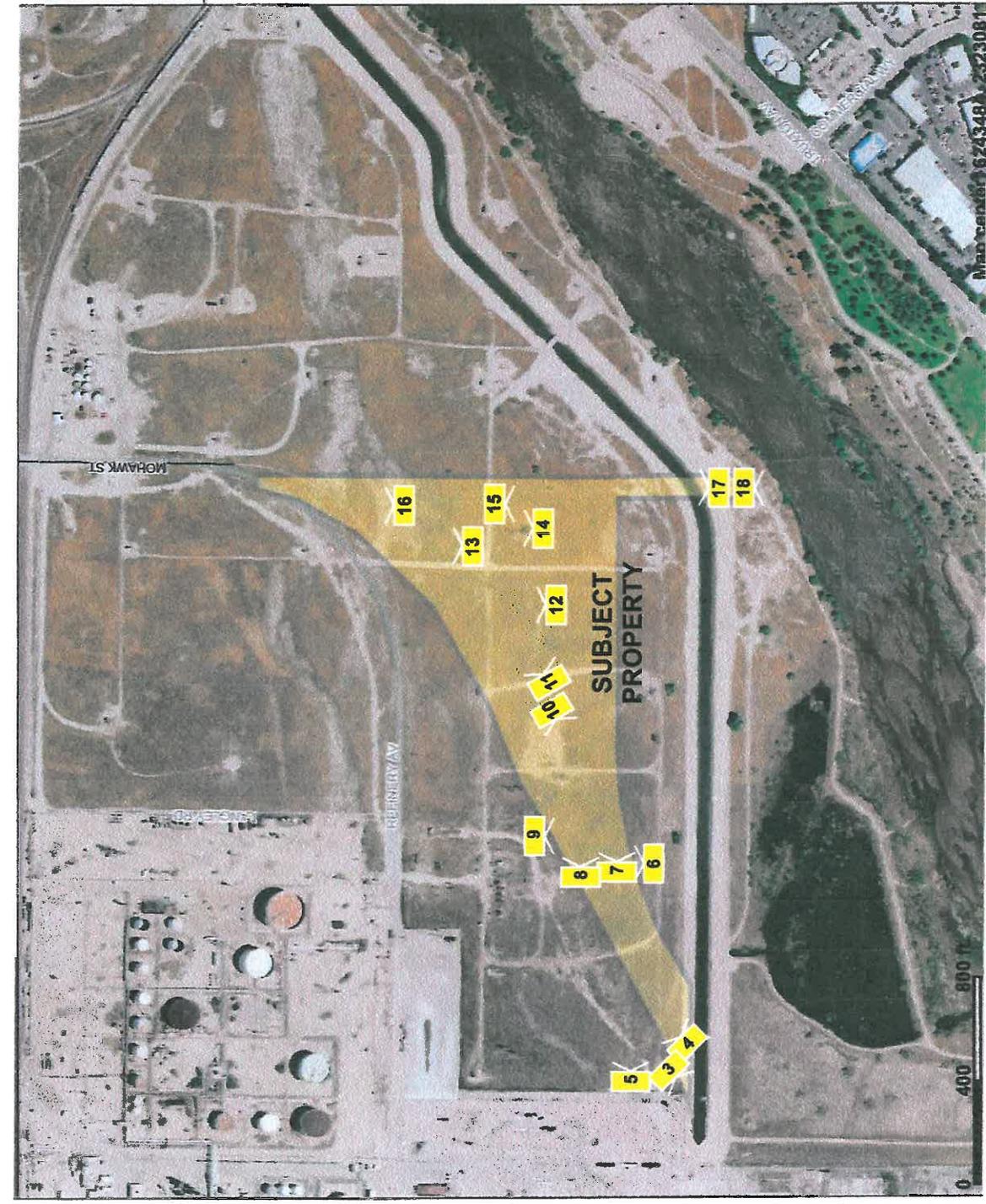
Office Park Dr

SEC 27,34 - T29S - R27E
BAKERSFIELD, CA

AJE 4800 Easton Drive, #102 Bakersfield, CA 93309
(661) 327-7429 Fax (661) 327-1707

CITY OF BAKERSFIELD
WESTSIDE PARKWAY
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BAKERSFIELD, CALIFORNIA
LOCATION MAP

EXHIBIT 1 DATE: AUGUST 2007



Legend

- Roads**
- Arterial
 - Collector
 - Highway
 - Local
 - Ramp
 - Unpaved
- County of Kern
Aerial Photography 2006



Scale: 1:6,994

AJE	4800 Easton Drive, #102 Bakersfield, CA 93308 (661) 327-7429 Fax (661) 327-1707
	CITY OF BAKERSFIELD WESTSIDE PARKWAY PHASE I ENVIRONMENTAL SITE ASSESSMENT BAKERSFIELD, CALIFORNIA PHOTOGRAPH LOCATION MAP
	EXHIBIT 2 DATE: AUGUST 2007

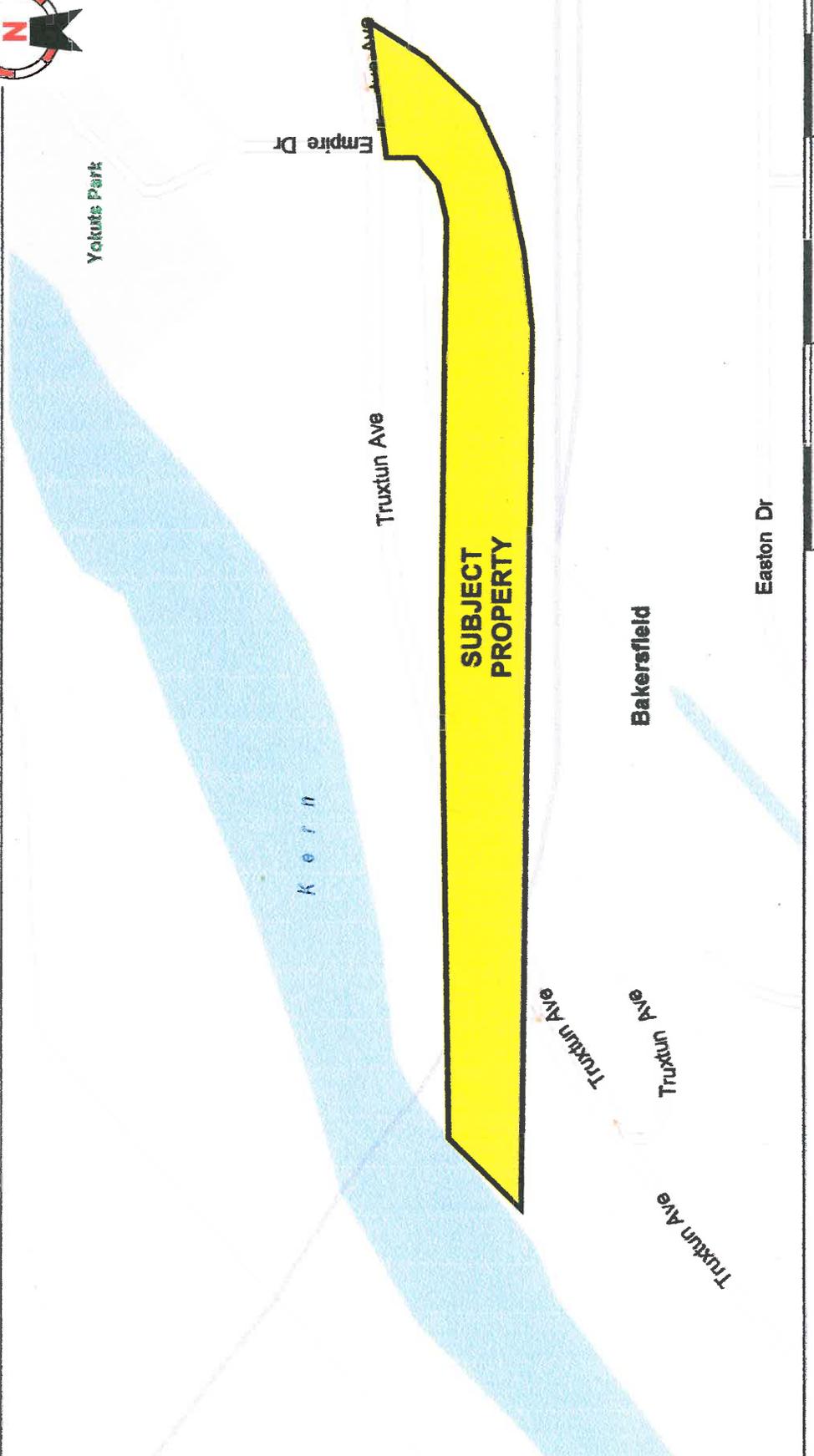
SEC 27,34 - T29S - R27E
BAKERSFIELD, CA

LEGEND
Photograph Location

A J E

**CITY OF BAKERSFIELD
WESTSIDE PARKWAY
Bakersfield, California**

Kern River to City of Bakersfield Yard

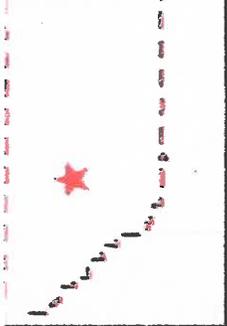


AJE	4800 Easton Drive, #102 Bakersfield, CA 93309 (661) 327-7429 Fax (661) 327-1707
	CITY OF BAKERSFIELD WESTSIDE PARKWAY PHASE I ENVIRONMENTAL SITE ASSESSMENT BAKERSFIELD, CALIFORNIA LOCATION MAP
	EXHIBIT 1 DATE: AUGUST 2007

SEC 26.27 - T29S - R27E
BAKERSFIELD, CA



Map center: 024705, 323432



Legend

- Roads
- Arterial
- Collector
- Highway
- Local
- Ramp
- Unpaved
- County of Kern
- Aerial Photography 2008



Scale: 1:5,847

AJE	4800 Easton Drive, #102 Bakersfield, CA 93309 (661) 327-7429 Fax (661) 327-1707
	CITY OF BAKERSFIELD WESTSIDE PARKWAY PHASE I ENVIRONMENTAL SITE ASSESSMENT BAKERSFIELD, CALIFORNIA PHOTOGRAPH LOCATION MAP
	EXHIBIT 2

SEC 26,27 - T29S - R27E
BAKERSFIELD, CA

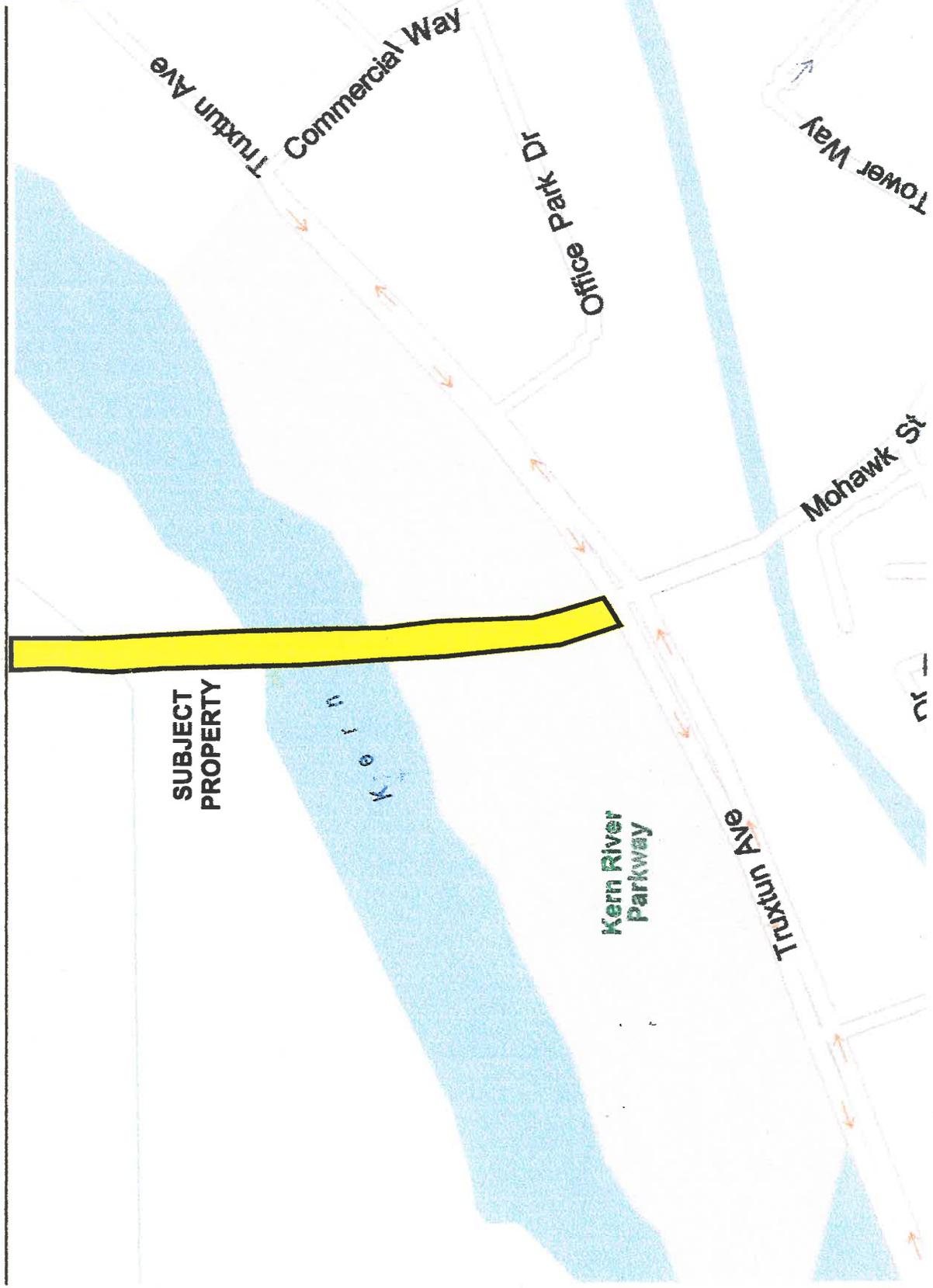
LEGEND
Photograph Location

DATE: AUGUST 2007

A J E

**CITY OF BAKERSFIELD
WESTSIDE PARKWAY
Bakersfield, California**

Mohawk Street(south) to Truxtun Avenue



**SUBJECT
PROPERTY**

Kern River

Kern River
Parkway

Truxtun Ave

Mohawk St

Commercial Way

Office Park Dr

Tower Way
Disc

AJE 4800 Easton Drive, #102 Bakersfield, CA 93309
(661) 327-7429 Fax (661) 327-1707

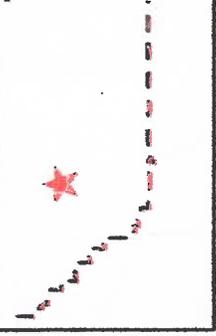
CITY OF BAKERSFIELD
WESTSIDE PARKWAY
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BAKERSFIELD, CALIFORNIA
LOCATION MAP

SEC 27,34 - T29S - R27E
BAKERSFIELD, CA

EXHIBIT 1 DATE: AUGUST 2007



Map center: 624-3901, 35.37105



Legend

- Roads
- Arterial
- Collector
- Highway
- Local
- Ramp
- Unpaved
- County of Kern

Aerial Photography 2006



Scale: 1:5,847



AJE 4800 Easton Drive, #102 Bakersfield, CA 93309
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CITY OF BAKERSFIELD
WESTSIDE PARKWAY
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BAKERSFIELD, CALIFORNIA
PHOTOGRAPH LOCATION MAP

EXHIBIT 2 DATE: AUGUST 2007

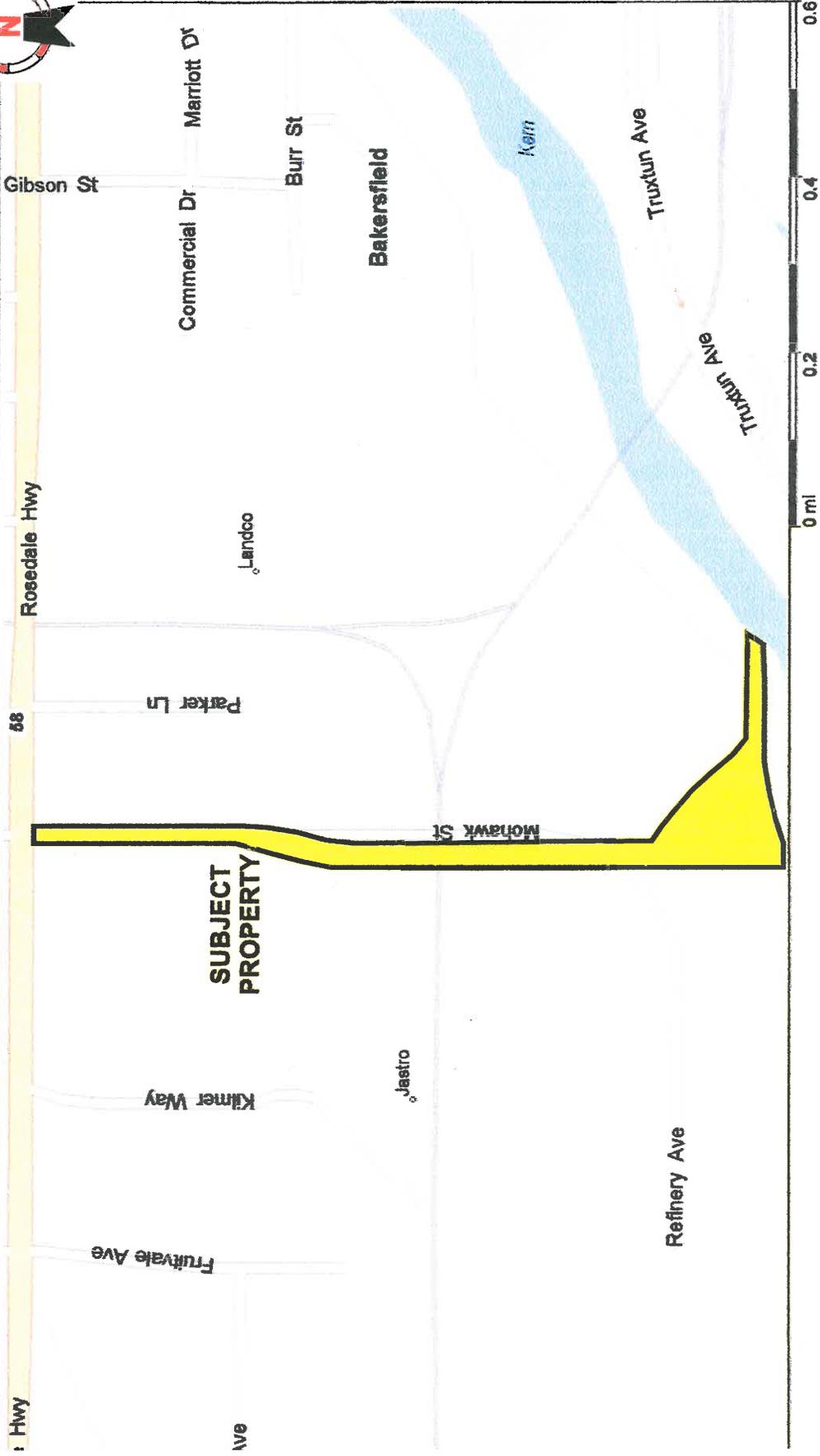
SEC 27,34 - T29S - R27E
BAKERSFIELD, CA

LEGEND
 Photograph Location

A J E

**CITY OF BAKERSFIELD
WESTSIDE PARKWAY
Bakersfield, California**

Mohawk Street(east) to Kern River

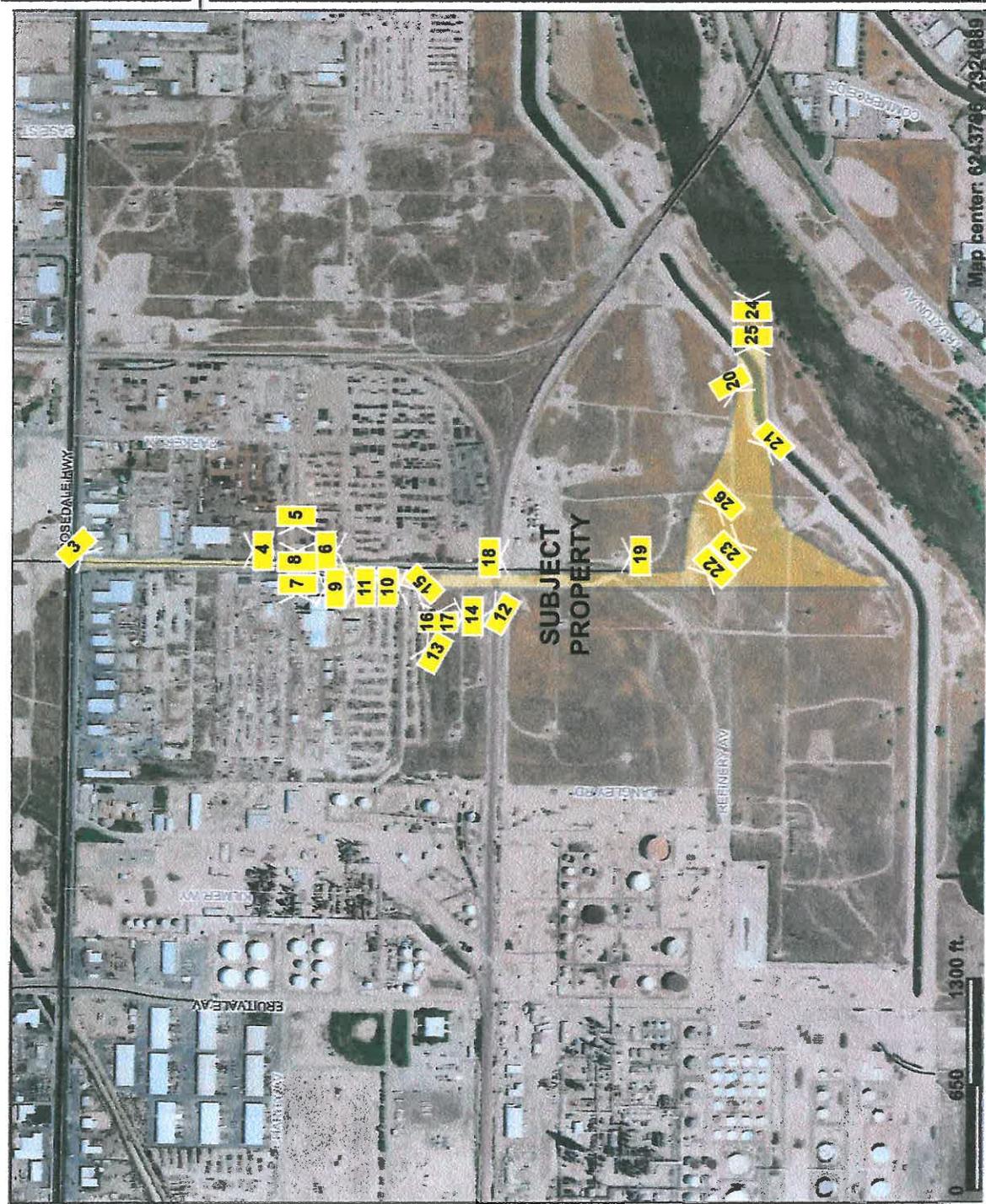


AJE 4800 Easton Drive, #102 Bakersfield, CA 93309
 (661) 327-7429 Fax (661) 327-1707

CITY OF BAKERSFIELD
 WESTSIDE PARKWAY
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 BAKERSFIELD, CALIFORNIA
 LOCATION MAP

EXHIBIT 1 | DATE: AUGUST 2007

SEC 27 - T29S - R27E
 BAKERSFIELD, CA

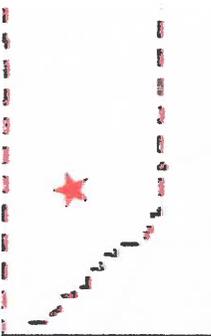


Map center: 0243796, 7324889

Scale: 1:11,145

Legend

- Roads
 - Arterial
 - Collector
 - Highway
 - Local
 - Ramp
 - Unpaved
- County of Kern
- Aerial Photography 2006



AJE	4800 Easton Drive, #102 Bakersfield, CA 93309 (661) 327-7429 Fax (661) 327-1707
	CITY OF BAKERSFIELD WESTSIDE PARKWAY PHASE I ENVIRONMENTAL SITE ASSESSMENT BAKERSFIELD, CALIFORNIA PHOTOGRAPH LOCATION MAP
	EXHIBIT 2 DATE: AUGUST 2007

SEC 27 - T29S - R27E
BAKERSFIELD, CA

LEGEND
 Photograph Location

**DRAFT
RESULTS OF LIMITED SOIL AND
GROUNDWATER SAMPLING**

**MOHAWK STREET EXTENSION
BAKERSFIELD, CALIFORNIA**

**PREPARED FOR
DOKKEN ENGINEERING
FOLSOM, CALIFORNIA**

**PREPARED BY
GEOCON INLAND EMPIRE, INC.
3501 PEGASUS DRIVE
BAKERSFIELD, CALIFORNIA 93308
Tel. (661) 399-3665 Fax. (661) 399-3812**

GEOCON PROJECT NO. B1023-12-02

DECEMBER 21, 2007



Project No. B1023-12-02
December 21, 2007

DRAFT VIA EMAIL

Mr. Robert Lawrence
Dokken Engineering
2365 Iron Point Road, Suite 200
Folsom, California 95630

Subject: RESULTS OF LIMITED SOIL AND GROUNDWATER SAMPLING
 MOHAWK STREET EXTENSION
 BAKERSFIELD, CALIFORNIA

Dear Mr. Lawrence:

In accordance with your request Geocon Inland Empire, Inc. is submitting this limited soil and groundwater sampling report for the Mohawk Street Extension project in Bakersfield, California. This report summarizes the services performed including advancing soil borings, the collection of soil samples, purging and sampling of groundwater wells, and laboratory analyses.

Please call us if you have any questions.

Sincerely,

GEOCON CONSULTANTS, INC.

DRAFT

Michael Conkle, PG
Senior Geologist

MPC:am

(1) Addressee

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- A. Boring Logs
- B. Well Construction Details
- C. Laboratory Analytical Reports and Chain-of-Custody Documentation

RESULTS OF SOIL AND GROUNDWATER SAMPLING

1. INTRODUCTION

In accordance with the request of Dokken Engineering (the Client), Geocon Inland Empire, Inc. has performed limited soil and groundwater sampling for the Mohawk Street Extension project (the Site) in Bakersfield, California.

1.1 Site Description

The Mohawk Street Extension project is located within the City of Bakersfield, beginning at the intersection of Mohawk Street and Truxton Avenue, and extending north over the Kern River to where Mohawk Street intersects Refinery Road in Kern County, California. The approximate project limits are shown on the Vicinity Map, Figure 1.

1.2 Purpose

The purpose of the limited soil and groundwater sampling performed for this investigation was to provide an evaluation of the potential presence of petroleum hydrocarbons and related chemicals in soil and groundwater within the project limits at concentrations that would require special handling of waste soil and water generated during future construction activities.

2. INVESTIGATIVE METHODS

The field activities described in this report were performed during the period of September 5, 2006 to January 4, 2007 and included the collection of soil samples from borings advanced with a hollow stem auger drilling rig, the construction, purging and sampling of groundwater monitoring wells, and laboratory analyses.

2.1 Pre-field Activities

- A Health and Safety Plan was prepared for the site. The Health and Safety Plan included guidelines for the use of personal protective equipment for Geocon employees during the field
- Contacted Underground Service Alert (USA) to notify utility companies of the field activities.
- Retained the services of Advanced Technology Laboratories (ATL), a California Department of Health Services (CDOHS)-certified analytical laboratory to analyze the soil and water samples collected during the field activities.

2.2 Soil Sampling

Between September 5 and 8, 2006, twelve soil borings (ENVB-1 through ENVB-12) were drilled at the Site. The approximate locations of the borings are shown on the Site Plan, Figure 2. Boring logs are presented in Appendix A.

?
Soil samples from select intervals were collected from each of the borings by driving a California modified split spoon sampler, lined with 6-inch brass sleeves, ahead of the drill bit. Upon retrieval of the soil samples the 6-inch sample sleeves were capped at each end with Teflon tape and fitted end caps, labeled and placed in a chilled cooler pending delivery to the analytical laboratory under standard chain-of-custody procedures.

who was the driller?
type of rig?

Each of the soil samples were submitted to the analytical laboratory for analyses of gasoline range total petroleum hydrocarbons (TPHg), diesel range total petroleum hydrocarbons (TPHd), and motor oil range total petroleum hydrocarbons (TPHmo) by modified EPA Test Method 8015B and benzene, toluene, ethylbenzene, and xylene (BTEX) by EPA Test Method 8021B. Twelve soil samples, one from each boring, were submitted for analysis of Title 22 metals by EPA Test Method 6010B. One soil sample, collected at a depth of 31 feet from boring ENVB-9, was submitted for analysis of semi-volatile organic compounds (SVOCs) by EPA Test Method 8270C.

? App C

2.3 Groundwater Sampling

Four of the borings, ENVB-1, ENVB-4, ENVB-9, ENVB-10 were converted into groundwater monitoring wells, and one additional well, KB-7, was installed. The wells were constructed of 2-inch diameter, Schedule 40 PVC casing and 0.020 inch slot screen. Well Construction diagrams are presented in Appendix B.

Did they get a KCEW permit?

The wells were gauged, and two of the wells, ENVB-9 and ENVB-10, were sampled on November 3, 2006, December 6, 2006, and January 4, 2007. Fluid level measurements were obtained using a clean, decontaminated, water level measuring probe.

Prior to collecting groundwater samples, the wells were purged of at least three well volumes with a new disposable bailer. Field water quality parameters (pH, temperature, and specific conductance) were measured and recorded every well volume.

Once the field parameters had stabilized within 10 percent, a groundwater sample was collected using the disposable bailer. Water from the bailer was decanted directly into laboratory provided sample containers, labeled, placed on ice and shipped following standard chain-of-custody procedures to the analytical laboratory. The groundwater samples were submitted to ATL under standard chain-of-custody procedures for analysis of TPHg, and TPHd by modified EPA Test Method 8015B, and BTEX by EPA Test Method 8021B.

2.4 Decontamination

Reusable soil sampling equipment, such as the split spoon sampler and augers were decontaminated following each use. The equipment was decontaminated by triple washing with an Alconox wash solution and rinsed with distilled water.

2.5 Waste Management

Purged groundwater generated during this investigation was placed in 55 gallon DOT rated drums and stored at the Site prior to disposal by the Client.

still here?

Drums & contents properly disposed prior to

3. SUMMARY OF RESULTS

approval of these results

3.1 Site Hydrology

Water level measurements obtained during this investigation indicate that the depth to groundwater varies from 11.99 feet at well KB-7 to 32.10 feet at well ENVB-10. The wells were not surveyed so the groundwater gradient could not be determined, however the groundwater flow direction appears to be to the north. Cumulative groundwater elevation data is provided in Table 1.

3.2 Analytical Laboratory Results

The results of the laboratory analyses of soil and water samples for TPHg, TPHd, TPHo, BTEX, SVOCs and metals are discussed in the following sections. Copies of the laboratory reports and chain-of-custody documentation are presented in Appendix C.

3.2.1 Soil Analytical Results

Thirty-five soil samples were analyzed for TPH and BTEX as part of this investigation. Concentrations of TPHg greater than the laboratory reporting limits were reported in only two of the samples. The samples, collected from boring ENVB-9 at depths of 31 and 51 feet, were reported to contain TPHg at concentrations of 39 and 26 milligrams per kilogram (mg/kg), respectively. Concentrations of TPHd, ranging from 1.0 mg/kg (in ENVB-1-16) to 2,900 mg/kg (in ENVB-9-51), were reported in fourteen of the samples. Concentrations of TPHmo ranging from 1.1 (in ENVB-1-16) to 5,100 (in ENVB-9-31) mg/kg were reported in sixteen of the samples. None of the samples were reported to contain BTEX at concentrations equal to or greater than the laboratory reporting limits.

One sample, collected from a depth of 31 feet in ENVB-9, was analyzed for SVOCs. No concentrations of SVOCs greater than or equal to the laboratory reporting limit were reported in the sample. Soil sample results for TPH, BTEX, and SVOCs are summarized in Table 2.

Twelve soil samples were analyzed for Title 22 metals. Concentrations of arsenic, barium, chromium, cobalt, copper, lead, nickel, vanadium, and zinc were reported in the samples analyzed. Soil sample results for Title 22 metals are summarized in Table 3.

above or below ambient or hazardous?

3.2.2 Groundwater Analytical Results

Concentrations of TPHg, ranging from 0.56 to 0.72 milligram per liter (mg/l), were reported in all three of the samples collected from well ENVB-9. TPHg was not reported at concentrations equal to or greater than the laboratory reporting limit in any of the water samples collected from well ENVB-10. TPHd was reported in all three of the samples collected from both of the wells. Concentrations of TPHd in ENVB-9 ranged from 9.6 to 29 mg/l. Concentrations of TPHd in ENVB-10 ranged from 0.43 to 0.53 mg/l. A concentration of 1.2 micrograms per liter ($\mu\text{g/l}$) of o-xylene was reported in the sample collected from ENVB-9 on November 11, 2006. No other BTEX constituents were reported in any of the other samples collected. A summary of groundwater analytical results is provided in Table 4.

3.2.3 Data Validation

Prior to submitting the soil and groundwater samples to the laboratory, the chain-of-custody documentation was reviewed for accuracy and completeness. The laboratory reports were reviewed for accuracy and consistency with chain-of-custody documentation. Laboratory QA/QC measures include the use of matrix spikes, duplicates, and method blanks, and calculation of percent recovery and relative percentage difference (RPD). A review of the laboratory QA/QC results indicates satisfactory data reporting.

4. CONCLUSIONS AND RECOMMENDATIONS

The findings, conclusions and recommendations are based on the information obtained during the investigations at the Site. The analytical results were evaluated for potential waste profiling and worker health and safety purposes.

Concentrations of TPH were reported in soil samples collected from nine of the twelve borings sampled. With the exception of the samples collected from borings ENVB-9 and ENVB-10 all of the samples were reported to contain concentrations of TPH less than 100 mg/kg. The highest concentrations were reported in the samples collected from 31 feet and 51 feet in boring ENVB-9. The Client is advised that soil containing any concentration of TPH may not be acceptable for disposal at some disposal facilities. Based on our recent experience in Kern County we believe that the material would be accepted at the McKittrick Waste Treatment Site in McKittrick, California or at TPST Soil Recyclers in Adelanto, California. These facilities may require additional analytical results, such as metals and volatile organic compounds, prior to accepting the material. We recommend that known areas of TPH containing soil be excavated and stockpiled, and that additional testing for waste profiling purposes, if required, be performed on samples collected from the stockpiled material.

The concentrations of metals reported in the soil samples were evaluated for waste profile and disposal purposes. None of the metals results were in excess of their respective total threshold limit concentration (TTLC) or 10 times their respective soluble threshold limit concentration (STLC). Based on these results the soil, if excavated for offsite disposal, would not require handling as a California Hazardous Waste with respect to metals.

Concentrations of total TPHg and TPHd were reported in the water samples collected from the wells. Based on these results if construction dewatering in these areas is required, the water may require treatment prior to discharge under a National Pollution Discharge Elimination System (NPDES) permit, or transportation to and disposal of at a licensed recycling facility.

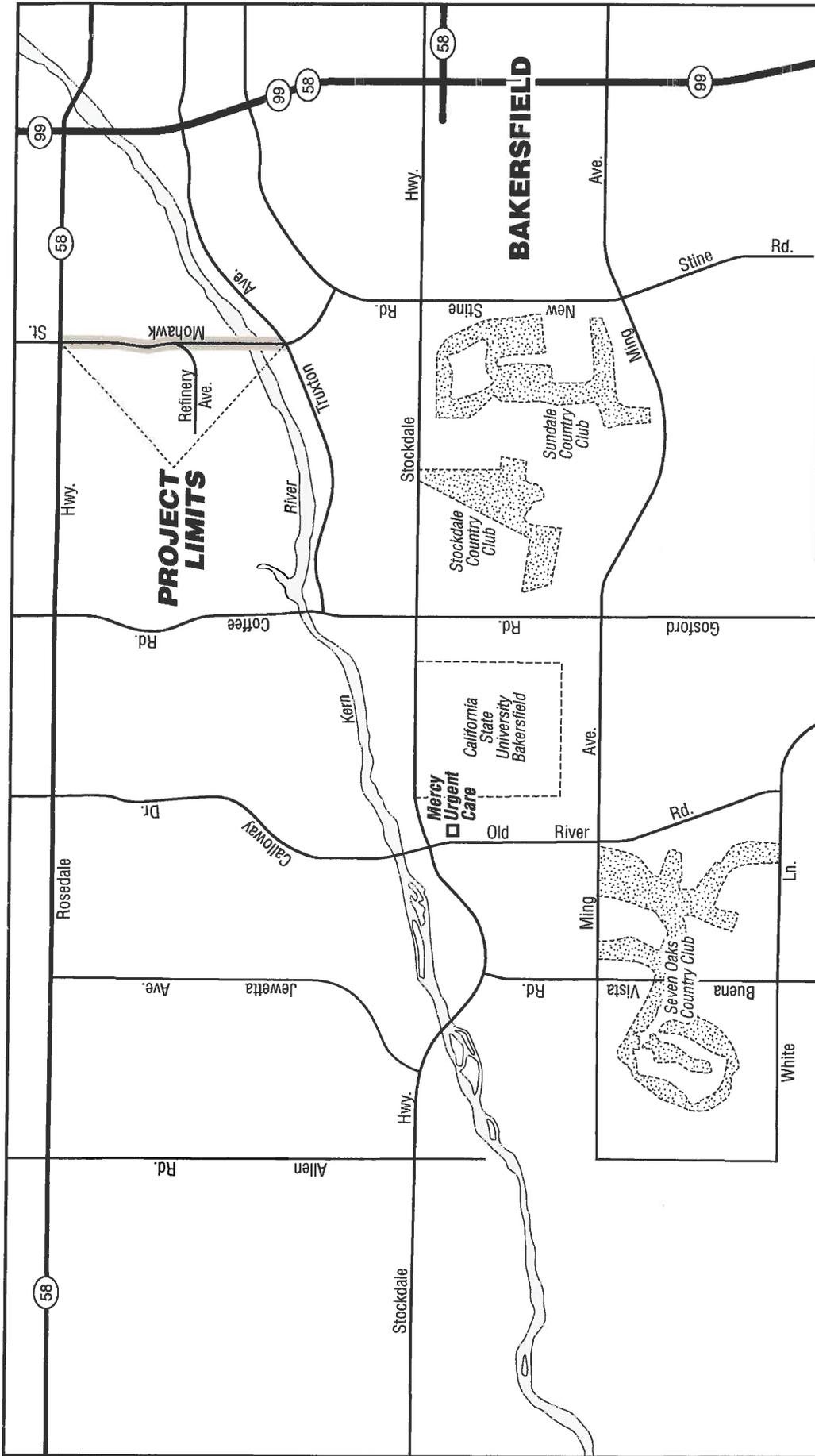
We recommend that the Client notify the contractors performing the construction activities of the that concentrations of petroleum hydrocarbons may be present in soil and groundwater and that appropriate health and safety measures should be taken to minimize the potential exposure. ✓

5. REPORT LIMITATIONS

This report has been prepared exclusively for Dokken Engineering. The information obtained is only relevant as of the date of the latest site visit. The information contained herein is only valid as of the date of the report, and may require an update to reflect additional information obtained.

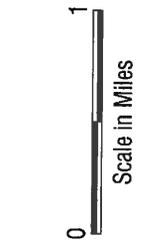
Dokken Engineering should recognize that this report is not a comprehensive site characterization and should not be construed as such. The findings and conclusions as presented in this report are predicated on the results of the limited soil sampling and laboratory analyses performed, based on the scope of services requested by Dokken Engineering. It is possible that conditions may exist in the subsurface between the areas explored that could significantly change the conclusions and recommendations stated in this report. In addition, the information obtained is not intended to address potential impacts related to sources other than those requested by Dokken Engineering as specified herein.

Therefore, the report should only be deemed conclusive with respect to the information obtained. No guarantee or warranty of the results of the report is implied within the intent of this report or any subsequent reports, correspondence, or consultation, either express or implied. We strived to perform the services summarized herein in accordance with the local standard of care in the geographic region at the time the services were rendered.



GEOCON
INLAND EMPIRE, INC.
3501 PEGASUS DRIVE - BAKERSFIELD, CA. 93308
PHONE 661.399-3665 - FAX 661.399-3812

Mohawk Street Improvement Project	
Bakersfield, California	
VICINITY MAP	
B1023-12-01	December 2007
Figure 1	



A J E Environmental, Inc.

4800 Easton Drive, Suite 102, Bakersfield, CA 93309
Bus: (661) 327-7429 Fax: (661) 327-1707

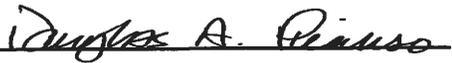
~~DOUG~~ ~~SCOTT~~ cell 619 3975

KCDA AL ROGERS 868-7614

**CITY OF BAKERSFIELD
MR. DON ANDERSON**

**PHASE II ENVIRONMENTAL SITE ASSESSMENT
Central Valley Canal Realignment
Bakersfield, California**

June 2008



Douglas A. Picanso
President, A J Environmental, Inc.
Registered Environmental Assessor
State of California No. 07625
Expiration Date: 06/30/08

John Byrom
Environmental Technician

A J E

INTRODUCTION

At the request of Mr. Donald Anderson, City of Bakersfield, Property Division, A J Environmental, Inc. has performed a Phase II Environmental Site Assessment in a portion of the proposed Westside Parkway site area.

The purpose of this Phase II Environmental Site Assessment was to determine the presence or absence of soil contamination along the Cross Valley Canal realignment that are west of Mohawk Street. The Phase II Environmental Site Assessment found an area adjacent to the CVC alignment path in old coke plant contained hazardous levels of lead. The portion of the land to which the Cross Valley Canal will be realigned, in Sections 33 and 34 of T29S, R27E, is included in this Phase II Environmental Site Assessment.

A J E

SUMMARY

Eighty two samples were retrieved from 34 boreholes drilled by a truck mounted auger, four by hand auger and two surface samples along the length (1,800') of the proposed realignment of the Cross Valley Canal, at 50,100 and 200-foot intervals. The depths were 1, 2, 3, 5, 6, 9, 12, 15 and 20 feet in various combinations of holes and in accordance to the requirements of the Kern County Water Agency the Bakersfield Fire Department, Prevention Services, Cross Valley Canal Agency and A J Environmental.

Soil Sampling Procedures:

Thirty four borings were drilled under the direction of A J Environmental, Inc. A J Environmental personnel collected and described cores and cuttings for laboratory analysis. Drilling services were provided using a Mobil Drill B-53 rig with eight and one-half inch diameter, continuous flight, hollow stem augers.

Prior to the collection of each sample, all sampling equipment was washed with a non-phosphate detergent solution, rinsed with water and air-dried. This was also done between sampling intervals and between borings to minimize the possibility of cross contamination. Samples were collected using a split spoon sampler lined with three, 2.5-inch diameter by 6-inch long brass liners. After auguring to sampling depth, the split spoon sampler was inserted into the hollow stem auger and driven with a 140-pound drop hammer, into the soil beneath the borehole to obtain an undisturbed sample.

Immediately after sampling, the tubes were sealed with Teflon tape, capped with plastic end caps, sealed with duct tape, labeled and placed in a cooler and kept at a temperature of four degrees Celsius or less for transport to Severn Trent., a State Certified Laboratory for analysis. Chain-of-Custody forms were completed when the sample was collected and maintained until the samples were relinquished to the laboratory.

The shallow soil samples consisted of course to clayey sand.

Borehole Abandonment

All the boreholes were backfilled with cuttings.

Soil samples were analyzed for the following constituents:

- Cam 17 Metals (EPA Test Method 6010)
- Volatile Organic Compounds (EPA Method 8260)
- Total Petroleum Hydrocarbons (EPA Test Method 418.1)
- Semi-Volatile Organic Compounds (EPA Test Method 8270))

In the event that the laboratory result for metals exceeded ten times the Soluble Threshold Limit Concentration of a metal, the sample would be reanalyzed. A Waste Extraction Test (Title 22, Article 11, CCR) would be run to determine if the sample exceeded regulatory levels and is considered hazardous. A summation of laboratory results can be found in Appendix I. The laboratory reports and chain of custody documents are included in Appendix II.

Analytical Results

Heavy Metals CAM-17 (EPA Test Method 6010)

The Total Threshold Limit Concentration (TTLC) of a constituent in waste is used by the Department of Toxic Substances Control (DTSC) to identify a waste as hazardous. The Soluble Threshold Limit Concentration (STLC) is the concentration of the constituent in the waste extract that is used by the DTSC to identify the waste extract as hazardous. A waste can be considered hazardous if the concentration of a particular constituent exceeds its respective TTLC, or if the concentration of the constituent in the waste extract exceeds its respective STLC. Typically, a Waste Extraction Test (WET) is performed on samples of waste that contain a particular constituent at a concentration greater than ten times the STLC.

None of the samples exceeded ten times the STLC for any metals therefore no individual Waste Extraction Tests were required. Concentrations for all of the metals tested were below State action levels designated by Title 22, California Code of Regulations, Chapter 30, Article 11.

Volatile Organic Compounds (EPA Test Method 8260)

Volatile Organic Compounds were non-detect in all of the samples except for the following: One sample, WP312 contained 0.011 mg/kg of Methylene chloride and another WP3-6 contained 0.064 mg/kg of Toluene. These levels are well below EPA's Region 9 Preliminary Remedial Goals for residential soil.

Semivolatile Compounds (EPA Test Method 8270C)

Fluoranthene was found at concentrations of 0.072-0.20 mg/kg in sample WP3-12'. This level is well below EPA's Region 9 Preliminary Remedial Goals for residential soil that is 2,300 mg/kg.

Benzo(a)anthracene was found at concentrations of 0.12-0.24 mg/kg in samples WP3-12 and WP3-6. This level is well below EPA's Region 9 Preliminary Remedial Goals for residential soil that is 0.62 mg/kg.

Chrysene was found at concentrations of 0.0084 mg/kg in sample WP6-6. This level is well below EPA's Region 9 Preliminary Remedial Goals for residential soil that is 62 mg/kg.

Benzo(b)fluoranthene was found at concentrations of 0.22-0.39 mg/kg in sample WP3-12. This level is well below EPA's Region 9 Preliminary Remedial Goals for residential soil that is 0.62 mg/kg.

Benzo(a)pyrene was found at concentrations of 0.15-0.20 mg/kg in sample WP3-12. This level is well below EPA's Region 9 Preliminary Remedial Goals for residential soil that is 0.062 mg/kg.

Bis(2-ethylhexyl)phthalate was found at concentrations of 0.50 mg/kg in sample WP12-2. This level is well below EPA's Region 9 Preliminary Remedial Goals for residential soil that is 35 mg/kg.

All other samples were non-detect for Semivolatile compounds.

Purgeable Aromatics and Total Petroleum Hydrocarbons (Test Method 8021B)

Compounds tested for included Benzene, Toluene, Ethylbenzene, Methyl t-butyl ether and total Xylenes. All the samples were non-detect for Purgeable Aromatics and Total Petroleum Hydrocarbons.

Fuel Identification- Gasoline (EPA Test Method 8015M)

Borehole WP16

Borehole WP16 had 423 mg/kg of Gasoline Range Organics at depths of 3', 321 mg/kg at 5', 179 mg/kg at 6' and 204 mg/kg at 8'.

Borehole WP17

Borehole WP17 had 188 mg/kg of Gasoline Range Organics at depths of 3', 246 mg/kg at 5', 124 mg/kg at 6', 88 mg/kg at 8', and 114 mg/kg at 12'.

Borehole WP18

Borehole WP18 had 27 mg/kg of Gasoline Range Organics at depths of 3', 44 mg/kg at 5' and 53 mg/kg at 6'.

Borehole WP19

Borehole WP19 had 1,004 mg/kg of Gasoline Range Organics at depth of 3', 866 mg/kg at 5', 402 mg/kg at 6' and 112 mg/kg at 8'.

Borehole WP20

Borehole WP20 had 1,412 mg/kg of Gasoline Range Organics at depth of 3', 1,248 mg/kg at 5', 2,367 mg/kg at 6', 1,052 mg/kg at 8' and 213 mg/kg at 12'.

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Borehole WP21

Borehole WP21 had 1,845 mg/kg of Gasoline Range Organics at depths of 3', 2,117 mg/kg at 5', 492 mg/kg at 6' and 103 mg/kg at 8'.

Borehole WP22

Borehole WP22 had 1,845 mg/kg of Gasoline Range Organics at depths of 3', 1,325mg/kg at 5', 1,302 mg/kg at 6', 743 mg/kg at 8' and 234 mg/kg at 12'.

Borehole WP23

Borehole WP23 had 7,488 mg/kg of Gasoline Range Organics at depths of 3', we had refusal at 5'. The area is very hard, black, with strong gasoline odor.

Fuel Identification – Diesel (EPA Test Method 8015M)

All of the samples were non-detect for diesel.

The maximum allowable level is calculated using a weighting system that scores each of five specific site features having to do with depth to groundwater, presence or absence of fractures, rainfall, man-made conduits and unique site features.

Exhibit 2 is a summary of the leaking potential analysis and the scoring of the site features:

- Depth to groundwater occurs 34 feet below ground level (Kern County Water Agency, February 1, 2004, 2003 Report on Water Conditions Improvement District No. 4) and scores ten.
- Fractures in the subsurface are not present in the thick alluvium and unconsolidated Quaternary age sediments that underlie the surface (Geologic Map of California, Bakersfield Sheet) and scores ten.
- Annual rainfall for Bakersfield is 5.72 inches (personal communication, National Weather Service, Meadows Field, Bakersfield) and scores ten.
- There are no man-made conduits for vertical migration present, therefore the site scores ten.
- There are no unique site features such as: a recharge area, coarse soil, nearby wells, etc. This scores a ten.

This results in a total score of 45 that categorizes the site as having a low leaching potential. As shown in Exhibit 2, the action levels for these hydrocarbons, TPH-

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Gasoline (100 mg/kg). TPH-Diesel, Benzene, Toluene and MTBE were not present in any of the samples.

CONCLUSIONS and RECOMMENDATIONS

Based on analytical results no contamination of Heavy Metals, Volatile Organic Compounds, Semivolatile Compounds, TPH-Diesel, or MTBE is present in the area of the Central Valley Canal alignment.

TPH-Gasoline is present in the coke plant area. The contamination is present from the surface to no deeper than 12'. Levels run from 27 mg/kg to 7,488 mg/kg. Luft analysis indicates leaching potential exists at levels over 100 mg/kg.

This area should be excavated, and the contaminated dirt used as road base. This will allow the contamination to be naturally neutralized, while preventing hydrological pressure downward from rainfall.

LIMITATIONS

This report is designed to provide accurate and authoritative information with regard to the subject matter covered. However, it is provided with the understanding that the contents reflect A J Environmental, Inc's best judgment in light of the information available at the time of preparation and the fact that judgments about unknown future events are called for.

A J Environmental does not make any warranty, express or implied, and we cannot be and are not, except in the case of willful negligence on our part, liable or responsible for any loss, costs, damages, or expenses directly incurred or sustained by anyone resulting from any interpretations made by any of our officers, agents, or employees.

This report is intended for the exclusive use of The City of Bakersfield, or its assigns. A J Environmental, Inc. assumes no responsibility nor liability for reliance herein or use hereof by anyone other than the above named client.

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REFERENCE

A J Environmental, Inc. 2008, Phase I and Phase II Environmental Site Assessment

**SS VALLET CANAL REALIGNMENT
ENVIRONMENTAL SITE ASSESSMENT
SAMPLING LOCATIONS**



**BORING LOCATION
LEGEND**

● 1, 3, 6, 9, 12, 15, 20 feet
● 2 feet
● 5 feet
● 12 feet

**SEC 33,34 - T29S - R27E
BAKERSFIELD, CA**

AJE	4800 Easton Drive, #102 Bakersfield, CA 93309 (661) 327-7429 Fax (661) 327-1707
	CITY OF BAKERSFIELD PHASE II ENVIRONMENTAL SITE ASSESSMENT WESTSIDE PARKWAY-CVC CANAL REALIGNMENT BAKERSFIELD, CALIFORNIA BORING LOCATION MAP
EXHIBIT	DATE: MAY 2008

**Table 2-1
Leaching Potential Analysis for Gasoline and Diesel
Using Total Petroleum Hydrocarbons (TPH)
and Benzene, Toluene, Xylene and Ethylbenzene (BTEX)**

The following Table was designed to permit estimating the concentrations of TPH and BTEX that can be left in place without threatening ground water. Three levels of TPH and BTEX concentrations were derived (from modeling) for sites which fall into categories of low, medium or high leaching potential. To use the table, find the appropriate description for each of the features. Score each feature using the weighting system shown at the top of each column. Sum the points for each column and total them. Match the total points to the allowable BTEX and TPH levels.

SITE FEATURE	R C O K E	SCORE 10 PTS IF CON- DITION IS MET	S C O R E	SCORE 9 PTS IF CON- DITION IS MET	S C O R E	SCORE 5 PTS IF CON- DITION IS MET
	Minimum Depth to Ground Water from the Soil Sample (feet)		>100		51-100	5
Fractures in subsurface (applies to foothills or mountain areas)	10	None		Unknown		Present
Average Annual Precipitation (inches)	10	<10		10-25		25-40\2
Man-made conduits which increase vertical migration of leachate	10	None		Unknown		Present
Unique site features: recharge area, coarse soil, nearby wells, etc.	10	None		At least one		More than one
COLUMN TOTALS-TOTAL PTS	40	+	0	1	5	- 45
RANGE OF TOTAL POINTS	49pts or more		41 - 46 pts		40pts or less	
MAXIMUM ALLOWABLE H/T/X/R LEVELS (PPM)	1/50/50/50		.3/.3/1/2		NA\3	
MAXIMUM ALLOWABLE TPH LEVELS (PPM)	GASOLINE	1000	100	100	10	10
	DIESEL	10000	1000	1000	100	100

- 12 If depth is greater than 10 ft. and less than 25 ft., score 0 points.
If depth is 5 ft. or less, this Table should not be used.
- 13 If precipitation is over 40 inches, score 0 points.
- 13 Levels for BTEX are not applicable at a TPH concentration of 20ppm (gasoline) or 100ppm (diesel) (for explanation see step 6, page 27.)

**SOIL MANAGEMENT PLAN
CROSS-VALLEY CANAL REALIGNMENT AT
WESTSIDE PARKWAY
BAKERSFIELD, CALIFORNIA**

September 9, 2009

This document may be used only by the client and only for the purposes stated, and within a reasonable time from its issuance.

A report prepared for

Mr. Patrick Somerville
DMJM Harris
300 South Grand Avenue, Second Floor
Los Angeles, California 95340

**SOIL MANAGEMENT PLAN
CROSS-VALLEY CANAL REALIGNMENT AT WESTSIDE PARKWAY
BAKERSFIELD, CALIFORNIA**

Kleinfelder Job No.: 83597

Prepared by:



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September 9, 2009

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TABLES

1	Sample Analytical Program
2	Total Petroleum Hydrocarbons, Benzene, Toluene, Ethylbenzene, and Xylenes Analysis Summary
3	Polynuclear Aromatic Hydrocarbons Analysis Summary
4	Title 22 Metals Analysis Summary

APPENDICES

- A** Plates
 - 1 Site Vicinity Map
 - 2 Site Plan Showing Soil Boring Locations

- B** Kleinfelder's Standard Field Procedures

- C** Human Health Screening Evaluation

- D** Soil Boring Logs

- E** Summary Tables, Sample Analytical Results

- F** Analytical Reports and Chain of Custody Documentation

EXECUTIVE SUMMARY

Kleinfelder was retained by the City of Bakersfield to develop this Soil Management Plan (SMP) for use by DMJM Harris and the City of Bakersfield. The Soil Management Plan will be used to facilitate management of site soil during construction associated with realignment of the Cross-Valley Canal (CVC) at the Westside Parkway in Bakersfield, California (site). The site consists of the proposed realignment corridor for a portion of the CVC, and includes areas within, and adjacent to, a former coke plant property.

Previous investigation of the site and areas surrounding the site indicated soil has been impacted by polynuclear aromatic compounds (PNAs), heavy metals, and petroleum hydrocarbons. Benzo(a)pyrene and dibenzo(a,h)anthracene were identified as constituents of concern for the area of the site in previous investigations. Assessment and remediation of the former coke plant have been undertaken under the direction of the Cal/EPA Department of Toxic Substances Control (DTSC), and remediation activities initiated in 1997 were recently completed. Based on recent technical studies, the DTSC has concluded that the site no longer poses a threat to human health or the environment should the property be used for an industrial/commercial land use scenario.

Since the proposed use includes transmission of potable water across the site, and in consideration of construction worker safety, Kleinfelder recommended assessment of potential impacts by remnant PNAs, metals, or hydrocarbons on water in the canal and on construction workers.

The purpose of this investigation was to assess potential impacts by remnant PNAs, metals, or hydrocarbons at the site on water in the canal and on construction workers. This SMP summarizes the findings of Kleinfelder's site characterization and Human Health Screening Evaluation (HHSE) conducted May 2009 through September 2009. It also summarizes pertinent regulatory documents governing use of the site, and

procedures for soil management during site construction.

Fifty-four soil samples were collected along the proposed realignment path from nine soil borings in a staggered pattern at a regular interval of approximately 200 feet. Samples were collected from the nine soil borings at surface, two feet, five feet and at five-foot intervals to 20 feet below ground surface (bgs) and analyzed for total petroleum hydrocarbons, Title 22 metals, and polynuclear aromatic hydrocarbons.

TPH was reported in samples from borings B3, B4, B8 and B9. Metals were reported in each of the soil samples submitted for analysis. PNAs were reported in borings B4, B5, and B9 in surface samples, in boring B8 in the 2-foot sample, and from the surface and 2-foot samples collected from boring B6. Reported concentrations of benzo(a)pyrene equivalents exceeded the established remediation goals for the site.

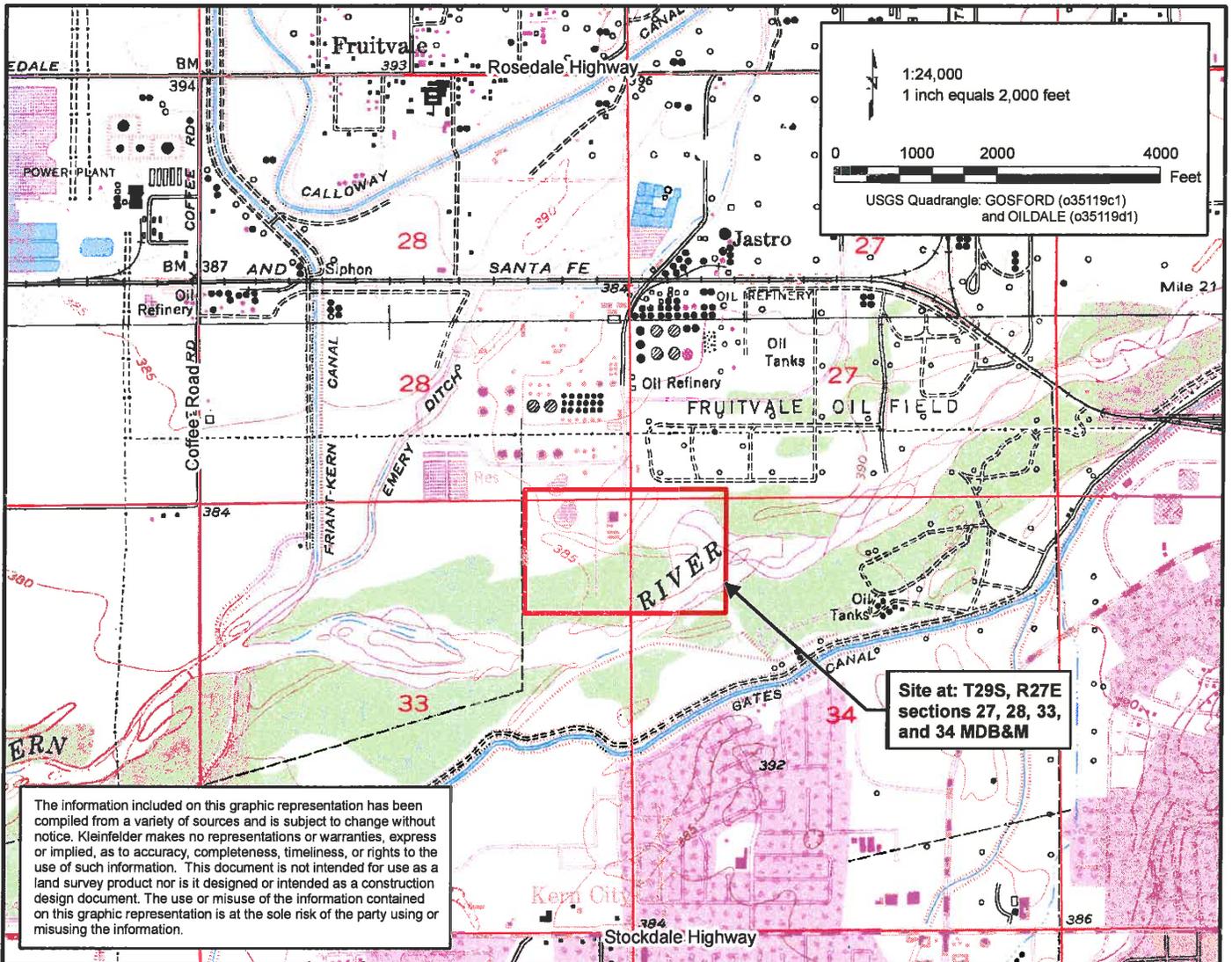
The data developed for the site was used in a Tier 1 HHSE to evaluate worker health hazards that may be associated with realignment construction, and public health hazards that may be associated with consumption of water that has passed through the realigned CVC. The HHSE concluded that a Cross Valley Canal Realignment project that includes mitigation measures to prevent contact between CVC water and surface soils from CVC stations 919+75 to 925+25 is expected to minimize migration of chemicals of potential concern (COPCs) from project soils to concentrations in drinking water that are not expected to pose a health hazard that requires further investigation or remediation under the conditions, assumptions, and models employed in the HHSE.

A Consent Order developed for the former petroleum coke facility by the DTSC requires the owner to comply with 29 Code of Federal Regulations, Section 1910.120, the General Industrial Safety Order Title 8, California Code of Regulations, Section 5192, and Division 20, Chapter 6.5 and 6.8, California Health and Safety Code to establish adequate worker safety practices for managing contaminated soil. Site use restrictions were established for the site as well as remediation goals. Remediation goals established for the site are:

- Benzo(a)pyrene equivalents: 0.9 mg/kg
- Dibenzo(a,h)anthracene: 2.65 mg/kg.

In light of the identification of impacted soil at the site, and in consideration of mandated site use restrictions, Kleinfelder has outlined soil management protocols to be followed during site preparation activities. Protocols for observation and monitoring of soil during earthwork were developed. They include procedures for sampling soil, contingency plans for identifying and assessing affected soil, liquids, or underground structures. Soil management during construction of the CVC, and general soil management procedures to be used during site preparation activities (such as movement of soil on and off site, management of soil stockpiles, reuse of native soil and soil disposal procedures) are also included.

This is an executive summary of our findings and should not be relied upon without consulting the pertinent sections of the report.

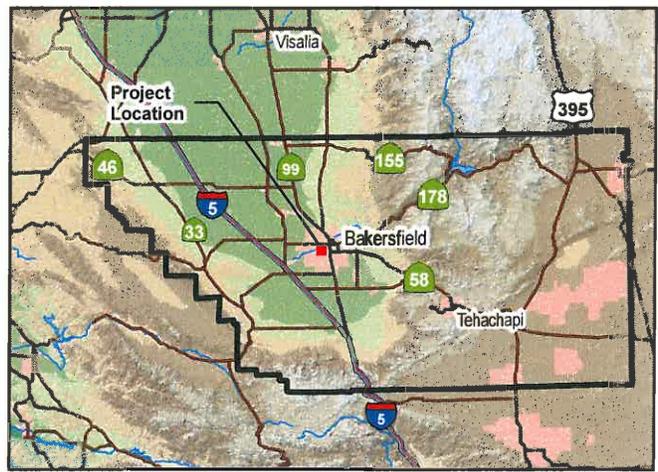


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Site at: T29S, R27E sections 27, 28, 33, and 34 MDB&M



Kern County



SITE VICINITY MAP

Westside Parkway
 Kern County, California

Plate
 1



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Cartography By: C. Einyedy | Date: 08/17/09

SITE PLAN SHOWING BORING LOCATIONS

Westside Parkway
 Kern County, California

Plate
2

Project Number: 83597 | File Name: 83597_env_P2v2_051309.mxd

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