Appendix G

All Appropriate Inquiry (AAI) User Questionnaire Responses

USER QUESTIONNAIRE[1]

Site Name: Former Las Plumas Lumber Mill
Site Address: 1245 Oro Dam Boulevard

In reference to Section 6, User Responsibilities, of the ASTM E1527-13 Standard Practice, the Environmental Professional (SCS Engineers) for this Phase I ESA is required to inquire with the user (Client) regarding their knowledge or possession of information that may assist in identifying recognized environmental conditions (RECs) pertaining to the Subject Site.

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by USEPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the Environmental Professional overseeing this Phase I ESA. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

(1) Environmental Cleanup Liens (40 CFR 312.25). Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?
☐Yes ☐No
Unknown. No search of recorded land title has been conducted by the City.
If Yes, explain and/or provide information:
N/A

(2) Activity and Use Limitations (40 CFR 312.26(a)(1)(v) and (vi)). Did a search of recorded land title records (or judicial records, where appropriate) identify any AULs such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?
☐Yes ☐No
Unknown. No search of recorded land title has been conducted by the City.
If Yes, explain and/or provide information:
N/A

(3) Specialized Knowledge or Experience (40 CFR 312.28). Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
☐Yes ☒No

If Yes, explain and/or provide information:
N/A

[1] The document is designed to comply with Section X3, User Questionnaire, of ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the USEPA AAI regulations (40 CFR §312).

(4) Purchase Price vs. Fair Market Value (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? ☐Yes ☐No
Unknown. City has not been involved in the sale or transfer of this property.

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ☐Yes ☐No
N/A

If Yes, explain and/or provide information:
N/A

(5) Commonly Known or Reasonably Ascertainable Information (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases? For example,

(a) Do you know the past use of the property?
(b) Do you know specific chemicals that are present or once were present at the property?
(c) Do you know of spills or other chemical releases that have taken place at the property?
(d) Do you know of any environmental cleanups that have taken place at the property?

☒Yes ☐No to all

If Yes, explain and/or provide information:
Phase I ESA, dated October 10, 2012, was completed by Brown and Caldwell. Most relevant information City has regarding above questions is found in this document.

(6) Obvious Indications of Contamination (40 CFR 312.31). Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination of the property?
☒Yes ☐No

If Yes, explain and/or provide information:
Based off the referenced Phase I document identified above, the City believes there may be a likely presence of contamination due to the following:
- There was a lack of regulatory handling and/or closure documentation for the former reported wood treatment tank, former teepee burner, former oil house, chemical cache, and former sump.
- There is direct evidence that the AST compound, mechanic's shop, area of former USTs, former electrical shop, former oil house, and former machine shop were associated with the use of regulated or unregulated hazardous substances with no closure reports found

Name: Donald L. Rust

Title: Director of Community Development / Acting City Administrator

Date: 09/21/2015

USER QUESTIONNAIRE[1]

Site Name: former Las Plumas Mill Site
Site Address: *1245 Oro Dam Boulevard, Oroville, California*

In reference to Section 6, User Responsibilities, of the ASTM E1527-13 Standard Practice, the Environmental Professional (SCS Engineers) for this Phase I ESA is required to inquire with the user (Client) regarding their knowledge or possession of information that may assist in identifying recognized environmental conditions (RECs) pertaining to the Subject Site.

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by USEPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the Environmental Professional overseeing this Phase I ESA. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

(1) Environmental Cleanup Liens (40 CFR 312.25). Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?
☐ Yes ☒ No

If Yes, explain and/or provide information:

(2) Activity and Use Limitations (40 CFR 312.26(a)(1)(v) and (vi)). Did a search of recorded land title records (or judicial records, where appropriate) identify any AULs such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?
☐ Yes ☒ No

If Yes, explain and/or provide information:

(3) Specialized Knowledge or Experience (40 CFR 312.28). Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
☐ Yes ☒ No

If Yes, explain and/or provide information:

[1] The document is designed to comply with Section X3, User Questionnaire, of ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the USEPA AAI regulations (40 CFR §312).

(4) Purchase Price vs. Fair Market Value (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? ☐Yes ☐No N/A

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ☐Yes ☐No N/A

If Yes, explain and/or provide information:

(5) Commonly Known or Reasonably Ascertainable Information (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases? For example,

(a) Do you know the past use of the property?
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(c) Do you know of spills or other chemical releases that have taken place at the property?
(d) Do you know of any environmental cleanups that have taken place at the property?

☐Yes ☒No to all

If Yes, explain and/or provide information:

(6) Obvious Indications of Contamination (40 CFR 312.31). Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination of the property?
☐Yes ☒No

If Yes, explain and/or provide information:

Name: STEVEN SEIDENGLANZ
Title: M.P
Date: 7-14-15