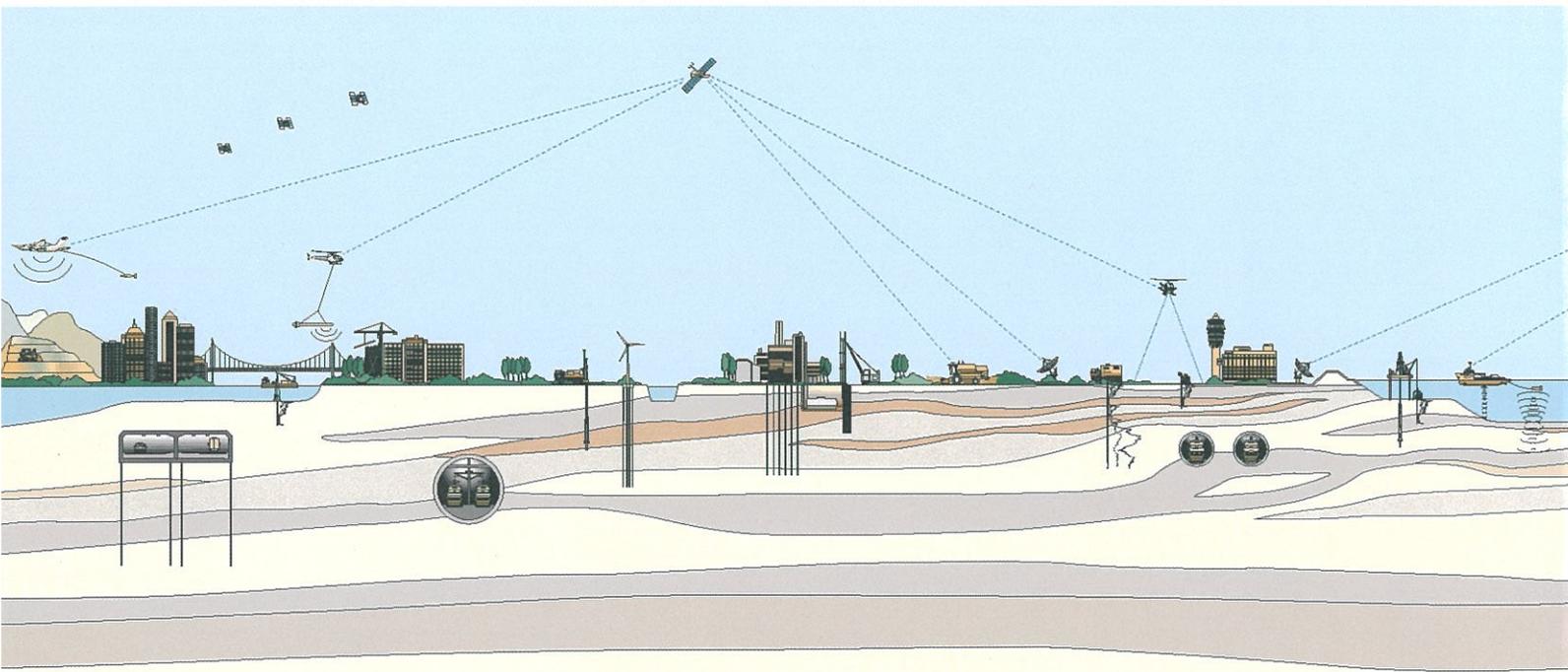


**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
FORMER HEALDSBURG ARMORY
900 POWELL AVENUE
HEALDSBURG, CALIFORNIA**

Prepared for:
CALIFORNIA DEPARTMENT OF GENERAL SERVICES

March 2014
Fugro Project No. 04.72120008, Phase 15





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March 7, 2014
Project No. 04.72120008

State of California Department of General Services
Real Estate Services Division
707 Third Street, 5th Floor
West Sacramento, California 95605

Attention: Mr. Gerald McLaughlin – Senior Real Estate Officer (Specialist)
Asset Enhancement Unit

Subject: Phase I Environmental Site Assessment Report, Former Healdsburg Armory
900 Powell Avenue, Healdsburg, California

Dear Mr. McLaughlin:

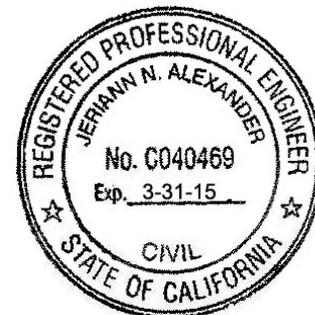
Fugro Consultants, Inc. (Fugro) is pleased to present this Phase I Environmental Site Assessment (ESA) Report for the former Healdsburg Armory property located at 900 Powell Avenue in Healdsburg, California. Findings, opinions, conclusions and recommendations provided herein are based upon applicable standards of our profession at the time this report was prepared. If you should have any questions or require additional information on this ESA, please call the undersigned at (916) 773-2600 or (510) 268-0461.

Sincerely,
FUGRO CONSULTANTS, INC.

William A. Mitchell
William A. Mitchell, P.G.
Senior Geologist



Jeriann Alexander
Jeriann Alexander, P.E., R.E.P.A.
Principal Engineer



WAM:JNA/jna

Copies Submitted: (2 + 1 CD) Addressee
cc: Mr. Daniel O'Brien, DGS Chief of Environmental Services



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1.0 EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted by Fugro Consultants, Inc. (Fugro) for the former Healdsburg Armory property located at 900 Powell Avenue in Healdsburg, California (Site). Fugro understands that the State of California Military Department is selling the property with the assistance of the State of California Department of General Services (DGS), and that a Phase I ESA is required as part of the real estate transaction. Fugro conducted this ESA in general accordance with the scope and limitations of ASTM Standard E1527-13. Any significant exceptions or deviations from this standard are described in Section 11.0 of this report.

The Site consists of a two-acre, irregular-shaped piece of land located on the south side of Powell Avenue, west of Revel Road in the city of Healdsburg in Sonoma County. A one-story structure with a building footprint of about 10,664 square feet (sq. ft.) occupies the Site. The building was formerly used as an armory for the California National Guard (CNG) and is comprised of a large open area (assembly area) in the center of the building, with offices, storage rooms, a kitchen, and a classroom located on the northern and western sides of the building.

The Site also has a small metal storage shed located along the southern property line; it reportedly was formerly used to store small quantities of hazardous materials and petroleum products used onsite. This storage shed was locked and inaccessible during our site reconnaissance, but was reported to Fugro by a representative of the CNG to be currently empty. Landscaped areas consisting of grass, trees, and shrubbery are located along the perimeter of the property. Old asphalt-paved parking lots are present to the south and east of the building. The eastern portion of the Site is a grass/weed covered field with a few trees and shrubs.

Prior to the construction of the Healdsburg Armory facility in 1950, the Site was undeveloped. Based on information reviewed during this assessment, the Site was historically used as the CNG Healdsburg Armory from 1950 up to approximately 1997. In the 1970's and 1980's it appears that the building may also have been used by the community for local functions (1975 – Fitch Mountain School Annex; 1986 – Jazzercise). From 1997 to the present, the building has been vacant. The Site does not appear on any environmental databases researched during this assessment. No recognized environmental conditions (RECs) were identified on the Site based on this ESA.

The adjacent and neighborhood properties are predominately residential (single-family homes); the only notable exception is a golf course located to the west and south of the Site. No RECs were noted on the adjacent properties which could adversely impact the Site based on the ESA drive-by reconnaissance and database research.

This assessment did not identify any RECs associated with the Site which would in our opinion indicate an existing release, a past release or a material threat of a release. Based on



our review of available information, no further investigation or assessment is deemed warranted at this Site at this time.

We did identify the following conditions which may be of interest given that the property is in a current real estate transaction:

- The Site building was constructed in approximately 1950. Based on the construction date of the building, there is a potential that the building contains asbestos containing materials (ACMs) and lead-based paint (LBP). During the site reconnaissance, 9" x 9" floor tile was observed in the kitchen and the classroom portion of the building; this type of floor tile commonly contains asbestos. The observed exterior paint of the building was observed in poor condition, with large areas of flaking and cracked paint. Flaked paint was observed on the ground surface at the base of some of the building walls. Fugro recommends that a demolition asbestos survey and an LBP survey, including the testing of the paints used on building surfaces, be conducted prior to any future demolition or renovation work of the existing building.
- A small a pile of debris/trash was noted on the Site. This debris/trash should be properly removed and disposed of.



2.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted by Fugro Consultants, Inc. (Fugro) for a two-acre property located at 900 Powell Avenue in Healdsburg, California (Site). Based on discussions with California Department of General Services (DGS) in October 2012 and December 2013, Fugro understands that the California Military Department is planning on selling the property with the assistance of the DGS.

On behalf of the DGS, Fugro completed this ESA in accordance with our proposal dated October 18, 2012. To conduct this ESA, Fugro generally followed the scope and limitations of ASTM Standards E1527-13, Standard Practice for Environmental Site Assessments. Any significant exceptions or deviations from these standards are described in Section 11.0 of this report.

The Site consists of land identified as Assessor Parcel Number (APN) 002-361-001-000, which is currently owned by the State of California. At the time of our February 4, 2014 site reconnaissance, the Site was improved with a vacant one-story building, a small metal storage shed, and associated parking areas addressed as 900 Powell Avenue. The Site was previously used as the Healdsburg Armory from approximately 1950 through 1997 and has been vacant since. The location of the Site is shown on the Vicinity Map - Plate 1, Site Map - Plate 2, and Building Layout Map - Plate 3. Ground level photographs are included in Appendix A.

3.0 PURPOSE AND SCOPE OF USE

The purpose of the Phase I ESA is to identify potential and recognized environmental concerns associated with the past and/or present use, generation, storage, or disposal of hazardous materials and/or wastes at the Site, and at nearby properties judged to have a potential to affect the Site. This ESA was conducted in general conformance with the scope and limitations set forth in Standard ASTM E1527-13, Standard Practice for Environmental Site Assessments. The ASTM Standard defines good commercial and customary practice in the United States for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum hydrocarbons. As such, ASTM E1527-13 is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practices that constitute "all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC [section] 9601(35)(B).

The Environmental Protection Agency (EPA) published their final "All Appropriate Inquiry" (AAI) ruling in November 2005, with an effective date of November 2006. The EPA ruling indicates that parties attempting to satisfy the 2006 statutory requirements for conducting AAI may follow ASTM E1527 Standard Practice.



The Environmental Professionals charged with coordinating and completing the Phase I ESA include Ms. Jeriann Alexander and Mr. William Mitchell, both of which have extensive experience performing similar Phase I ESAs in the State of California. The scope of services for this Phase I ESA included the tasks outlined below:

- Reviewing information provided by the DGS;
- Conducting a reconnaissance of the Site and surrounding properties to visually check for indications of land use, and storage and use of hazardous substances/material and chemicals, petroleum products, and other controlled/permitted substances;
- Reviewing a regulatory agency database report prepared by Environmental Data Resources, Inc. (EDR) that lists properties with documented hazardous materials storage/releases in the area;
- Reviewing recorded environmental liens and deeds identified by EDR;
- Reviewing historical documents, aerial photographs, and topographic maps to construct a general history of the Site development;
- Contacting other pertinent offices, departments, and information sources as necessary to complete our understanding of Site use; and
- Preparing this report to document the research and the findings of this ESA.

Our services are subject to the deviations and limitations included in Sections 11.0 and 12.0, respectively, of this report.

4.0 SITE DESCRIPTION AND LOCATION

The Site consists of a two-acre irregular-shaped piece of land with the physical address of 900 Powell Avenue. The Site is located on the south side of Powell Avenue, west of Revel Road in the city of Healdsburg in Sonoma County. The Site can be located on the United States Geological Survey (USGS) Healdsburg, California Quadrangle, 7.5-minute series within Township 9 North, Range 9 West, Section 16, dated 1993. The Site gradually slopes downward to the west and south, and upward to the east toward Revel Road.

Review of historic aerial photographs and information provided by the State of California Division of Oil, Gas, and Geothermal (DOGGR) maps revealed that no active oil or gas wells were located on the Site or adjacent properties. Water and sanitary services are provided to the property by the County of Healdsburg.

4.1 SITE AND VICINITY GENERAL CHARACTERISTICS

The Site is located in a residential area in the eastern portion of the City of Healdsburg. The Site is currently bounded by the following improvements:



North: Powell Avenue followed by four single-family homes. Fugro also notes that a water well and/or water pumping station is located directly north of the northeast corner of the Site.

West: Tayman Park Golf Course (927 South Fitch Mountain Road).

East: Revel Road followed by undeveloped land. A single-family home is located approximately 60 feet to the east-southeast of the Site; and

South: Tayman Park Golf Course (927 South Fitch Mountain Road).

4.2 CURRENT LAND USES OF THE SITE

The Site is currently occupied by a vacant building, a metal storage shed, and paved parking areas. The eastern portion of the Site is undeveloped and covered with native grasses/weeds and a few trees.

4.3 DESCRIPTIONS OF STRUCTURES, ROADS, AND OTHER SITE IMPROVEMENTS

One (1), high one-story structure with a building footprint of about 10,664 sq.ft. occupies the Site. The building was formerly used as an armory for the CNG and is comprised of a large open area (assembly area) in the center of the building, with offices, storage rooms, a kitchen, and a classroom located on the western side of the building. Further details of the building can be found in Section 8.0.

The Site also has a small metal storage shed located along the southern property line. Formerly used to store small quantities of hazardous materials and petroleum products (see Sections 7.4 and 8.0) this storage shed was locked and inaccessible during the site reconnaissance; it was reported by a representative of the CNG to be currently empty. A small raised pad was observed at the southeast corner of the building; reportedly a former area for a trash enclosure. Landscaped areas consisting of grass, trees, and shrubbery are located along the perimeter of the property. Old asphalt-paved parking areas are present to the east and south of the armory building. The eastern portion of the Site is a grass/weed covered field with a few trees and shrubs.

The Site is accessed from Powell Avenue to the north. At the time of the site reconnaissance, a locked chain-link fence enclosed the Site perimeter.

4.4 CURRENT USES OF ADJOINING PROPERTIES

Fugro conducted a visual inspection of neighboring properties from public streets and from along the boundaries of the Site. The neighboring property to the north and east are predominately in residential land use. The adjacent properties immediately west and south of the Site are part of the Tayman Park Golf Course.

5.0 ENVIRONMENTAL SETTING

5.1 TOPOGRAPHY

Topography across the Site has a moderate to steep slope directed from a higher point to the east downward to west and south. Ground surface elevations, based on the USGS Topographic Map for Healdsburg, California, revised 1993, indicated that the Site elevation ranges from approximately 180 feet above mean sea level (AMSL) on the western end of the Site, to approximately 270 feet AMSL on the eastern side of the Site.

5.2 GENERAL GEOLOGIC SETTING

The Site is located within the western portion of the Coast Ranges geomorphic province of California, which is characterized by northwest-southeast trending ranges and narrow valleys. According to the Preliminary Geologic Map of the Healdsburg 7.5-minute Quadrangle, Sonoma County, California, published by the California Geological Survey in 2011, the western portion of the Subject Property is mapped as Holocene to Pleistocene-age Alluvial Fan Deposits consisting of moderately to poorly sorted deposits of sand, gravel, silt, and clay. The eastern portion of the Site, just east of the existing building, is mapped as Early Cretaceous and Late Jurassic age Great Valley Sequence, consisting of mudstone, shale and sandstone.

Based on available groundwater data included in the EDR database report, groundwater has been found at depths ranging from approximately 2 to 9 feet below ground surface (bgs) in the area of the Site. The EDR groundwater data also indicates that the groundwater gradient is generally directed to the southwest.

5.3 SUBSURFACE CONDITIONS

According to information obtained from the Natural Resources Conservation Service (NRCS) online soil survey (<http://websoilsurvey.nrcs.usda.gov>) and the EDR report, shallow soil at the Site include Dibble clay loam, which is described as well drained soils with moderately fine to fine textures.

5.4 SURFACE WATER

No surface waters were observed at the Site on the day of our reconnaissance.

6.0 USER/OWNER PROVIDED INFORMATION

6.1 TITLE REPORT

A title report or preliminary title report was not provided to Fugro for our review. An EDR Environmental LienSearch Report obtained during this assessment identifies the Site owner as the State of California. A copy of an Environmental LienSearch Report prepared by EDR is presented in Appendix C



6.2 ENVIRONMENTAL LIENS OR ACTIVITY USE LIMITATIONS

No environmental liens or Activity Use Limitations (AULs) were noted in the previously referenced EDR Environmental LienSearch Report (Appendix C).

6.3 SPECIALIZED KNOWLEDGE

Mr. Gerald McLaughlin of the California Department of General Services (DGS), indicated to Fugro that the California Military Department is selling the Site. He further indicated that the building is vacant and was formerly used as a California National Guard armory (Healdsburg Armory).

No other specialized knowledge was provided to Fugro by the client.

6.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

No other commonly known or reasonable ascertainable information was provided to Fugro during this assessment other than information obtained during interviews with a few CNG representatives (see Section 9.1).

6.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Fugro was not made aware of any valuation reduction due to environmental issues at the Site.

6.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Based on information provided to Fugro, the Site is currently owned by the State of California. The Site building is currently unoccupied.

6.7 REASON FOR PROVIDING PHASE I ESA

The State of California DGS requested this Phase I ESA to provide general information regarding the environmental condition of the Site in advance of its prospective sale.

7.0 RECORDS REVIEW

The following sections summarize Fugro's review of records for the Site. Fugro was informed by EDR that Sanborn Maps of the area inclusive of the Site are not available. A copy of the No Sanborn Map Coverage letter provided by EDR is included in Appendix D.

7.1 TOPOGRAPHIC MAPS

Fugro reviewed topographic maps provided by EDR dated 1940, 1955, 1980, and 1993. Copies of the referenced topographic maps are included in Appendix E.

The 1940 USGS Topographic Map shows no structures on the Site. This map shows Powell Avenue to the north followed by a single structure which would likely be one of the existing homes in this area. Also shown in the 1940 is Revel Road to the east followed by a small structure at the end of the street which was likely a home.

The 1955 USGS Topographic Map, and all subsequent maps, shows the presence of the existing armory building. The 1955 map also shows additional small structures on the surrounding properties, especially to the west, which were likely single-family homes.

No significant changes are noted in the 1980 map compared to the 1955 map. The only significant change noted in the 1993 map is the area to the north of the Site is now tinted grey indicating dense urban land use.

7.2 AERIAL PHOTOGRAPHS

Fugro reviewed historic aerial photographs of the Site that were provided by EDR. The aerial photographs that were obtained and reviewed included the following years 1942, 1953, 1965, 1974, 1982, 1993, 1998, 2005, 2006, 2009, 2010, and 2012. The scale of each aerial photograph is 1"=500'. Copies of the referenced aerial photographs are included in Appendix F.

The 1942 aerial photograph shows the Site undeveloped and covered with native grasses and weeds. A row of trees is also shown crossing the western end of the Site in a northeast-southwest orientation. Powell Avenue and Revel Road, located to the north and east of the Site, respectively, appear to be developed at this time. The adjacent properties appear to be undeveloped and similar to the observed condition on the Site. A few orchards and homes are shown further out on the surrounding properties.

Beginning with the 1953 aerial photograph, the existing armory building is shown to be present on the Site. The row of trees noted above is shown immediately adjacent to the southeast of the building, with the remainder of the Site appearing undeveloped. The adjacent properties are shown as follows: Powell Avenue followed by undeveloped land, an orchard, and a home to the north; Revel Road followed by undeveloped land and a home to the east and southeast, respectively; undeveloped land to the south; and undeveloped land to the west.

The 1965 aerial photograph shows that the row of trees noted on the Site in the previous aerial photographs has been removed, and the existing metal storage shed to the south of the building is now present. There is a small structure located in the area of the raised concrete pad near the southeastern corner of the armory building.¹ The 1965 aerial photograph further shows that existing pavement surrounding the building had been added by this time and the area was used as a parking lot; a few vehicles were noted in the parking lot in this aerial photograph. The adjacent properties appear similar to the conditions noted in the 1953 aerial

¹ Based on verbal information obtained by Fugro during this ESA from Mr. Bob Swift, Area 1 Coordinator with the California National Guard (CNG), this structure was likely a trash enclosure since a waste dumpster had been stored in this location in the past.

photograph; the only significant improvement was the development of a home located north of the eastern corner of the Site.

No significant changes are apparent in the 1974 aerial photograph for the Site. The resolution of the 1982 aerial photograph is poor; however, the Site conditions generally appear similar to the conditions noted in the 1965 and 1974 aerial photographs. It now appears that all of the existing homes to the north of the Site are now present.

The 1993 aerial photograph continues to show a few vehicles parked on the Site indicating that the armory facility was likely still active. No significant changes were apparent on the adjacent properties.

The remaining aerial photographs, from 1998 - 2012, show no vehicles parked on the Site, and the Site appears as observed during the site reconnaissance. The properties's to the west and south appear developed as a golf course by 2005.

7.3 BUSINESS DIRECTORIES

Fugro obtained from EDR the EDR-City Directory Image Report for the Site. Listings for the Site area are limited to approximate five-year increments between the years between 1975 and 2013. A summary of these listings is presented below. The EDR-City Directory Image Report is included in Appendix G.

2008 and 2013

Site: 900 Powell Avenue: Address not listed

511 - 947 Powell Avenue: Residential

515 Powell Avenue: Trinity Baptist Church

555 Powell Avenue: Powell Avenue Market

716 - 840 Revel Road: Residential

2003

Site: 900 Powell Avenue: Occupant Unknown

511 - 947 Powell Avenue: Residential

515 Powell Avenue: Trinity Baptist Church

555 Powell Avenue: Powell Avenue Market

716 - 840 Revel Road: Residential

1999

Site: 900 Powell Avenue: California National Guard

511 - 947 Powell Avenue: Residential

515 Powell Avenue: Trinity Baptist Church

555 Powell Avenue: Powell Avenue Market

716 - 840 Revel Road: Residential

1980 - 1999

Site: 900 Powell Avenue: California National Guard

511 - 947 Powell Avenue: Residential

515 Powell Avenue: Trinity Baptist Church

555 Powell Avenue: Powell Avenue Market

716 - 820 Revel Road: Residential

1975

Site: 900 Powell Avenue: Fitch Mountain School Annex

541 - 947 Powell Avenue: Residential

515 Powell Avenue: Trinity Baptist Church

555 Powell Avenue: Powell Avenue Market

724 - 820 Revel Road: Residential

7.4 AGENCY RECORDS

Fugro checked records available on the DTSC's ENVIROSTOR website and the RWQCB's GeoTracker website. The 900 Powell Avenue address is not listed in these regulated-site databases.

Fugro contacted the Sonoma County Environmental Health Department (SCEHD), who is the lead local environmental agency overseeing hazardous materials, hazardous waste, UST, and spill-related incidents. The SCEHD verbally reported to Fugro that the agency had no such records for the Site.

Fugro contacted the Healdsburg Fire Department (HFD) to inquire if the agency had any records associated with hazardous materials, hazardous waste, UST, and spill-related incidents.

The only record the HFD had for the Site was a Declaration of Hazardous Materials Storage document, dated December 10, 1987, disclosing that the CNG stored small quantities of the following hazardous materials:

- Diesel, as/oil - 20 gallons;
- Gasoline - 30 gallons;
- Hydrochloric Acids - 2 quarts;
- Paints/Lacquers - 5 gallons; and
- Thinner - 2 gallons.

These materials were reported to have been stored in the metal storage shed located on the Site. Based on the relatively low volumes of materials stored on the Site, and the lack of reported hazardous material spills/incidents, the provided record is not considered to represent a potential REC.

Fugro contacted the City of Healdsburg Building Department to review records for the Site from construction to present. The permit to construct the existing building/facility was not found in the agency's files. The earliest record found for the Site was a Business Tax Certification Application issued to Jazzercise dated February 28, 1986. Copies of this and other records of potential interest for the Site are presented in Appendix B and include:

- A letter from Father Thomas Devereaux to the City of Healdsburg dated January 17, 1992, requesting that the Healdsburg Armory be used for temporary housing for farm workers during the harvest months of August, September, and October.
- A memo dated January 30, 1992 from the City of Healdsburg Community Development Department to Mr. Mike Wilson, stating that the proposed use of the Site for farm worker temporary housing would require an amendment to the City of Healdsburg zoning regulations. There were no other records in the file to indicate that this use of the building was undertaken.
- A letter from the CNG to the City Manager with the City of Healdsburg dated July 1, 1997, stating that the CNG would be leaving the armory in the fall of 1997. The letter further stated that the CNG was going to remove all State and Federal property from the facility, and allow the City of Healdsburg to inspect the facility for possible re-use by the community. The letter further noted that the facility would be retained by the CNG for possible future needs.
- A letter dated August 15, 2006 from the Healdsburg Public Works Department to the State of California providing the State of California the option to buy additional water and sewer capacities at an older and less expensive rate than the current rate standards.

7.5 ENVIRONMENTAL CASE AND RECORDS REVIEW

Fugro reviewed lists of properties with documented hazardous materials handling, storage, or releases in the Site vicinity, as identified by EDR in their agency database report dated January 29, 2014 (Appendix H). The EDR report is compiled from published federal, state, and local regulatory agency databases. Databases reviewed included, but are not limited to, the following:

- State Annual Work Plan (AWP, now known as the RESPONSE database);
- State Bond Expenditure Plan (BEP, now known as the RESPONSE database);
- State-Equivalent Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) List (CAL-SITES, now known as the ENVIROSTOR database);
- California Department of Toxic Substance and Control (DTSC) Hazardous Waste Manifest Database (HAZNET);
- California EPA Facility Inventory Database (FID);
- California Index of Properties with Hazardous Waste (CORTESE);
- California Leaking Underground Storage Tanks (LUST);
- California Solid Waste Landfills, Incinerators, or Transfer Stations (SWF);
- Resource Conservation and Recovery Act (RCRA) Permitted Treatment, Storage, Disposal Facilities (TSD);
- California Toxic Pits Cleanup Facilities;
- State Water Resources Control Board List of Registered Underground Storage Tanks (UST);
- RWQCB (Ca SLIC) SLIC List;
- United States Environmental Protection Agency (USEPA) CERCLIS;
- USEPA Drinking Water Sources;
- USEPA Emergency Response Notification System (ERNS);
- USEPA National Priority List (NPL);
- USEPA RCRA Corrective Actions and Associated TSD;
- USEPA RCRA Registered Small or Large Generators of Hazardous Waste;
- USEPA RCRA Violations/ Enforcement Actions; and
- USEPA Toxic Release Inventory Database.

7.5.1 Site

The Site address of 900 Powell Avenue is not identified in the EDR Database Report.

7.5.2 Offsite Properties

Only two facilities were identified in the EDR Database Report within ¼ mile of the Site as summarized below.

- Worden Family Trust located at 1212 Fitch Mountain (EDR Map ID No. 1) is located approximately 900 feet northeast (upgradient) of the Site as measured in the field. It is listed on the Historical Cortese database as a leaking tank facility, and is listed on the LUST and RGA LUST as a closed leaking underground storage tank case. The LUST listing indicated that the facility had a release of gasoline that impacted groundwater; the case was granted regulatory closure on January 21, 1999. Based on regulatory status and distance, the release at this facility is not considered to represent a REC to the Site.
- Steven R Chain Construction located at 785 Benjamin Way (EDR Map ID No. 2) is located approximately 950 feet southeast (cross-gradient) of the Site as measured in the field. It is listed on the RCRA-NonGen database as a former RCRA hazardous waste generator with no reported RCRA violations. This company is further listed on the FINDS database as a business as a hazardous waste generator. Based on regulatory status and distance, these listings are not considered to represent a REC to the Site.

Based on the distance, direction, and environmental status of the remaining database listings, none are considered to represent a REC to the Site.

7.6 PREVIOUS ENVIRONMENTAL REPORTS

Fugro was not provided any prior environmental assessment reports to review.

8.0 SITE RECONNAISSANCE

On February 4, 2014, Mr. William Mitchell and Ms. Jeriann Alexander of Fugro conducted a Site reconnaissance. During the visit Fugro observed both interior and exterior Site areas and the surrounding vicinity to check for land usage and indications of chemical usage. Information obtained and observations made during the visit are summarized below. Ground level photographs are included in Appendix A.

The existing Site building is a vacant one-story structure situated on the northwestern portion of the Site. The interior of the building is comprised of a large open area (assembly area) which makes up the majority of building's net area. Fugro observed an American Red Cross trailer, a couple of tables, several metal toilet fixtures, and other miscellaneous building equipment in the assembly area. The presence of the trailer and other equipment/materials

indicates that the building is being used by the local community for storage purposes. Fugro also noted that basketball hoops were also located on either end of the assembly area indicating that this portion of the building has been also used for recreational purposes.

The northern and western sides of the building are subdivided into several small rooms. An administrative (manger's) office, which was locked and inaccessible during the site reconnaissance, a custodian room, and a kitchen, were observed along the northern portion of the building. The custodian room contained some toiletry items, a ladder, and some recreational equipment (football shoulder pads). A few small containers of household janitorial cleaners were noted in the kitchen.

Along the western portion of the building, Fugro observed restrooms, a locker room, a supply room which contained a vault, and a classroom. The vault reportedly stored weapons including conventional guns/rifles and ammunition, as well as tear gas in both grenades and powder for use in chemical dispensers. At the time of the site reconnaissance, only furniture was noted stored in the vault. No staining was noted on the concrete floor in the vault, within the adjoining supply room, or any other portion of the building.

A small metal storage shed is located to along the south property line. This shed, which was used to store small volumes of hazardous materials and petroleum products, was locked and inaccessible at the time of the site reconnaissance. However, based on verbal information obtained from Mr. Bob Swift, the shed is currently empty. No staining was noted around the shed.

Surrounding the building is an old asphalt-paved parking lot. The parking lot was observed in very poor condition, with large cracks and holes in the pavement. A small raised concrete pad was noted near the southeastern portion of the building. As noted earlier, this was the area of a former trash enclosure. No stained pavement was noted around this pad.

The eastern portion of the Site is an open field that is covered with native grasses/weeds and a few trees and shrubs. Fugro observed one small debris pile containing an empty paint can, trash, and soil. The debris pile did not appear to contain hazardous materials/wastes, but should be properly removed from the Site.

No stained soil, stressed vegetation, or obvious signs of contamination were observed on the Site. No evidence of underground storage tanks (USTs), sumps, pits, or dry wells were observed. No RECs were observed on the Site.

9.0 INTERVIEWS

9.1 INTERVIEWS WITH PROPERTY OWNER REPRESENTATIVES

During the site reconnaissance, Fugro was referred by the site contact (Mr. Gerald McLaughlin of the DGS to Mr. Timothy Lipscomb, Senior Land Agent with the CNG to obtain additional information on the past use of the facility. Mr. Lipscomb stated that he had only

limited knowledge of the former Healdsburg Armory, and suggested that Fugro contact CNG staff including Mr. Bob Swift and Mr. Bob Tarleton.

The following questions and responses were posed and addressed by Mr. Bob Swift:

1. **Have there been any chemical munitions or other potentially hazardous materials stored/used at the facility?** *No, other than lubes and oils for routine maintenance of vehicles and equipment.*
2. **Was hazardous waste ever generated at the facility?** *Yes, the standard items such as waste oils, out of date paints, and cleaning materials. These wastes were stored in small containers and disposed of at local recycling centers. No large scale vehicle maintenance activities were conducted on the Site.*
3. **Do you have any knowledge of any above-ground or underground storage tanks that have been used at the facility?** *None*
4. **Our inspection of the facility building noted a vault. Fugro assumes that this vault only stored conventional weapons and ammunition?** *Correct*
5. **Are you aware of any potential hazardous material, hazardous waste, or chemical spills at the facility?** *Not to my knowledge. I have been here for 9 years and nothing has been reported in that time frame.*
6. **Were any target shooting done at the armory where ammunition or casings could have been discharged to the ground?** *Not to my knowledge.*
7. **When did the armory officially closed?** *There has been no unit assigned to the facility in at least 15 years.*
8. **Any other potential environmental concerns associated with the facility?** *Lead based paints, misc. asbestos containing building materials, Poison Oak.*

Mr. Tarleton also elaborated on some the noted questions:

1. *Throughout the 70s and 80s we occasionally stored, in the Arms Vault, CS or tear gas in both grenades and powder form for use in Chemical Dispensers.*
6. *Up until the late 80s, we conducted marksmanship training, inside the Armory, using .22 cal rifles and a sand trap backstop. This practice was stopped by the State in the late 1980s during a statewide lead abatement project where they came in, removed the backstops and sand and did wipe tests on various areas. To my knowledge, the Armory was found to be within acceptable levels.*

Based on the given responses, Fugro has not identified potential RECs associated with the Site. The presence of asbestos and lead-based paint (LBP) are not necessarily considered RECs based on the ASTM-13 standard; however, Fugro recommends that asbestos and LBP should be properly assessed prior to any future demolition or renovation work conducted on the Site. Fugro further notes that the existing paint on the existing building was observed in poor

condition with large areas of flaked and cracked paint on the exterior walls, and some flakes on the ground surface near the structure. In the event that LBP is identified in the exterior paint, there is a potential that elevated lead may be present in the surface soil near the building perimeters.

9.2 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

Fugro briefly interviewed several local governmental agency representatives in connection with this Phase I ESA as identified in Section 7.4 of this report.

10.0 FINDINGS AND CONCLUSIONS

Fugro has performed this ESA of the two-acre irregular-shaped piece of land with the physical address of 900 Powell Avenue in general conformance with the scope and limitations of ASTM Designation: E1527-13, Standard Practice for Environmental Site Assessments.

This assessment did not identify any current recognized environmental conditions (RECs) or controlled RECs associated with the Site which would in our opinion indicate an existing release, a past release or a material threat of a release. Based on our review of available information, no further investigation or assessment is deemed warranted at this Site at this time.

We did identify the following conditions which may be of interest given that the property is in a current real estate transaction:

- The Site building was constructed in approximately 1950. Based on the construction date of the building, there is a potential that the building contains asbestos containing materials (ACMs) and lead-based paint (LBP). During the site reconnaissance, 9" x 9" floor tile was observed in the kitchen and the classroom portion of the building; this type of floor tile commonly contains asbestos. The observed exterior paint of the building was observed in poor condition, with large areas of flaking and cracked paint. Flaked paint was observed on the ground surface at the base of some of the building walls. Fugro recommends that a demolition asbestos survey and an LBP survey, including the testing of the paints used on building surfaces, be conducted prior to any future demolition or renovation work of the existing building.
- A small pile of debris/trash was noted on the Site. This debris/trash should be properly removed and disposed of.

11.0 DEVIATIONS AND DATA GAPS

There are no obvious deviations from the ASTM E1527-13 standard. No data gaps were identified which would result in an incomplete understanding of site environmental conditions.



12.0 LIMITATIONS

Fugro has prepared this report in a professional manner, using that degree of skill and care exercised for similar projects under similar conditions by reputable and competent environmental consultants. Fugro shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the report was prepared. Fugro also notes that the facts and conditions referenced in this report may change over time and the conclusions and recommendations set forth herein are applicable only to the facts and conditions as described at the time of this report. Fugro believes that conclusions stated herein to be factual, but no guarantee is made or implied. This report has been prepared for the benefit of the DGS. The information contained in this report, including all exhibits and attachments, may not be used by any party other than the DGS, without the express written consent of Fugro.

13.0 REFERENCES

Documents

ASTM Designation E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process dated November 2013.

California Geological Survey, Preliminary Geologic Map of the Healdsburg 7.5-minute Quadrangle, Sonoma County, California, dated 2011

City of Healdsburg Building & Safety, Report of City Building Records, January 15, 2014.

Environmental Data Resources, Inc. (EDR), Aerial Photographs, Inquiry Number 3822721.11 dated January 29, 2014.

EDR, Certified Sanborn Map Report, Inquiry Number 3822721.3, dated January 29, 2014.

EDR, City Directory Image Report, Inquiry Number 3822721.5, dated February 11, 2014.

EDR, Environmental LienSearch Report, Inquiry Number 3822721.8, dated February 5, 2014.

EDR, Radius Map with GeoCheck Report, Inquiry Number 3822721.2s, dated January 29, 2014.

EDR, Topographic Maps, Inquiry Number 3822721.4, dated January 29, 2014.

Websites

earth.google.com

www.envirostor.ca.org

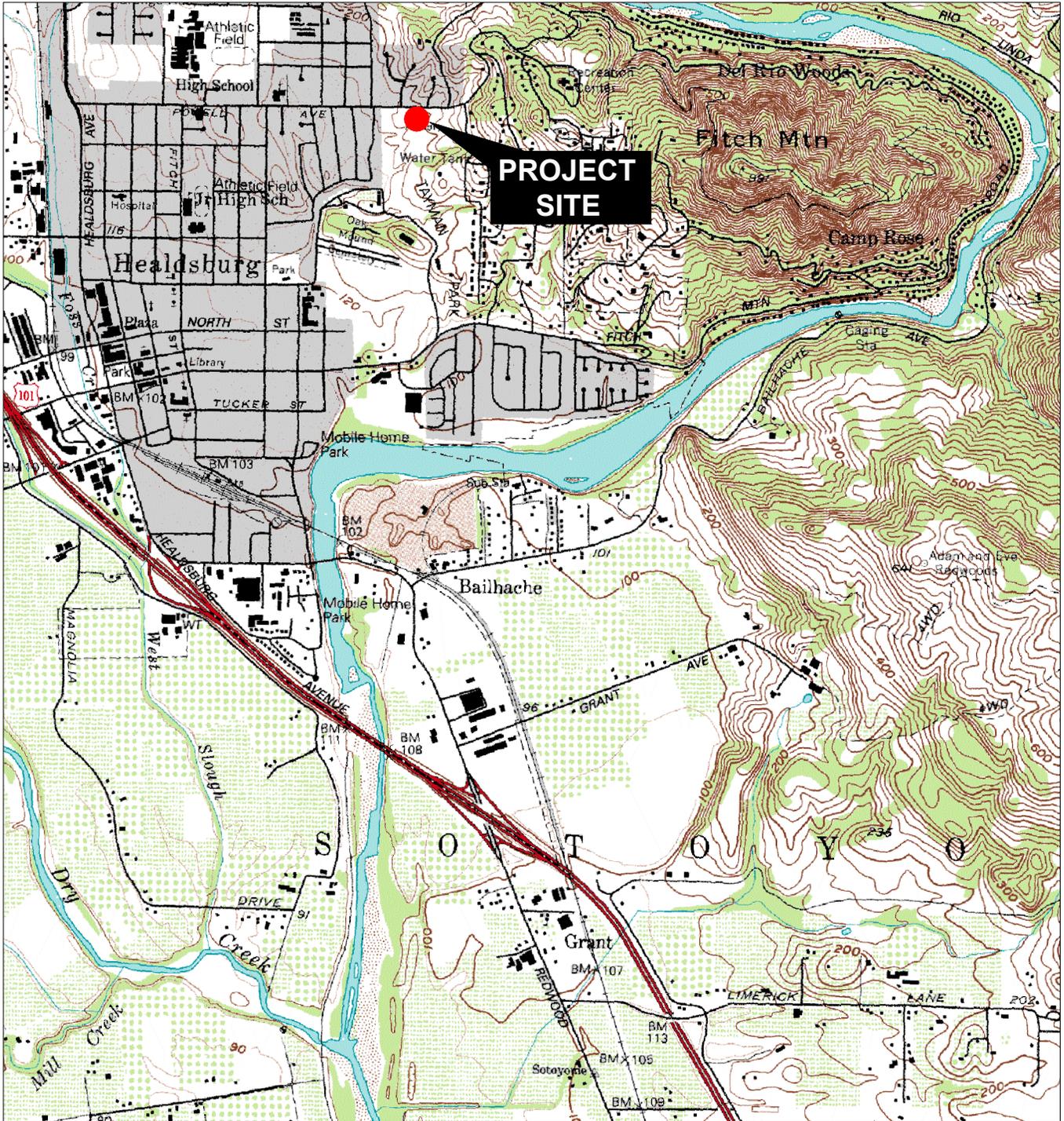
www.geotracker.swrcb.ca.gov



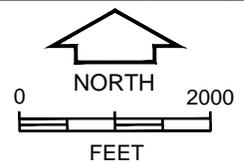
14.0 QUALIFICATIONS AND SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Fugro declares that, to the best of our professional knowledge and belief, the key professionals involved with conducting this ESA meet the definition of Environmental Professional as defined in §312.10 of CFR 40 Part 312. These professionals have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. They have developed and performed all the appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312. Resumes for the Environmental Professionals who prepared this ESA report are presented in Appendix I.

PLATES



BASE MAP SOURCE: USGS (1993), Topographic Map, Healdsburg Quadrangle, Healdsburg, California.



VICINITY MAP
Former Healdsburg Armory
Healdsburg, California

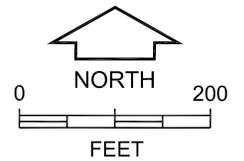
M:\Drafting\JOBFILES\2014\04_72120008\Phase 15\Drawings\A04_72120008_15-01_Vicn Map.dwg 03-03-2014 - 3:40pm



BASE MAP SOURCE: Google Earth Pro (2013), Aerial photograph

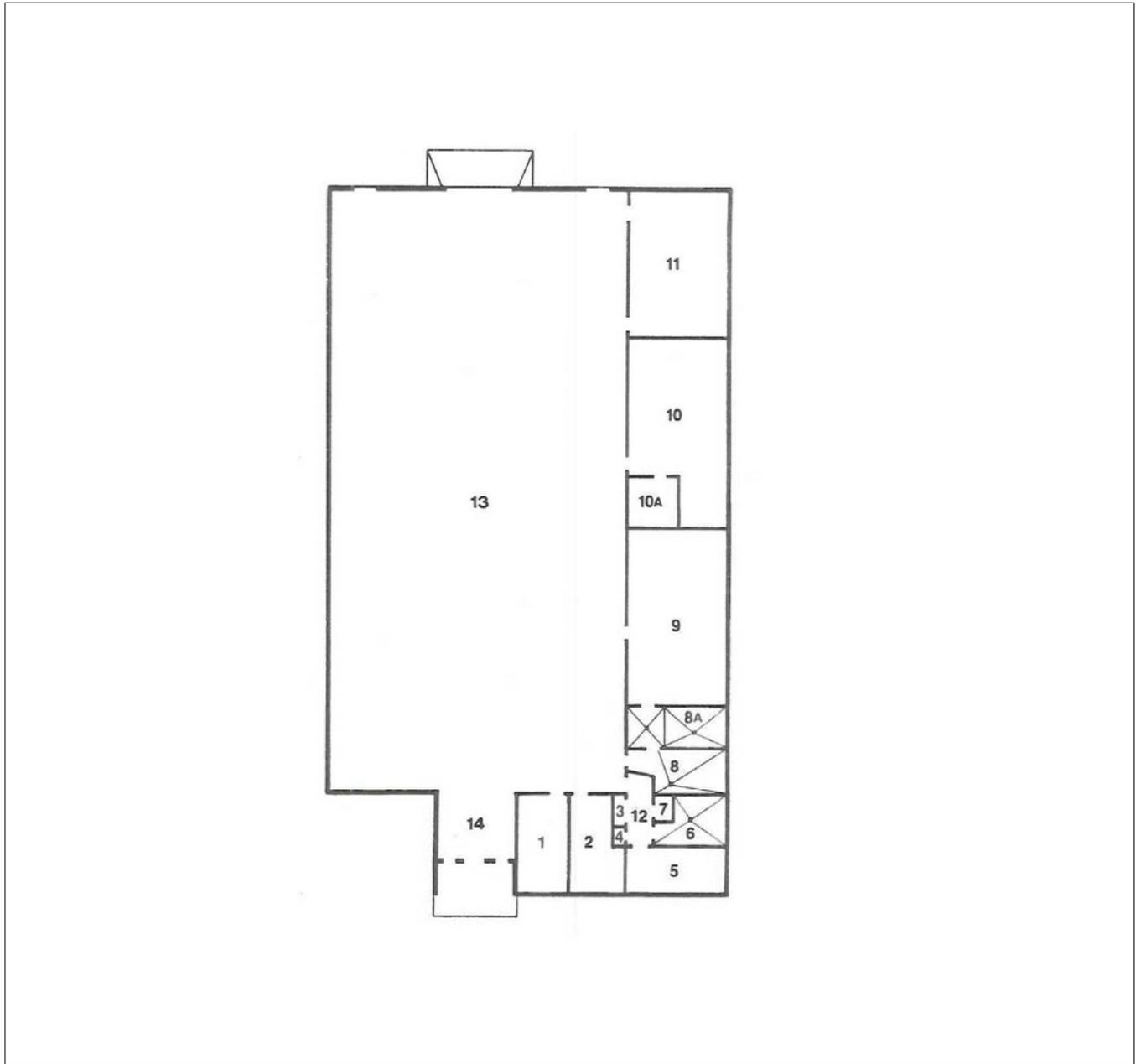
LEGEND

- Site Boundary
- ① Site: Armory Building
- ② Site: Metal Storage Shed
- ③ Site: Parking Lot
- ④ Site: Vacant Land
- ⑤ Tayman Park Golf Course
- Ⓜ Residential
- Ⓦ Water Well and/or Water Pump Station



SITE PLAN
 Former Healdsburg Armory
 Healdsburg, California

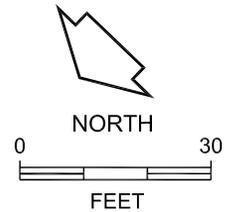
M:\Drafting\JOBFILES\2014\04.72120008\Phase 15\Drawings\A04.72120008.15-03 Bldg Layout.dwg 03-03-2014 - 4:44pm



BASE MAP SOURCE: (unknown).

LEGEND

- | | |
|-------------------------------------|---------------------------------|
| 1 - Administration (Manager) Office | 8 - Men's Restroom; 8A - Shower |
| 2 - Custodian Room | 9 - Locker Room |
| 3 - Electrical Cabinet | 10 - Supply Room; 10A - Vault |
| 4 - Custodian Storage | 11 - Classroom |
| 5 - Kitchen | 12 - Corridor |
| 6 - Women's Restroom | 13 - Assembly |
| 7 - Water Heater | 14 - Vestibule |



BUILDING LAYOUT MAP
Former Healdsburg Armory
Healdsburg, California

**APPENDIX A
SITE PHOTOGRAPHS**



Photo 1: View of the north-facing portion of the Site building, looking south.



Photo 2: View of the Site building, looking west.



Photo 3: View along the east-facing portion of the Site building, looking north.



Photo 4: View of the south-facing portion of the Site building, looking northwest.



Photo 5: View of the western-facing portion of the Site building, looking northeast.



Photo 6: View of the locked storage shed located southwest of the Site building.

Site Photographs
Former Healdsburg Armory
Healdsburg, California



Photo 7: Interior view of the open floor space inside the Site building.



Photo 8: Additional view of the open floor space within the Site building.



Photo 9: View of administrative (manager) office and custodian room.



Photo 10: View inside the custodian room.



Photo 11: View inside the vault.



Photo 12: View inside the supply room.

Site Photographs
Former Healdsburg Armory
Healdsburg, California



Photo 13: View of the classroom.



Photo 14: View of some of the 9" x 9" floor tile in the building. This tile typically contains asbestos.



Photo 15: View of the toilet fixtures stored in the southern portion of the Site building.



Photo 16: View of the janitorial cleaners found in the kitchen.



Photo 17: View of the raised concrete pad located adjacent to the southeastern end of the Site building.



Photo 18: View of the open field located on the eastern side of the Site looking east.

Site Photographs
Former Healdsburg Armory
Healdsburg, California



Photo 19: View of the field portion of the Site looking west.



Photo 20: View of some debris/trash found on the Site.



Photo 21: View of one of the homes located north of the Site, looking north.



Photo 22: View of well/water pump station located adjacent to the northeastern corner of the Site.



Photo 23: View of home located along Revel Road to the east of the Site, looking southeast.



Photo 24: View of the golf course that is located to the south and west of the Site, looking west from Revel Road.

Site Photographs
Former Healdsburg Armory
Healdsburg, California

APPENDIX B
PERTINENT DOCUMENTS

120 Matheson Street
 P.O. Box 578 3/17/86
 Healdsburg, Calif. 95448

CITY OF HEALDSBURG
 BUSINESS TAX CERTIFICATE APPLICATION

To be completed by applicant

Business Name <i>Jazzercise</i>		Owner (Name) <i>Leahanna Woo</i>	
Billing Address <i>16903 Armstrong Wds Rd. Guerneville, A</i>		Location Address <i>900 Powell St. and 1st and Piper</i>	
Type of Business <i>Exercise class</i>	Phone <i>2493565</i>	Date Opened <i>1-3-86</i>	No. of Employees <i>None</i>
Fed. Employer I.D. No. (if partnership or corp.)		Soc. Sec. No. (for individuals or others) <i>536-86-6903</i>	
Est. Retail Sales Gross Receipts (For 1 yr. period)		Est. Contractor Gross Receipts (For 1 yr. period)	
Est. Service Gross Receipts (For 1 yr. period) <i>57,914</i>		Est. Game Machine Gross Receipts (For 1 yr. period)	
Est. Manufacturing Gross Receipts (For 1 yr. period)		Est. Vending Machine Gross Receipts (For 1 yr. period)	
Est. Wholesale Gross Receipts (For 1 yr. period)		Est. Professional Gross Receipts (For 1 yr. period)	
No. of Delivery Vehicles (For Healdsburg Area)		Other	
Contractor Lic. No.	Bd. of Equal. Acct. No.	Other State Lic. No.	

I CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Leahanna Woo
 Applicant's Signature *February 28, 1986*
Date

EMERGENCY DATA BASE CONTACT INFORMATION

Chief Operating Officer or Mgr. Business Phone

Emergency Closed Hour Contact Person* Contact Person's Phone*

*The latter two items will be considered confidential for the use of the fire and police departments only.

To be completed by City

Account No. <i>38640</i>	Location 10 <i>11</i>	Category No. (Bd. of Equal.) <i>089</i>	Gross Receipts <i>199</i>
License Fee Override <i>7.50</i>	Fixed Rate Infor.		License No. <i>484</i>
Type of Certificate		Class (Tax Rate)	
Business License	6 Game Machine	1 Retail Sales	6 Vending Machines
	7 Delivery Vehicle	2 Wholesale & Mfg.	7 Game Machines
Mobile Home Park	8 Dwntrwn Dist. Benefit	③ Service	8
Card Room	Assess.	4 Contractor	9 Fixed Rate
Vending Machine	9 Other Business Taxes	5 Professional	
Bill Mailed	Tax Rec'd.	Lic. Issued	Audit Req'd. Plan. Clear. <i>Leahanna Woo</i>

NOTE: Bus. Tax Dept.; CANARY: Planning; PINK: Police Dept.; GREEN: Fire Dept.; G/Rod: Applicant

CITY OF HEALDSBURG COMMUNITY DEVELOPMENT CENTER

Public Works Department

401 Grove Street

Healdsburg, CA 95448-4723

Phone: (707) 431-3346 Fax: (707) 431-2710

Visit us at www.ci.healdsburg.ca.us



August 15, 2006

STATE OF CALIFORNIA

Capitol Bldg

Sacramento, CA 95814

TIME SENSITIVE INFORMATION

RE: Water & Sewer Capacity
900 Powell Ave (APN 002-361-001)

Dear Property Owner:

This letter includes important information concerning the water and sewer capacity of the above noted commercial/industrial property. With the recent increase in capacity fees (a.k.a., "connection" or "development impact" fees) for water and sewer, the City Council has extended the opportunity for some existing customers to buy additional water or sewer capacity at the older, much lower rate. This offer is available only to customers who were connected to the system prior to January 1, 2006, and the offer to purchase additional capacity expires on December 29, 2006. Furthermore, the offer to purchase additional capacity at the old rate may only be exercised to the extent necessary to bring a property's capacity up to (but not over) the amount of water and sewer actually used over the past several years.

In order to extend this offer to our customers, it has been necessary for the Public Works Department to determine the capacity entitlements held by each non-residential property in Healdsburg. This capacity was then compared to the historical usage for the property to determine if a property is deficient in water and/or sewer capacity, and if so by how much. Water and sewer capacity is related of the (entire) property, not per customer, tenant space, etc.

This letter is intended to provide both the property owner as well as any affected businesses on the property with notification of what the City records show for the water and sewer capacity for the property compared to the historic use. This will give each property owner the ability to compare the City records with their records, and hopefully reconcile any discrepancies there may be between the City's database and their utility capacity information for the property. In addition, for those properties that are deficient, in their utility capacity, this letter is intended to serve as notification of the opportunity to purchase additional water and sewer capacity at the older, cheaper rate, if the property owner so desires (subject to the above noted limitations).

Property Summary: Based on a review of the City's 2003 through 2005 utility records and the above property's water and sewer capacity, it appears that this property retains sufficient water and sewer capacity to support the existing usage needs of the property (e.g., the collective water and sewer use of all business and residential uses within the property does not exceed the historical capacity of the property, therefore there is no apparent capacity deficiency).

Historical Capacity: The attached Historical Capacity Detail Record provides a list of all transactions where water and/or sewer capacity was purchased or otherwise acquired by the

January 17, 1992

CITY OF HEALDSBURG

JAN 21 1992

Councilman Ben Collins
City of Healdsburg
126 Matheson St.
Healdsburg, CA 95448

Dear Sir:

At the last meeting of the City Farmworker Housing Committee, Paul Miller, Father Devereaux and I understood that St. John's Parish could pursue the investigation of the use of the Healdsburg National Guard Armory located on Powell Avenue for farmworker housing during the harvest months of August, September, and October.

Nathan Acuna of the California Human Development Corporation told us to go forward, independently of CHDC.

Our parish committee desires to work WITH the city committee, while pursuing the Armory as one of many potential options for our agricultural workers. The problem of temporary housing is so great that we all agree many solutions involving a variety of answers are appropriate.

We are interested in pursuing the possible use of the armory and the consequent responsibility for the transformation and management of this building into a temporary shelter during the harvest.

From Sergeant Mike Farrell, we understand that the City of Healdsburg must petition the County Office of Emergency Services on our behalf. We, therefore, ask that the Council consider our request and contact the OES.

Sincerely,

Dr. Paul Miller
Renee Kiff
Fr. Thomas Devereaux

Paul Miller
Renee Kiff

Thomas Devereaux

cc: City Manager, Mike Wilson
Nathan Acuna, CHDC

ATTACHMENT D



COMMUNITY DEVELOPMENT

CITY CORPORATION YARD

PUBLIC WORKS/MAINTENANCE
ENGINEERING/UTILITIES
BUILDING/PLANNING
PURCHASING/BUSINESS LICENSES 431-3329
ELECTRIC DEPARTMENT (707) 431-3341

550 WESTSIDE ROAD
P.O. BOX 578
HEALDSBURG, CA 95448
(707) 431-3346
FAX (707) 431-2710

MEMO

Date: 1-30-92 Project/Reference: Emergency
To: Mike Wilson Farm Worker Housing
From: Verna Coy
Subject: Armory site

Transmittal
 Office Conversation
 Phone Conversation
 Field Review/Meeting
 General Information
 Other

I read your status report of Jan 29, 1992 and the letter from Father Devereaux about using the armory for farmworker housing.

I just wanted to remind you that such a use would require an amendment of the Zoning Regulations for the Public District just like the Magnolia site would. Let me know if you want to initiate any changes.

a file

By: _____

MILITARY DEPARTMENT
OFFICE OF THE ADJUTANT GENERAL
9800 Goethe Road - P.O. Box 269101
Sacramento, California 95826-9101

700 - File
- City Attorney
- Dept. Heads
PETE WILSON Governor


*7/2/97
Will
900 Pauley Ave*
[Signature]
July 1, 1997

Directorate
Facilities Engineering

SUBJECT: Healdsburg Armory Inquiry

Mr. Chet Wystepek, City Manager
City of Healdsburg
P. O. Box 578
Healdsburg, CA 95448-0578

RECEIVED
JUL 08 1997
CITY OF HEALDSBURG
PUBLIC WORKS

Dear Mr. Wystepek:

Your letter of June 13, 1997 has been forwarded to me by the Adjutant General for response. Thank you for bringing the community interest in the use of the Healdsburg armory to our attention.

The unit at Healdsburg will be leaving the armory this Fall. However, it is not the intention of the Military to surplus this facility. We expect to retain the armory for possible future needs. ←

After the present unit has relocated and all State and Federal property has been removed from the facility, you will be contacted for a walk through of the armory and to schedule a meeting with our representatives to explore the conditions under which the armory can be made available to the community.

I will keep you advised if the timetable for these actions should change. The contact person in our office is Charlotte Bernard at (916) 854-3437.

Sincerely,

[Signature]
GARY D. RICHARDS
Colonel

Director, Facilities and
Environmental
California Army National Guard

cc:
Major General Bozeman
Lieutenant Colonel Ellsworth
Lieutenant Colonel Gage
Lieutenant Colonel Dixon
Major Marlow

RECEIVED
JUL - 3 1997
CITY OF HEALDSBURG



HEALDSBURG FIRE DEPARTMENT

238 Center Street
Healdsburg, CA 95448

(707) 431-3360

OFFICE USE	
No.:	_____
Date:	_____

DECLARATION OF HAZARDOUS MATERIALS STORAGE

1. Address 900 Powell Avenue Phone (707)433-5981
2. Name of Business CALIFORNIA ARMY NATIONAL GUARD
3. Owner, Responsible Employee State of California
4. Nature of Business National Guard Armory

Please list the types of hazardous materials by generic names, and quantities handled, used, generated, stored, processed, or disposed of at your business site. Use additional pages if necessary.

Name of Material	Quantities
<u>Diesel, as/oil</u>	<u>20 Gals (POL Shed)</u>
<u>petrol,</u>	
<u>GASOLINE (hexyl, ethyl)</u>	<u>30 Gals (POL Shed)</u>
<u>HYDROCHLORIC ACIDS</u>	<u>2 Qts (POL Shed)</u>
<u>PAINTS/LACQUERS</u>	<u>5 Gals (POL Shed)</u>
<u>THINNER; paint/lacquers</u>	<u>2 Gals (POL Shed)</u>

0 Number of underground storage tanks. Size _____

Contents _____

There are no hazardous materials handled, used, generated, stored, processed, or disposed of at this site.

If there is any change which would materially affect any information above, I will inform the ^{CITY} ~~county~~, and apply for an appropriate amendment to this declaration.

I declare under penalty of perjury under the laws of the State of California that the foregoing information is true and correct.

Executed this 10th day of December, 19 87,

at 900 Powell Avenue, Healdsburg, CA 95448-4506
Address

RICHARD J MEECHAN 1LT Commanding
Printed Name & Title of Applicant

Douglas Bedman, SAT
Signature of Applicant

COMPLETED FORMS SHOULD BE SUBMITTED TO: HEALDSBURG FIRE DEPARTMENT
HAZARDOUS MATERIAL PROGRAM

CALIFORNIA ARMY NATIONAL GUARD
Detachment 1 HHC 579th Engineer Battalion (Cbt)
900 Powell Avenue
Healdsburg, California 95448-4508

10 December 1987

ENEHA

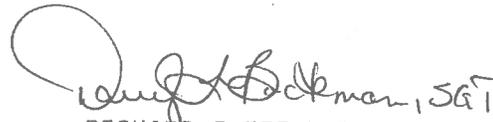
CITY OF HEALDSBURG
ATTN: FIRE DEPARTMENT
250 Center Street
Healdsburg, CA 95448

Dear Sir:

Reference enclosed letter, City Of Healdsburg, Subject - Declaration of Hazardous Materials Storage, dated 24 November 1987.

As requested in paragraph 2 of basic communications, the completed enclosed form is forwarded herewith.

POC at this Office is SGT Darryl L Backman, at commercial 707-433-5981.


RICHARD J MEEHAN
1LT CE CAL ARNG
Commanding

APPENDIX C
EDR ENVIRONMENTAL LIENSEARCH REPORT

900 Powell Avenue
900 Powell Avenue
Healdsburg, CA 95448

Inquiry Number: 3842476.7S
February 5, 2014

The EDR Environmental LienSearch™ Report



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

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

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EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

900 Powell Avenue
900 Powell Avenue
Healdsburg, CA 95448

RESEARCH SOURCE

Source 1: Sonoma County, California Assessor

Source 2: Sonoma County, California Recorder

PROPERTY INFORMATION

Deed 1:

According to the Sonoma County Assessor, the current owner of the subject property is the State of California. Records were searched at the Sonoma County Recorder's Office back to 1973. No conveyance was found of record for the subject property.

Legal Description: All that certain piece or parcel of land containing 2 acres, more or less, more commonly known as 900 Powell Avenue in Healdsburg, situate and lying in the County of Sonoma, State of California.

Legal Current Owner: State of California

Property Identifiers: 002-361-001

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

EDR Environmental LienSearch™ Report

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: Found Not Found

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

APPENDIX D
SANBORN MAP NO COVERAGE LETTER



900 Powell Avenue

900 Powell Avenue

Healdsburg, CA 95448

Inquiry Number: 3842476.3

January 29, 2014

Certified Sanborn® Map Report

Certified Sanborn® Map Report

1/29/14

Site Name:

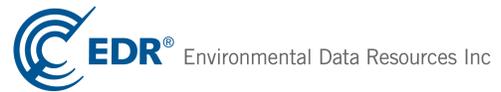
900 Powell Avenue
900 Powell Avenue
Healdsburg, CA 95448

Client Name:

Fugro West, Inc.
1000 Broadway
Oakland, CA 94607

EDR Inquiry # 3842476.3

Contact: Bill Mitchell



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Fugro West, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: 900 Powell Avenue
Address: 900 Powell Avenue
City, State, Zip: Healdsburg, CA 95448
Cross Street:
P.O. # NA
Project: NA
Certification # 4776-4CF9-9667



Sanborn® Library search results
Certification # 4776-4CF9-9667

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX E
EDR TOPOGRAPHIC MAPS



900 Powell Avenue

900 Powell Avenue

Healdsburg, CA 95448

Inquiry Number: 3842476.4

January 29, 2014

EDR Historical Topographic Map Report

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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

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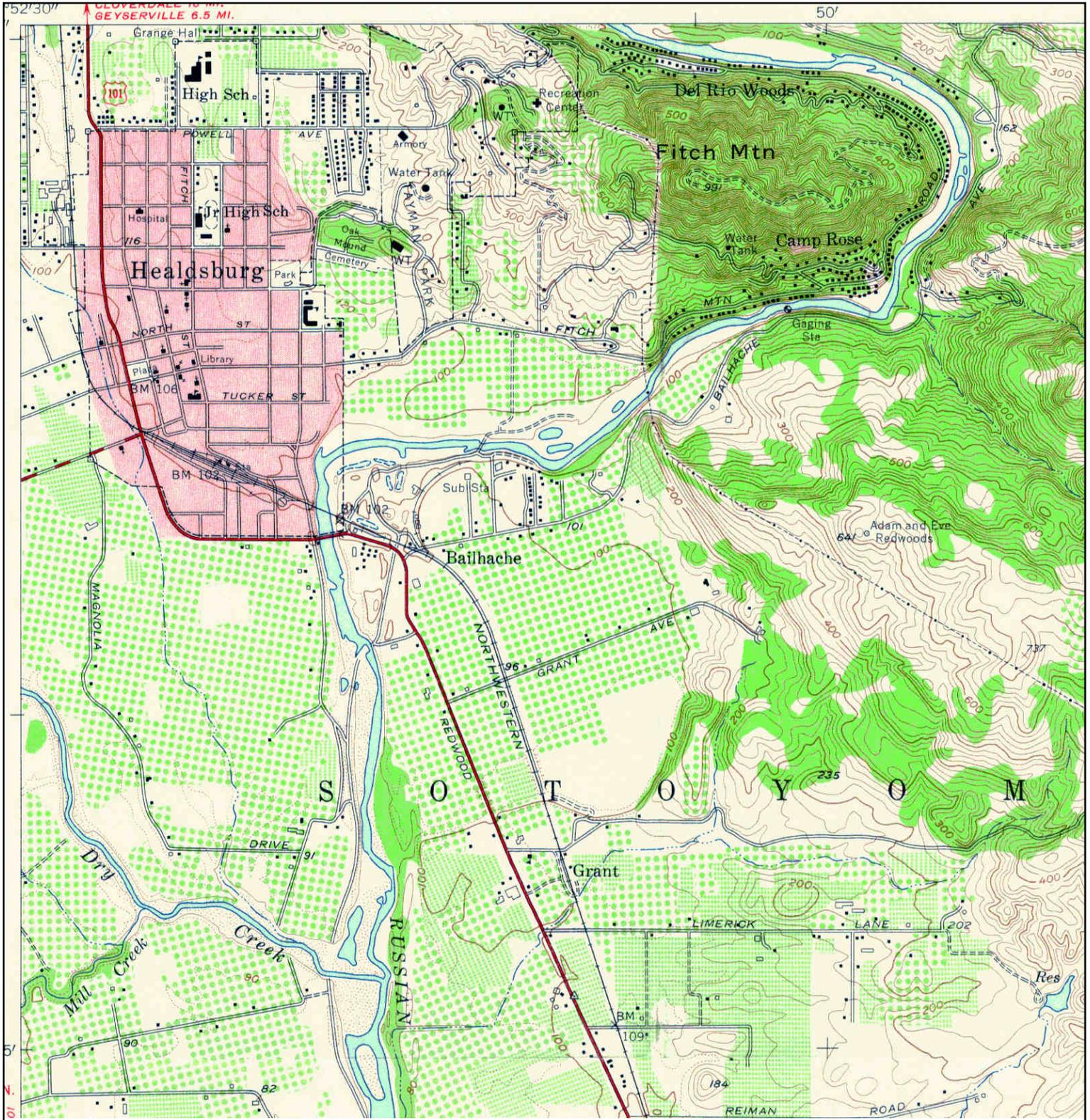
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Historical Topographic Map

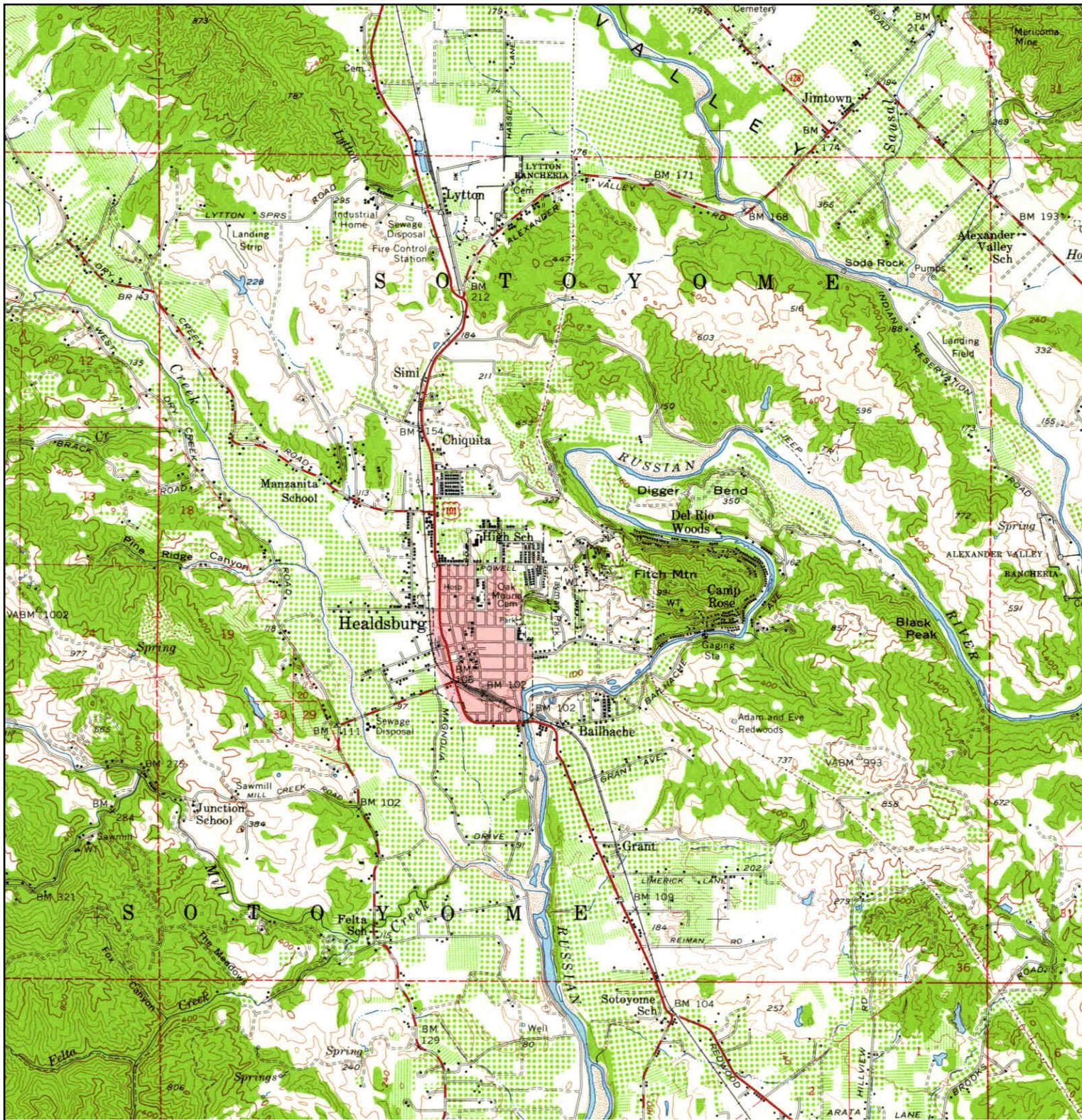


Historical Topographic Map



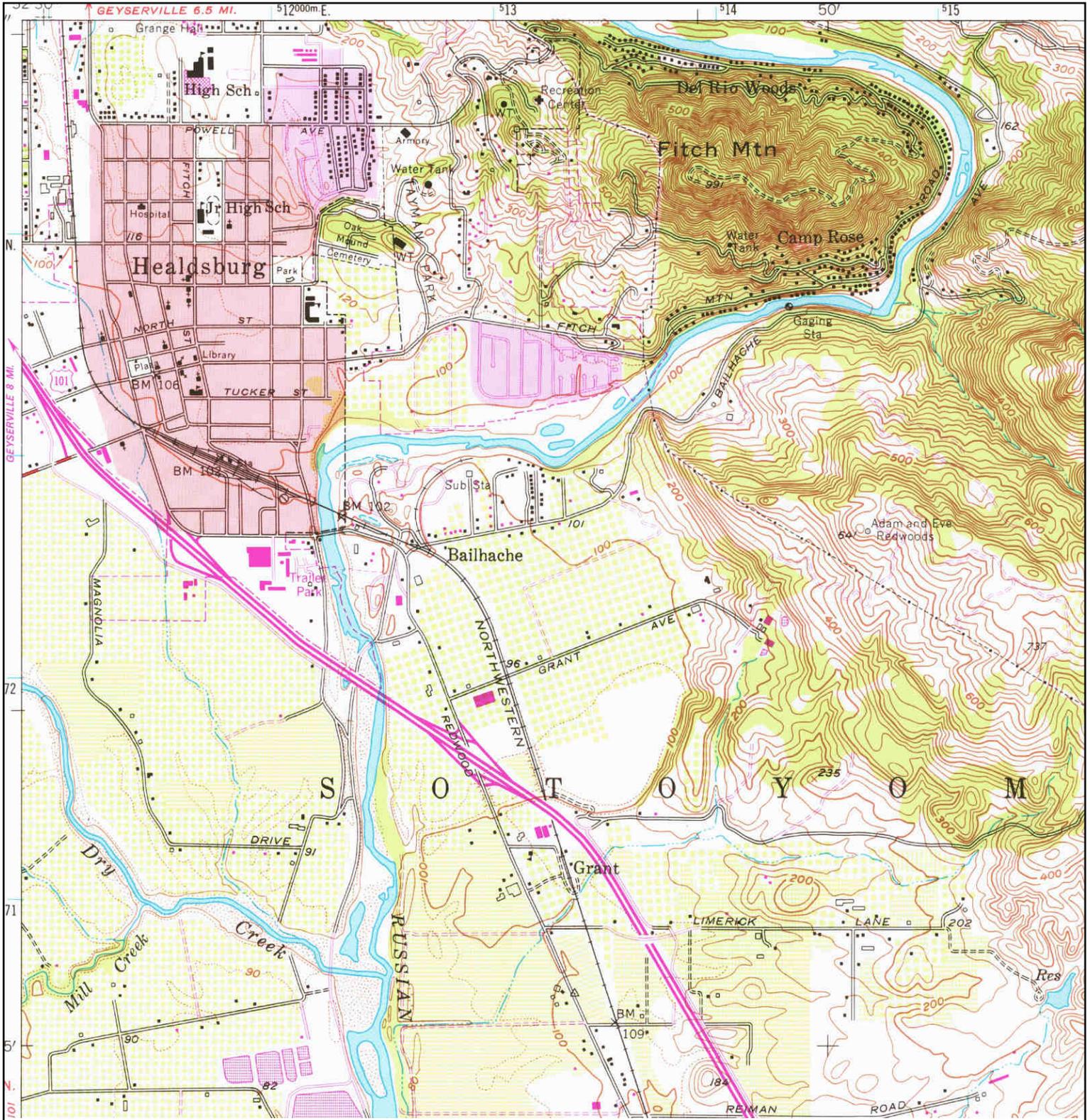
	TARGET QUAD	SITE NAME: 900 Powell Avenue	CLIENT: Fugro West, Inc.
	NAME: HEALDSBURG	ADDRESS: 900 Powell Avenue	CONTACT: Bill Mitchell
	MAP YEAR: 1955	Healdsburg, CA 95448	INQUIRY#: 3842476.4
	SERIES: 7.5	LAT/LONG: 38.6206 / -122.8562	RESEARCH DATE: 01/29/2014
	SCALE: 1:24000		

Historical Topographic Map



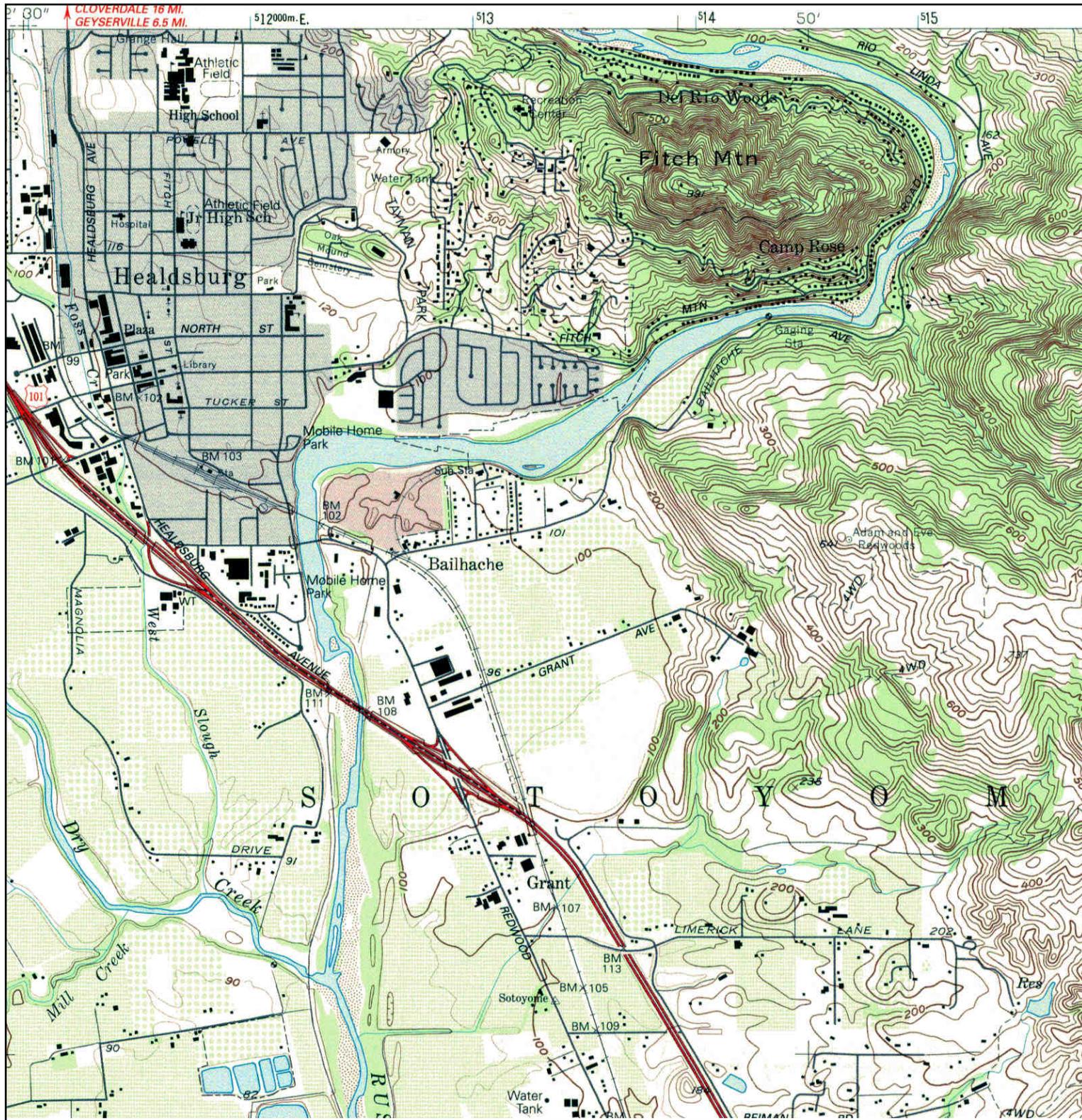
	TARGET QUAD	SITE NAME: 900 Powell Avenue	CLIENT: Fugro West, Inc.
	NAME: HEALDSBURG	ADDRESS: 900 Powell Avenue	CONTACT: Bill Mitchell
	MAP YEAR: 1955	Healdsburg, CA 95448	INQUIRY#: 3842476.4
	SERIES: 15	LAT/LONG: 38.6206 / -122.8562	RESEARCH DATE: 01/29/2014
	SCALE: 1:62500		

Historical Topographic Map



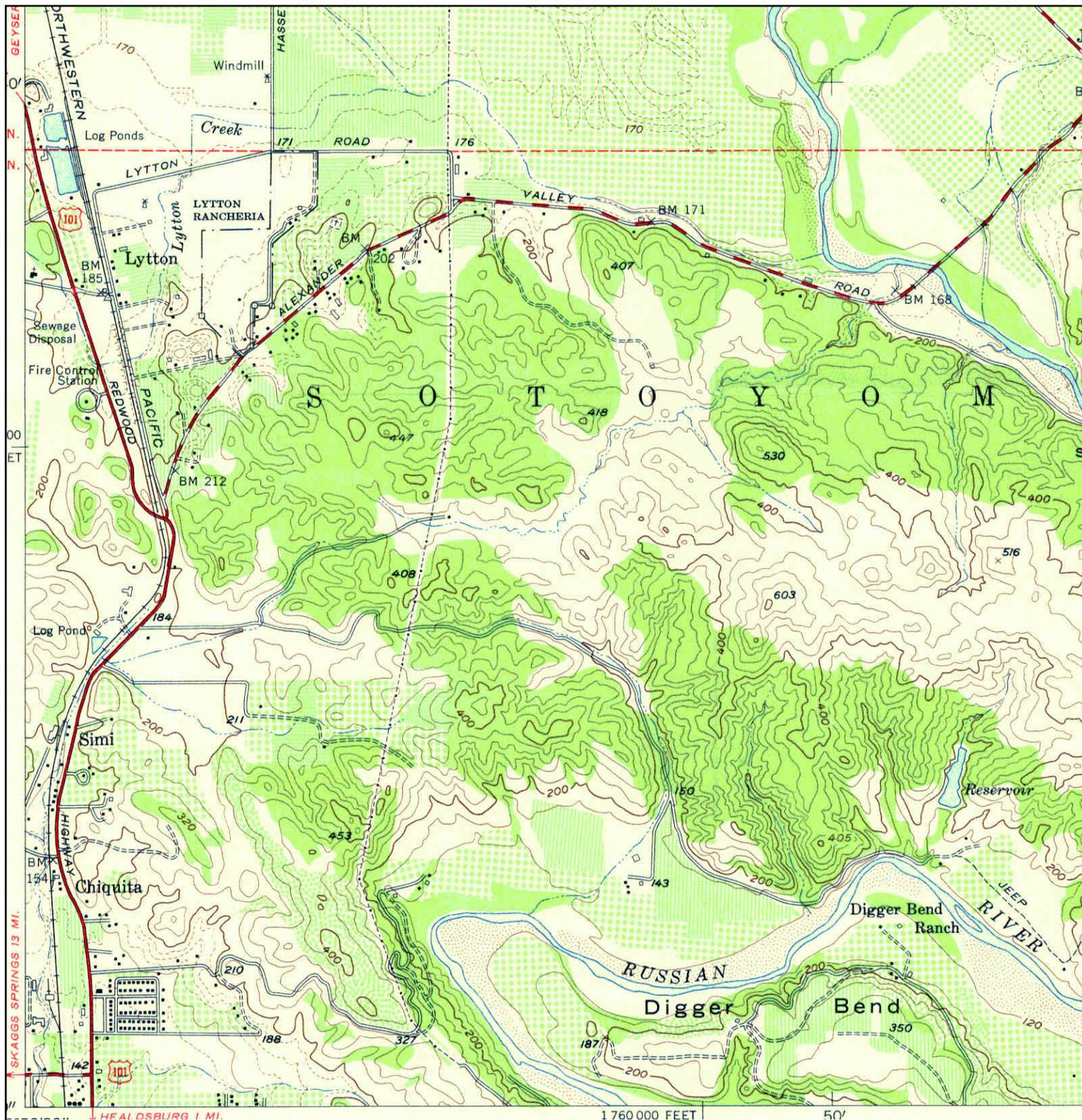
	TARGET QUAD	SITE NAME: 900 Powell Avenue	CLIENT: Fugro West, Inc.
	NAME: HEALDSBURG	ADDRESS: 900 Powell Avenue	CONTACT: Bill Mitchell
	MAP YEAR: 1980	Healdsburg, CA 95448	INQUIRY#: 3842476.4
	PHOTOREVISED FROM : 1955	LAT/LONG: 38.6206 / -122.8562	RESEARCH DATE: 01/29/2014
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



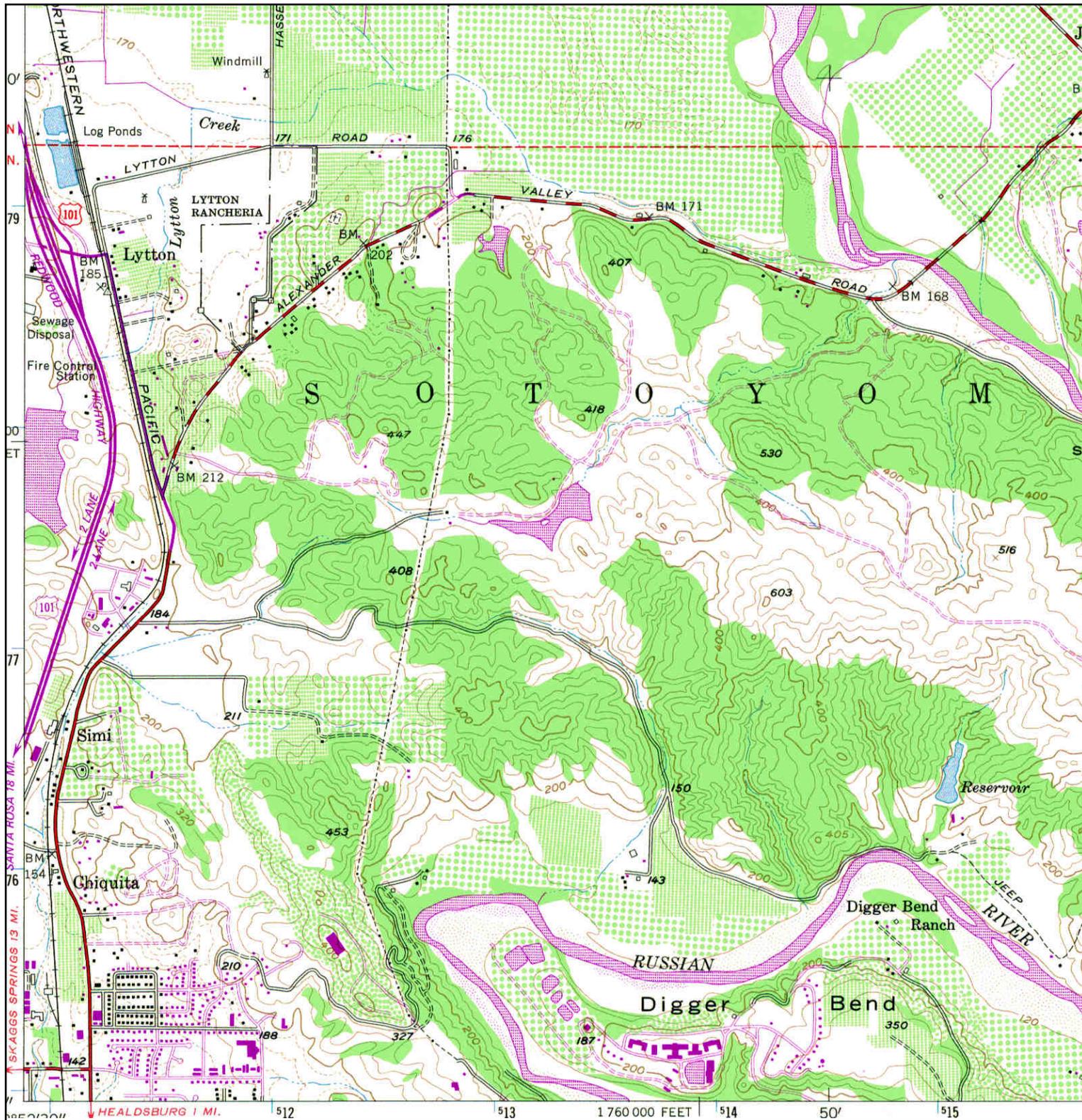
	TARGET QUAD NAME: HEALDSBURG MAP YEAR: 1993	SITE NAME: 900 Powell Avenue ADDRESS: 900 Powell Avenue Healdsburg, CA 95448 LAT/LONG: 38.6206 / -122.8562	CLIENT: Fugro West, Inc. CONTACT: Bill Mitchell INQUIRY#: 3842476.4 RESEARCH DATE: 01/29/2014
	SERIES: 7.5 SCALE: 1:24000		

Historical Topographic Map



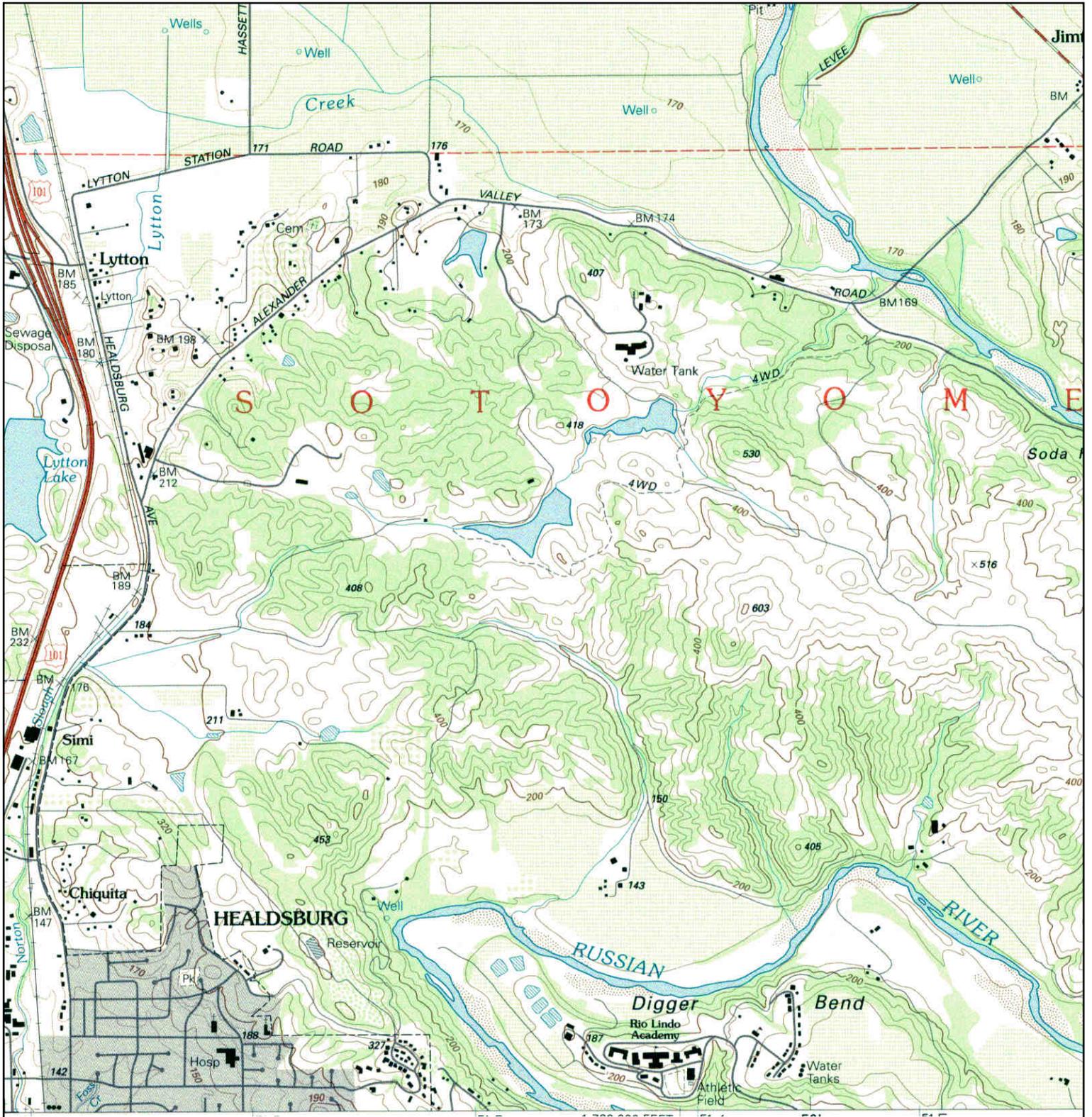
	ADJOINING QUAD		
	NAME:	JIMTOWN	SITE NAME: 900 Powell Avenue
	MAP YEAR:	1955	ADDRESS: 900 Powell Avenue
	SERIES:	7.5	Healdsburg, CA 95448
	SCALE:	1:24000	LAT/LONG: 38.6206 / -122.8562
		CLIENT: Fugro West, Inc.	CONTACT: Bill Mitchell
			INQUIRY#: 3842476.4
			RESEARCH DATE: 01/29/2014

Historical Topographic Map



	ADJOINING QUAD	SITE NAME:	CLIENT:
	NAME: JIMTOWN	900 Powell Avenue	Fugro West, Inc.
	MAP YEAR: 1975	ADDRESS: 900 Powell Avenue	CONTACT: Bill Mitchell
	PHOTOREVISED FROM :1955	Healdsburg, CA 95448	INQUIRY#: 3842476.4
	SERIES: 7.5	LAT/LONG: 38.6206 / -122.8562	RESEARCH DATE: 01/29/2014
	SCALE: 1:24000		

Historical Topographic Map



N 	ADJOINING QUAD		
	NAME: JIMTOWN	SITE NAME: 900 Powell Avenue	CLIENT: Fugro West, Inc.
	MAP YEAR: 1993	ADDRESS: 900 Powell Avenue Healdsburg, CA 95448	CONTACT: Bill Mitchell
	SERIES: 7.5	LAT/LONG: 38.6206 / -122.8562	INQUIRY#: 3842476.4
SCALE: 1:24000		RESEARCH DATE: 01/29/2014	

APPENDIX F
EDR AERIAL PHOTOGRAPHS



900 Powell Avenue

900 Powell Avenue

Healdsburg, CA 95448

Inquiry Number: 3842476.11

January 29, 2014

The EDR Aerial Photo Decade Package



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Date EDR Searched Historical Sources:

Aerial Photography January 29, 2014

Target Property:

900 Powell Avenue
Healdsburg, CA 95448

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1942	Aerial Photograph. Scale: 1"=500'	Flight Year: 1942	Pacific Air
1953	Aerial Photograph. Scale: 1"=500'	Flight Year: 1953	Pacific Air
1965	Aerial Photograph. Scale: 1"=500'	Flight Year: 1965	Cartwright
1974	Aerial Photograph. Scale: 1"=500'	Flight Year: 1974	USGS
1982	Aerial Photograph. Scale: 1"=500'	Flight Year: 1982	USGS
1993	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1993	EDR
1998	Aerial Photograph. Scale: 1"=500'	Flight Year: 1998	USGS
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	EDR
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	EDR
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	EDR
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	EDR



INQUIRY #: 3842476.11

YEAR: 1942

| = 500'





INQUIRY #: 3842476.11

YEAR: 1953

 = 500'





INQUIRY #: 3842476.11

YEAR: 1965

|—————| = 500'



ESRI Environmental Data Resources Inc.



INQUIRY #: 3842476.11

YEAR: 1974

 = 500'





INQUIRY #: 3842476.11

YEAR: 1982

| = 500'





INQUIRY #: 3842476.11

YEAR: 1993

 = 500'





INQUIRY #: 3842476.11

YEAR: 1998

| = 500'



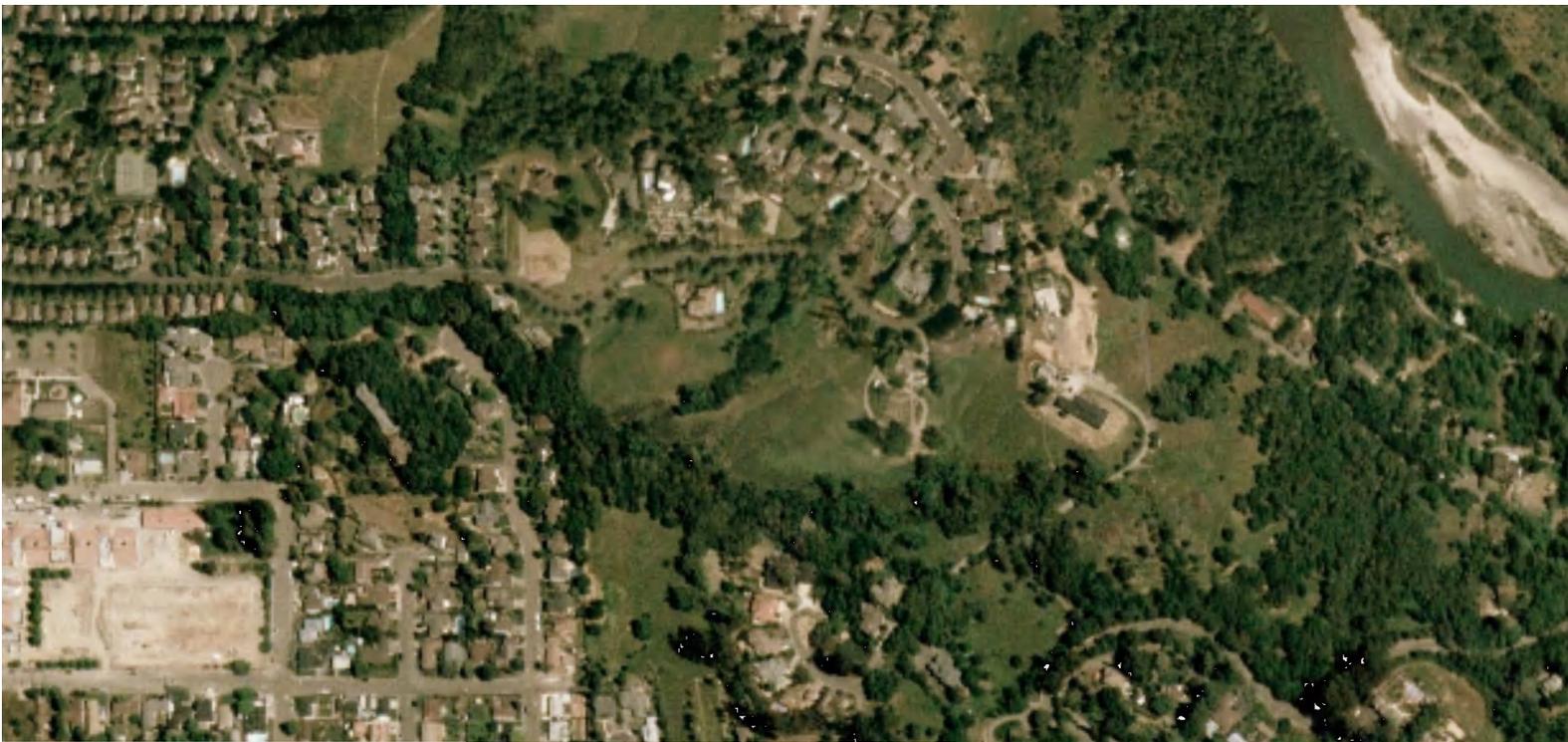


INQUIRY #: 3842476.11

YEAR: 2005

— = 500'





Property Not Mapped



INQUIRY #: 3842476.11

YEAR: 2006

↑ N

EDR Environmental Data Resources Inc.

— = 500'



INQUIRY #: 3842476.11

YEAR: 2009

| = 500'





INQUIRY #: 3842476.11

YEAR: 2010

 = 500'





INQUIRY #: 3842476.11

YEAR: 2012

| = 500'



APPENDIX G
EDR CITY-DIRECTORY IMAGE REPORT

900 Powell Avenue

900 Powell Avenue
Healdsburg, CA 95448

Inquiry Number: 3842476.5
February 11, 2014

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2013	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2003	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1999	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1990	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1985	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1980	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1975	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory

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FINDINGS

TARGET PROPERTY STREET

900 Powell Avenue
Healdsburg, CA 95448

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

POWELL AVE

2013	pg A1	Cole Information Services
2008	pg A3	Cole Information Services
2003	pg A5	Cole Information Services
1999	pg A7	Cole Information Services
1995	pg A9	Haines Criss-Cross Directory
1990	pg A11	Haines Criss-Cross Directory
1985	pg A13	Haines Criss-Cross Directory
1980	pg A15	Haines Criss-Cross Directory
1975	pg A17	Haines Criss-Cross Directory
1975	pg A18	Haines Criss-Cross Directory

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

REVEL RD

2013	pg. A2	Cole Information Services
2008	pg. A4	Cole Information Services
2003	pg. A6	Cole Information Services
1999	pg. A8	Cole Information Services
1995	pg. A10	Haines Criss-Cross Directory
1990	pg. A12	Haines Criss-Cross Directory
1985	pg. A14	Haines Criss-Cross Directory
1980	pg. A16	Haines Criss-Cross Directory
1975	pg. A19	Haines Criss-Cross Directory

City Directory Images

POWELL AVE 2013

511	RYAN GLAAB
515	TRINITY BAPTIST CHURCH
520	OCCUPANT UNKNOWN
540	VICTORIA STEFANI
541	MIGUEL RAMIREZ
546	JORGE AGUILERA
	LETICIA SALAZAR
550	GABRIEL HIDALGO
554	CHANNING CULVER
555	POWELL AVENUE MARKET LLC
558	OCCUPANT UNKNOWN
566	MARK NICHOLAS
570	RICHARD NORGROVE
756	OCCUPANT UNKNOWN
777	MARSHALL WHEELER
805	MIKE BROWN
817	OCCUPANT UNKNOWN
818	GEORGE ESPINOSA
945	RAYMOND MACDONALD
947	DAVID OPPERMAN

Target Street

Cross Street

Source

-

✓

Cole Information Services

REVEL RD 2013

716	JOHN MCENHILL
720	STEVE HUNTER
740	KENNETH MUNSON
804	OCCUPANT UNKNOWN
810	GRADY WANN
816	CARMELO AMATO
820	TIM ROGERS
840	PAUL BENGIS

POWELL AVE 2008

489	FRAMPTON HOUSE BED & BREAKFAST
511	JENNIFER CADD
515	TRINITY BAPTIST CHURCH
520	OCCUPANT UNKNOWN
540	VICTORIA STEFANI
541	OCCUPANT UNKNOWN
550	GABRIEL HIDALGO
554	CHANNING CULVER
555	POWELL AVENUE MARKET
558	RAY VARNEY
566	G LOPEZ
570	RICHARD NORGROVE
756	MAELENA ABARCA
760	OCCUPANT UNKNOWN
777	MARSHALL WHEELER
805	MIKE BROWN
817	OCCUPANT UNKNOWN
818	OLGA VELASQUEZ
	RICHARD WARD
945	RAYMOND MACDONALD
	RAYMOND MACDONALD
947	DAVID OPPERMAN

Target Street

Cross Street

Source

-

✓

Cole Information Services

REVEL RD 2008

716	JOHN MCENHILL
720	STEVE HUNTER
724	OCCUPANT UNKNOWN
740	OCCUPANT UNKNOWN
804	OCCUPANT UNKNOWN
810	GRADY WANN
816	ANTHONY AMATO
820	KAREN LENHART
840	LEONARD CHARLES

POWELL AVE 2003

489	FREDERICK L WALTER DBA FREDERICK WALTER WALTER LAW FIRM
511	JENNIFER CADD
515	TRINITY BAPTIST CHURCH
520	MICHAEL WILLIAMS
540	DAVID STEFANI
541	JOSE RAMIREZ
546	ELSIE RIDLEY
550	GABRIEL HIDALGO
554	CHANNING CULVER
555	DALLAS ROUNTREE POWELL AVE MARKET
558	OCCUPANT UNKNOWN
566	LUIS ORTIZ
570	RICHARD NORGROVE
756	FLORENCE MORGANTI
760	HOLLISTER TURNER
777	MARSHALL WHEELER
805	JAMES BROWN
817	ITALO SBRAGIA
818	RICHARD WARD
900	OCCUPANT UNKNOWN
945	MACDONALD RAYMOND RAYMOND MACDONALD
947	DAVID OPPERMAN

Target Street

Cross Street

Source

-

✓

Cole Information Services

REVEL RD 2003

716	DONAL MCENHILL
720	STEVE HUNTER
724	MONICA ROGERS
740	KENNETH MUNSON
810	JANE WANN
816	ANTHONY AMATO
820	KAREN ROGERS
840	LEONARD CHARLES

POWELL AVE 1999

489	FRAMPTON HOUSE
511	JENNIFER CADD TIMOTHY CADD
515	TRINITY BAPTIST CHURCH
520	OCCUPANT UNKNOWN
540	VICTORIA STEFANI
550	GABRIEL HIDALGO
554	CHANNING CULVER
555	POWELL AVENUE MARKET
558	RAY VARNEY
566	G LOPEZ OCCUPANT UNKNOWN
570	RICHARD NORNGROVE
756	MAELENA ABARCA
760	WILSON ASHLEY
777	MARSHALL WHEELER
805	MIKE BROWN OCCUPANT UNKNOWN
818	OLGA VELASQUEZ
900	CALIFORNIA STATE OF NATIONAL GUARD
945	MACDONALD RAYMOND HORSESHNG
947	GLORIA OPPERMAN

Target Street

Cross Street

Source

-

✓

Cole Information Services

REVEL RD 1999

716	JOHN MCENHILL
720	STEVE HUNTER
810	GRADY WANN
816	ANTHONY AMATO
820	KAREN LENHART
840	CYNTHIA CHARLES

POWELL AVE 1995

403	● COUSINS Robert W	433-5217	
406	● GREN Spencer Jr	433-7044	1
408	COOK Kathleen	431-8580	4
	COOK William	431-8580	
410	XXXX	00	
412	XXXX	00	
414	XXXX	00	
434	★ AMBULANCE SERV BELL	433-1114	
	★ BELL HLDSBRG AMBLNC	433-1408	1
	★ BELL HLDSBRG AMBLNC	433-1114	4
	BELL Wayne F	433-6742	
440	● FOPPIANO Jos	433-3724	
450	XXXX	00	
455	XXXX	00	
475	HODGE Jacque	433-3616	+5
489	BOGLE Paula	433-5084	
	BOGLE Tom	433-5084	
	★ FRAMPTON HOUSE	433-5084	7
511	● SIMMONS R L	433-5040	
515	★ TRINITY BAPTIST CH	433-4364	
540	● STEFANI David	433-3416	4
541	● RAMIREZ Miguel	431-7962	4
	● RAMIREZ Mucio	433-5072	
546	● RIDLEY Elsie A	433-1754	
	● RIDLEY Joel	431-2368	4
554	● CULVER Chan L	433-4640	
555	★ POWELL AVE MKT	433-2958	
	ROUNTREE Dallas	431-1609	8
566	● BRANCH Vernon	433-6455	
570	● RICHARDSON Mickey	433-1965	
756	● MORGANTI Harry	433-1456	
760	● SIBLEY Robt	433-4621	8
777	● WHEELER Florence	433-2111	
	● WHEELER Marshall G	433-2111	
805	XXXX	00	
817	SBRAGIA Italo	433-3235	
900	★ CA ST NG DET 2 HHC	433-5981	
945	★ MACDONALD RAYMOND	433-4966	
947	OPPERMAN David S Jr	433-3784	
	OPPERMAN David S Jr	433-5462	
	★ 12 BUS 54 RES 4 NEW		
+ POWER LN (95) 94930			
FAIRFAX			
43	VARLOW Ted	454-8949	+5
	★ 0 BUS 1 RES 1 NEW		

REVEL RD 1995

REVEL RD 95448
HEALDSBURG

WEALTH CODE 7.0

716	XXXX		00
720	● HUNTER Steve		433-6301
724	● ROGERS Monica		433-2204
	● ROGERS Robt R		433-2204
740	XXXX		00
804	XXXX		00
820	XXXX		00
★	0 BUS	7 RES	0 NEW

POWELL AVE 1990

403	COUSINS Robt W	433-5217	
406	XXXX	00	
408	XXXX	00	
410	XXXX	00	
412	XXXX	00	
434	★AMBULANCE SERV BELL	433-1114	4
	★BELL HEALDSBRG AMBL	433-1114	5
	BELL Wayne F	433-6742	1
440	FOPPIANO Jos	433-3724	
450	STICKELMAN M	433-8386	
	STICKELMAN S	433-8386	
455	ADAMS Judith A	431-7708	9
475	FOLLOWS T A	433-4237	
489	BOGLE Paula	433-5084	+0
	BOGLE Tom	433-5084	+0
	★FRAMPTON HOUSE	433-5084	7
511	SIMMONS R L	433-5040	
515	★TRINITY BAPTIST CH	433-4364	
541	RAMIREZ Mucio	433-5072	
546	RIDLEY Elsie A	433-1754	
554	CULVER Chan	433-4640	
555	★POWELL AVE MKT	433-2958	
	ROUNTREE Dallas	431-1609	8
566	BRANCH Vernon	433-6455	
570	★HEALDSBRG TOWING	433-3308	9
	RICHARDSON Mickey	433-1965	2
756	MORGANTI Harry	433-1456	
760	SIBLEY Robt	433-4621	8
777	WHEELER Florence	433-2111	
	WHEELER Marshall G	433-2111	
805	CHESAK Gary	433-2706	
	CHESAK Mary	433-2706	
817	SBRAGIA Italo	433-3235	
900	★CA ST NG DET 2 HHC	433-5981	3
945	MACDONALD Raymond	433-4966	
947	OPPERMAN David S Jr	433-3784	
	OPPERMAN David S Jr	433-5462	
	★ 10 BUS 54 RES	5 NEW	

REVEL RD 1990

REVEL RD 95448 HEALDSBURG

716	OBRIEN D	431-8411	7
720	HUNTER Steve	433-6301	
724	ROGERS Monica	433-2204	
	ROGERS Robt R	433-2204	
740	MCDOWELL Jas P	433-3964	
804	XXXX	00	
820	XXXX	00	
★	0 BUS	7 RES	0 NEW

POWELL AVE 1985

403	COUSINS ROBT W	433-5217	
406	RIX ROBT L	433-5434	+5
408	HARTMAN JEFF	433-8966	+5
410	PANTERMUEHL ROBT W	431-7040	+5
412	WALLACE RONNY L	433-9265	3
A	SYLVIA CHARLES F	433-7613	9
414	HUNT ALAN T	433-7811	+5
434	AMBULANCE SRVC BLL	433-1114	4
	BELL HEALDSBRG AMBL	433-1114	+5
	BELL WAYNE F	433-6742	1
440	FOPPIANO JOS	433-3724	
450	DELCARLO FRANK	433-1312	
455	JONES MARSHALL	433-4759	2
475	FOLLOWS T A	433-4237	
489	DURLER D	433-6080	
	MARTINI EDDIE	433-6080	
	MARTINI JON	433-6080	
511	SIMMONS R L	433-5040	8
515	COUNCIL AGING NUTRT	433-7515	4
	TRINITY BAPTIST CH	433-4364	
541	RAMIREZ MUCIO	433-5072	6
546	RIDLEY ELSIE A	433-1754	
554	CULVER CHAN	433-4640	8
555	POWELL AVE MKT	433-2958	
A	CAMPBELL ADAM	433-1152	0
558	SANDERSON W TIM JR	433-5784	6
566	BRANCH VERNON	433-6455	0
570	HEALDSBURG AUTO	433-3308	+5
	HEALDSBURG TOWING	433-3308	+5
	RICHARDSON MICKEY	433-1965	2
756	MORGANTI HARRY	433-1456	
760	SIBLEY ROBT	433-4621	
777	WHEELER FLORENCE	433-2111	
	WHEELER MARSHALL G	433-2111	
805	TROWBRIDGE KIM	433-4240	0
	TROWBRIDGE WM F	433-6426	0
817	SBRAGIA ITALO	433-3235	
900	CA ST NG DET 2 HHC	433-5981	3
945	MACDONALD RAYMOND	433-4966	9
947	OPPERMAN BRIAN J	433-5462	6
	OPPERMAN DAVID S JR	433-3784	
★	14 BUS	55 RES	10 NEW

REVEL RD 1985

REVEL RD 95448
HEALDSBURG

720	HUNTER STEVE	433-6301	7
724	ROGERS MONICA	433-2204	
	ROGERS ROBT R	433-2204	
740	MCDOWELL JAS P	433-3964	0
804	MARTIN DANO	433-6123	4
820	ROGERS ELMER	433-5740	+5
★	0 BUS	6 RES	1 NEW

✓

-

POWELL AVE 1980

403	COUSINS ROBT W	433-5217
406	COOLEY SPENCER H	433-5225 8
408	IZZETT AL F	433-4503 5
A	PETERSON ERIC M	433-1779 8
410	KATELEY JOHN S	433-3604
A	FELIX MOSES	433-5681 7
412	MASSONI JOSEPH P	433-1930 9
A	SYLVIA CHARLES F	433-7613 9
434	XXXX	00
438★	AMBULANCE SV BELL	433-1114
★	BELL HEALDSBG AMBLC	433-1114
	BELL INEZ M-MRS	433-1408
	BELL LEA	433-1408
440	FOPPIANO JOS	433-3724
450	DELCARLO FRANK	433-1312
455	NEUBACHER DAVID	433-5224 9
475	FOLLOWS T A	433-4237
489	DURLER ROBT	433-6080
	MARTINI EDDIE	433-6080
	MARTINI JON	433-6080+0
503	BELL WAYNE F	433-6742 7
511	SIMMONS R L	433-5040 8
515★	SENIOR NUTRITION	433-7515+0
★	TRINITY BAPTIST CH	433-4364
541	RAMIREZ MUCIO	433-5072 6
546	RIDLEY ELSIE A	433-1754
550	OHLSON K	433-5351+0
554	CULVER CHAN	433-4640 8
555★	POWELL AVE MKT	433-2958
A	CAMPBELL ADAM	433-1152+0
558	SANDERSON W TIM JR	433-5784 6
566	BRANCH VERNON	433-6455+0
756	MORGANTI HARRY	433-1456
760	SIBLEY ROBT	433-4621
777	WHEELER FLORENCE	433-2111
	WHEELER MARSHALL G	433-2111
805	TROWBRIDGE KIM	433-4240+0
	TROWBRIDGE WM F	433-6426+0
817	SBRAGIA ITALO	433-3235
900★	ST CALIF NG DET 2	433-5981+0
945	MACDONALD RAYMOND	433-4966 9
947	OPPERMAN BRIAN J	433-5462 6
	OPPERMAN DAVID S JR	433-3784
NO #	MONROE M	433-4767+0
NO #★	WHITE CITY MOTEL	433-4767
★	9 BUS 66 RES	11 NEW

REVEL RD 1980

REVEL RD 95448
HEALDSBURG

720	HUNTER STEVE	433-6301	7
724	ROGERS MONICA	433-2204	
	ROGERS ROBT R	433-2204	
740	MCDOWELL JAS P	433-3964	+0
804	BOTTINI PATRICK	433-6147	5
820	LANDER FRANKLYN	433--2652	
★	0 BUS	6 RES	1 NEW

POWELL AVE 1975

402	HETH REDGINALD	433-3464+5
403	COUSINS ROBT W	433-5217
408	IZZETT AL F	433-4503+5
	A SMITH CAROLYNE	433-2203
410	KATELEY JOHN S	433-3604
	A CIBART DENNIS L	433-2068+5
412A	KINGSBOROUGH BILLY	433-2823+5
434	XXXX	00
438*	AMBULANCE SV BELL	433-1114
	*BELL HEALDSBG AMBLC	433-1114
	BELL INEZ M MRS	433-1408
	BELL LEA	433-1408
440	FOPPIANO JOS	433-3724
450	DELCARLO FRANK	433-1312
465	BANFILL LOUIS M	433-4376+5
475	FOLLOWS T A	433-4237
489	DURLER ROBT	433-6080
	MARTINI EDDIE	433-6080
515*	TRINITY BAPTIST CH	433-4364
541	RAMIREZ ATANASIO	433-3840+5
546	RIDLEY ELSIE A	433-1754
550	POSILIPPO LEROY B	433-4183
554	RECORD JAS H	433-5169
555*	POWELL AVE MKT	433-2958
558	BOWERS MARVIN N REV	433-5244+5
566	DUGAN MARIE H	433-1172
	HAUGSTEN MARTHA K	433-1172

POWELL AVE 1975

Target Street	Cross Street	Source
.. POWELL AV		95448 CONT..
570 COLE ROBT A		433-1118
756 MORGANTI HARRY		433-1456
760 SIBLEY ROBT		433-4621
777 WHEELER FLORENCE		433-2111
WHEELER MARSHALL G		433-2111
805 BROWN FRANCIS L		433-3482
817 SBRAGIA ITALO		433-3235
900* FITCH MNTN SCH ANNEX		433-4485 4
945 XXXX		00
947 OPPERMAN DAVID S JR		433-3784
OPPERMAN KYM		433-5462
NO #* WHITE CITY MOTEL		433-4767
NO # ZEPEDA ERNEST V		433-4767
* 7 BUS	64 RES	14 NEW

REVEL RD 1975

REVEL RD 95448 HEALDSBURG

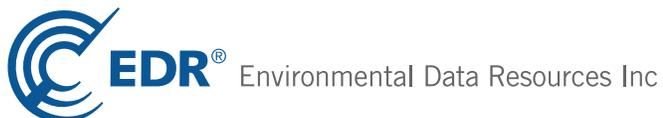
724	ROGERS MONICA	433-2204
	ROGERS ROBT R	433-2204
804	BOTTINI PATRICK	433-6147+5
820	LANDER FRANKLYN	433-2652
840	ROBERTSON JOHN M	433-5058
*	0 BUS	5 RES
		1 NEW

APPENDIX H
EDR DATABASE REPORT
*(EXECUTIVE SUMMARY ONLY, ENTIRE EDR
REPORT IS PRESENTED ON THE ENCLOSED CD)*

900 Powell Avenue
900 Powell Avenue
Healdsburg, CA 95448

Inquiry Number: 3842476.2s
January 29, 2014

The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

900 POWELL AVENUE
HEALDSBURG, CA 95448

COORDINATES

Latitude (North): 38.6206000 - 38° 37' 14.16"
Longitude (West): 122.8562000 - 122° 51' 22.32"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 512518.4
UTM Y (Meters): 4274478.0
Elevation: 199 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 38122-E7 HEALDSBURG, CA
Most Recent Revision: 1993

North Map: 38122-F7 JIMTOWN, CA
Most Recent Revision: 1993

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2012
Source: USDA

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List

EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls
LUCIS..... Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State- and tribal - equivalent CERCLIS

ENVIROSTOR..... EnviroStor Database

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

EXECUTIVE SUMMARY

State and tribal registered storage tank lists

UST..... Active UST Facilities
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Properties
INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program
Toxic Pits..... Toxic Pits Cleanup Act Sites
CDL..... Clandestine Drug Labs
US HIST CDL..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CA FID UST..... Facility Inventory Database
HIST UST..... Hazardous Substance Storage Container Database
SWEEPS UST..... SWEEPS UST Listing

Local Land Records

LIENS 2..... CERCLA Lien Information
LIENS..... Environmental Liens Listing
DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
CHMIRS..... California Hazardous Material Incident Report System
LDS..... Land Disposal Sites Listing

EXECUTIVE SUMMARY

MCS..... Military Cleanup Sites Listing
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
US MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
SSTS..... Section 7 Tracking Systems
ICIS..... Integrated Compliance Information System
PADS..... PCB Activity Database System
MLTS..... Material Licensing Tracking System
RADINFO..... Radiation Information Database
FINDS..... Facility Index System/Facility Registry System
RAATS..... RCRA Administrative Action Tracking System
RMP..... Risk Management Plans
CA BOND EXP. PLAN..... Bond Expenditure Plan
UIC..... UIC Listing
NPDES..... NPDES Permits Listing
Cortese..... "Cortese" Hazardous Waste & Substances Sites List
CUPA Listings..... CUPA Resources List
DRYCLEANERS..... Cleaner Facilities
WIP..... Well Investigation Program Case List
ENF..... Enforcement Action Listing
HAZNET..... Facility and Manifest Data
EMI..... Emissions Inventory Data
INDIAN RESERV..... Indian Reservations
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
WDS..... Waste Discharge System
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
LEAD SMELTERS..... Lead Smelter Sites
PROC..... Certified Processors Database
Financial Assurance..... Financial Assurance Information Listing
PCB TRANSFORMER..... PCB Transformer Registration Database
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
PRP..... Potentially Responsible Parties
MWMP..... Medical Waste Management Program Listing
COAL ASH DOE..... Steam-Electric Plant Operation Data
HWT..... Registered Hazardous Waste Transporter Database
HWP..... EnviroStor Permitted Facilities Listing
US FIN ASSUR..... Financial Assurance Information

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat..... EDR Exclusive Historic Gas Stations

EXECUTIVE SUMMARY

EDR US Hist Cleaners..... EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF..... Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

STANDARD ENVIRONMENTAL RECORDS

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 12/16/2013 has revealed that there are 4 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WORDEN FAMILY TRUST Status: Completed - Case Closed	1212 FITCH MTN	NE 1/8 - 1/4 (0.211 mi.)	1	8
CONKLIN, THOMAS Status: Completed - Case Closed	755 BENJAMIN	ESE 1/4 - 1/2 (0.251 mi.)	3	11
ETCHELL PROPERTY PRIVATE RESIDENCE Status: Completed - Case Closed	1730 SCENIC LN PRIVATE RESIDENCE	NNE 1/4 - 1/2 (0.411 mi.) NNE 1/4 - 1/2 (0.426 mi.)	A4 8	13 16

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 12/16/2013 has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNION PACIFIC RAILROAD - HEALD Facility Status: Completed - Case Closed	UNIVERSITY STREET	WSW 1/4 - 1/2 (0.418 mi.)	7	15

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 09/10/2013 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STEVEN R CHAIN CONSTRUCTION	785 BENJAMIN WAY	E 1/8 - 1/4 (0.231 mi.)	2	10

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTATES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WORDEN FAMILY TRUST	1212 FITCH MTN	NE 1/8 - 1/4 (0.211 mi.)	1	8
CONKLIN, THOMAS	755 BENJAMIN	ESE 1/4 - 1/2 (0.251 mi.)	3	11
MR BOB ETCHELL	1730 SCENIC LANE	NNE 1/4 - 1/2 (0.411 mi.)	A5	14

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there are 4 Notify 65 sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	255 MONTE VISTA	WNW 1/2 - 1 (0.728 mi.)	9	20
REDWOOD OIL CO.	1175 HEALDSBURG AVE.	WNW 1/2 - 1 (0.928 mi.)	11	21
SANTA ROSA POOL IN HEALDSBURG	75 GRANT STREET	WSW 1/2 - 1 (0.928 mi.)	12	21
TONY'S AUTO PARTS	437 HEALDSBURG AVENUE	WSW 1/2 - 1 (0.983 mi.)	13	23

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants

EXECUTIVE SUMMARY

(manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the EDR MGP list, as provided by EDR, has revealed that there is 1 EDR MGP site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OLD GAS PLANT	EAST STREET AT NORTH ST	SW 1/2 - 1 (0.876 mi.)	10	20

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST: The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists.

A review of the RGA LUST list, as provided by EDR, has revealed that there are 4 RGA LUST sites within approximately 0.5 miles of the target property.

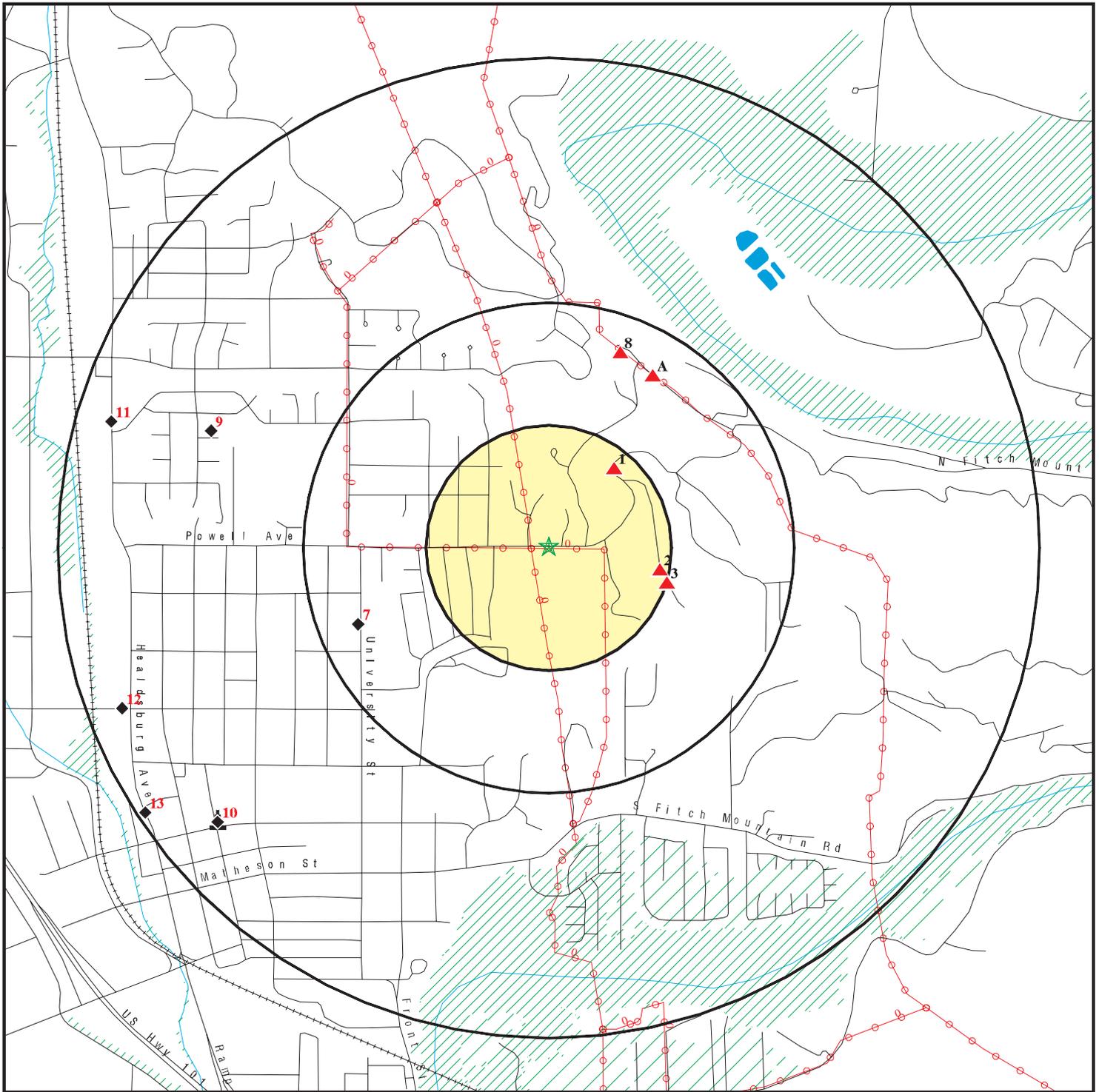
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>WORDEN FAMILY TRUST</i>	<i>1212 FITCH MTN</i>	<i>NE 1/8 - 1/4 (0.211 mi.)</i>	<i>1</i>	<i>8</i>
<i>CONKLIN, THOMAS</i>	<i>755 BENJAMIN</i>	<i>ESE 1/4 - 1/2 (0.251 mi.)</i>	<i>3</i>	<i>11</i>
<i>ETCHELL PROPERTY</i>	<i>1730 SCENIC LN</i>	<i>NNE 1/4 - 1/2 (0.411 mi.)</i>	<i>A4</i>	<i>13</i>
Not reported	1730 SCENIC LANE	NNE 1/4 - 1/2 (0.411 mi.)	A6	15

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 12 records.

<u>Site Name</u>	<u>Database(s)</u>
	RGA LUST
	CUPA Listings
	CUPA Listings
	CERCLIS
	LUST
	UST
	HIST UST
	AST
US POST OFFICE - GEYSERVILLE	
GEYSERVILLE GRANGE HALL	
BUCKEYE MINE	
REDWOOD RANCH & VINEYARDS	
CDF - HEALDSBURG FOR.FIRE	
THE BASALT ROCK DIVISION OF DI	
CDF - HEALDSBURG	

OVERVIEW MAP - 3842476.2s



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

■ National Priority List Sites

■ Dept. Defense Sites

■ Indian Reservations BIA

— Power transmission lines

— Oil & Gas pipelines from USGS

■ 100-year flood zone

■ 500-year flood zone

■ Areas of Concern

0 1/4 1/2 1 Miles

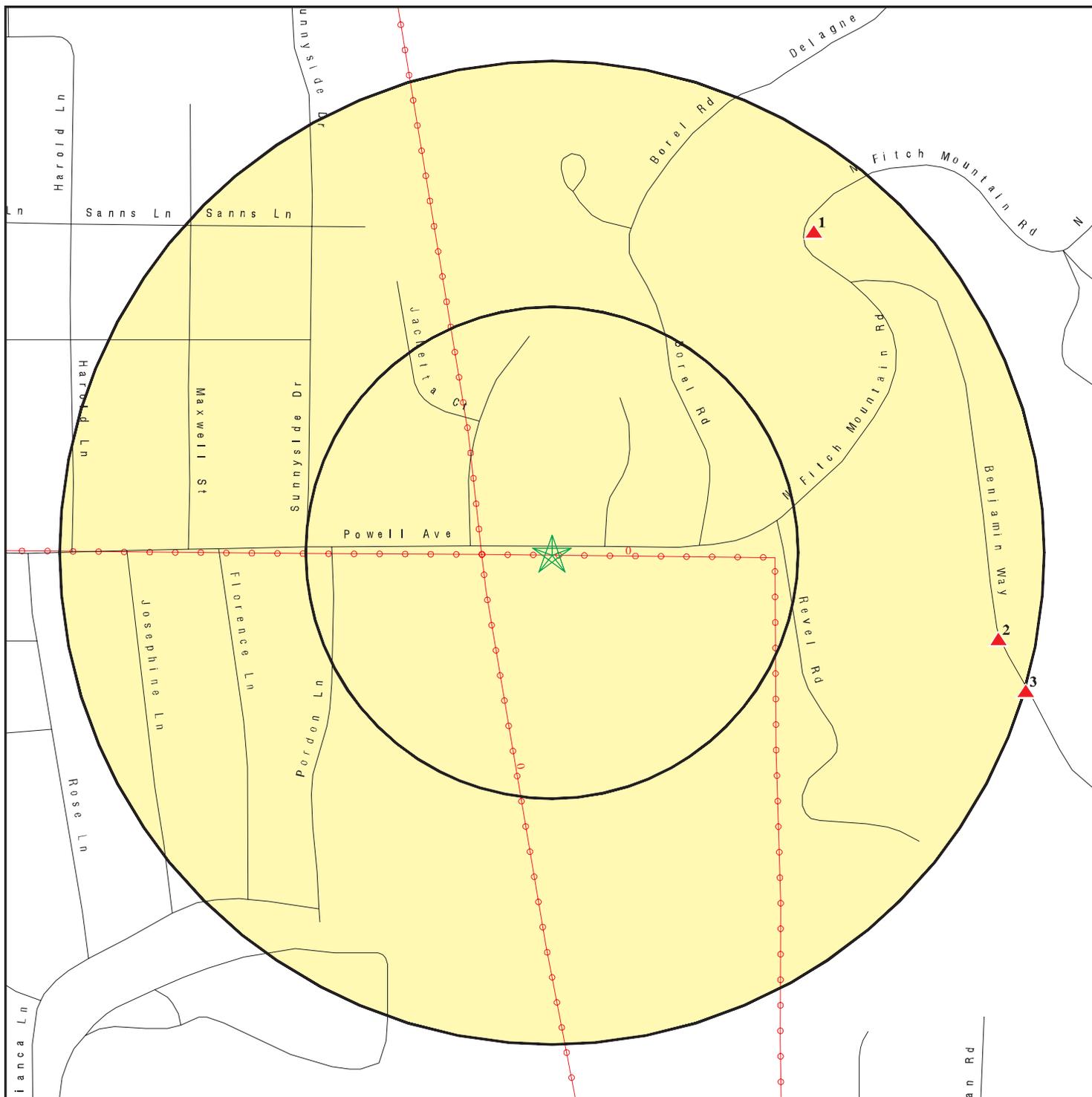


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 900 Powell Avenue
 ADDRESS: 900 Powell Avenue
 Healdsburg CA 95448
 LAT/LONG: 38.6206 / 122.8562

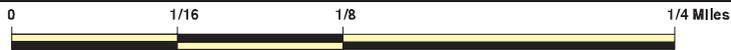
CLIENT: Fugro West, Inc.
 CONTACT: Bill Mitchell
 INQUIRY #: 3842476.2s
 DATE: January 29, 2014 4:15 pm

DETAIL MAP - 3842476.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- ▨ National Priority List Sites
- ▨ Dept. Defense Sites

- ▨ Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- ▨ Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 900 Powell Avenue
 ADDRESS: 900 Powell Avenue
 Healdsburg CA 95448
 LAT/LONG: 38.6206 / 122.8562

CLIENT: Fugro West, Inc.
 CONTACT: Bill Mitchell
 INQUIRY #: 3842476.2s
 DATE: January 29, 2014 4:16 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	1	3	NR	NR	4

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	0.500		0	0	1	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
SWEEPS UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		0	1	2	NR	NR	3
CUPA Listings	0.250		0	0	NR	NR	NR	0
Notify 65	1.000		0	0	0	4	NR	4
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
HWT	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
HWP	1.000		0	0	0	0	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	1	NR	1
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.500		0	0	0	NR	NR	0
RGA LUST	0.500		0	1	3	NR	NR	4

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

1
NE
1/8-1/4
0.211 mi.
1112 ft.

WORDEN FAMILY TRUST
1212 FITCH MTN
HEALDSBURG, CA 95448

HIST CORTESE **S101304802**
LUST **N/A**
RGA LUST

Relative:
Higher

HIST CORTESE:
Region: CORTESE
Facility County Code: 49
Reg By: LTNKA
Reg Id: 1TSO581

Actual:
355 ft.

LUST:
Region: STATE
Global Id: T0609700409
Latitude: 38.622949
Longitude: -122.852734
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 01/21/1999
Lead Agency: NORTH COAST RWQCB (REGION 1)
Case Worker: ZZZ
Local Agency: HEALDSBURG/SEBASTAPOL, CITY OF
RB Case Number: 1TSO581
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0609700409
Contact Type: Regional Board Caseworker
Contact Name: REGIONAL WATER BOARD SITE CLOSED
Organization Name: NORTH COAST RWQCB (REGION 1)
Address: 5550 SKYLANE BOULEVARD, SUITE A
City: SANTA ROSA
Email: kashley@waterboards.ca.gov
Phone Number: 7075762220

Global Id: T0609700409
Contact Type: Local Agency Caseworker
Contact Name: RANDY COLLINS
Organization Name: HEALDSBURG/SEBASTAPOL, CITY OF
Address: 601 HEALDSBURG AVENUE
City: HEALDSBURG
Email: Not reported
Phone Number: 7074313360

Status History:

Global Id: T0609700409
Status: Open - Case Begin Date
Status Date: 03/04/1994

Global Id: T0609700409
Status: Open - Site Assessment
Status Date: 03/08/1994

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WORDEN FAMILY TRUST (Continued)

S101304802

Global Id: T0609700409
Status: Open - Site Assessment
Status Date: 05/09/1994

Global Id: T0609700409
Status: Open - Site Assessment
Status Date: 05/27/1994

Global Id: T0609700409
Status: Open - Site Assessment
Status Date: 07/22/1994

Global Id: T0609700409
Status: Open - Remediation
Status Date: 01/20/1999

Global Id: T0609700409
Status: Open - Verification Monitoring
Status Date: 01/20/1999

Global Id: T0609700409
Status: Completed - Case Closed
Status Date: 01/21/1999

Regulatory Activities:

Global Id: T0609700409
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0609700409
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0609700409
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

LUST REG 1:

Region: 1
Facility ID: 1TSO581
Staff Initials: Closed

RGA LUST:

2012	WORDEN FAMILY TRUST	1212 FITCH MOUNTAIN ROAD, NORTH
2011	WORDEN FAMILY TRUST	1212 FITCH MOUNTAIN ROAD, NORTH
2010	WORDEN FAMILY TRUST	1212 FITCH MOUNTAIN ROAD, NORTH
2009	WORDEN FAMILY TRUST	1212 FITCH MOUNTAIN ROAD, NORTH
2008	WORDEN FAMILY TRUST	1212 FITCH MOUNTAIN ROAD, NORTH
2007	WORDEN FAMILY TRUST	1212 FITCH MOUNTAIN ROAD, NORTH
2006	WORDEN FAMILY TRUST	1212 FITCH MOUNTAIN ROAD, NORTH
2005	WORDEN FAMILY TRUST	1212 FITCH MOUNTAIN ROAD, NORTH
2003	WORDEN FAMILY TRUST	1212 FITCH MOUNTAIN ROAD, NORTH

APPENDIX I
RESUMES OF ENVIRONMENTAL PROFESSIONALS



Resume

Jerriann N. Alexander, PE, REA

Principal Engineer

Education:

M.S. Civil Engineering, University of California, Berkeley, 1984

(specialization: geotechnical engineering)

B.S. Agricultural Engineering, California Polytechnic State University, San Luis Obispo, 1983

Continuing Education Seminars: ASTM Environmental Site Assessments and Transaction Screens, Risk Based Corrective Action Applications, Human Health Risk Assessments, Remedial Actions, UST Regulations, Geotechnical Engineering, Regulatory Oversight, RWQCB Risk Based Screening Level Methodologies, CEQA/NEPA and EPA Risk Assessments, Groundwater Resource Management (2009), Vapor Intrusion Seminars and ITRC Training (2009), Stormwater and Construction Dewatering Permit Compliance (2009), RWQCB Low Risk Closure (2012), ASTM 1527 Revisions (2013)

Professional Registration:

Professional Civil Engineer, California No. 40469

Professional Civil Engineer, Texas No. 113591

Registered Environmental Property Assessor, National No. 516237

Registered Environmental Assessor California No. 3130 (1992 until 2012 when the program ended).

Certifications:

OSHA 29 CFR 1910.120 40-hr. Hazardous Waste Training (current Nov. 2013)

OSHA 29 CFR 1910.120 8-hr. Training for Supervisors (current Jan. 2003)

ISO 9001:2000 Internal Auditor Certification (2006/2008)

ISO 18001:2007 Internal Auditor Certification (2008)

Experience:

Ms. Alexander brings nearly 30 years of environmental consulting experience to Fugro. Her environmental experience and training are uniquely complimented by her understanding and practical application of civil and geotechnical engineering practices coupled with safety and environmental compliance. Projects benefit from her broad experience and knowledge of mechanical processes and waste stream generation and disposal practices.

Ms. Alexander has managed various environmental projects for which she is responsible for implementing Health, Safety, and Environmental (HSE) plans to manage potential impacts arising during the project. Projects Environmental projects have been conducted in compliance with applicable environmental and safety regulations specific for the work plan elements of each project. Projects have included Phase I and II environmental site assessments (ESA), facility regulatory environmental compliance audits, underground storage tank removals/closures, site characterization studies, hydrogeologic evaluations, remedial investigations, feasibility studies, and risk assessments. She has consulted on sites containing soil and/or groundwater impacted by lead; chromium; cyanide; DDT and other chlorinated pesticides and herbicides, fertilizers, cleaning solvents including Naphtha, PCE and TCE; oil containing PCB's; methane; waste oil; the full range of motor vehicle fuels; mine tailings; and incinerator wastes containing dioxin.

One of Ms. Alexander's particular strengths is with regard to state and local environmental regulations. She is particularly knowledgeable of the evolving regulations with respect to the use of risk assessments to attain reasonable environmental site closures. She has ongoing dialog with the local, city and county environmental agencies throughout California, and attends continuing education seminars on environmental trends. Ms. Alexander is familiar with OSHA 1910.120 regulations (HAZWOPER) for awareness, maintains first aid awareness certification, and has applied ASTM Risk Based Corrective Action (RBCA) and RWQCB Environmental Screening Level (formerly called Risk Based Screening Level) procedures in her evaluations of chemical release sites.

From a geotechnical engineering standpoint, Ms. Alexander has investigated landslide areas, landfill properties, quarries; mine tailing piles, levees and embankments, pipeline alignments, bay fringe/port

Resume

Jerriann N. Alexander, PE, REA

Principal Engineer

properties; dredge disposal sites, and sites proposed for commercial and residential redevelopment. She has provided recommendations for construction phasing, slope stability, soil stabilization, excavation, grading including fill quality and placement, retaining wall systems, underpinning, pavements and structural foundations.

Ms. Alexander is experienced in data management, data reduction and interpretation. Her interpretation and logical thinking skills provide her with the necessary background to provide technical and forensic review of documents in support of litigation. She has successfully participated in both environmental and geotechnical case mediations and at trials involving multiple parties.

Brownfield Grants Projects

- **Tassafaronga HOPE VI Revitalization Plan and Brownfields Cleanup Grant Implementation, Oakland, California.** Managed as-needed contract for environmental and geotechnical consulting services to the Oakland Housing Authority (OHA) in east Oakland. The redevelopment site was occupied by a housing project constructed in the 1960's and is slated for redevelopment into a medium density residential development with new infrastructure. Ms. Alexander has planned and implemented site assessment activities at this property beginning with acquisition Phase I studies, Phase II Site Investigations, Site Demolition, Remedial Investigations to develop cleanup plans, and culminating with implementing cleanup activities which were completed in 2008. The site was impacted by heavy metals in an area formerly used as a junk yard. Ms. Ms. Alexander assisted OHA in securing a DTSC Targeted Site Investigation Grant and a Brownfields Cleanup Grant for removal of hazardous materials. All work including development of RAP, QAPP, and HSP documentation, and Closure Reports were completed in accordance with EPA guidelines.

Environmental Compliance

- **Santa Rita Prison Border Road Ditch Area Remediation Dublin, California.** A drainage ditch used to control runoff from the Santa Rita Rehabilitation and Jail property and adjacent military lands extends along the west side of an access roadway which borders the east side of the Jail property. During heavy winter rains in 2005, the ditch was severely damaged and significant flooding occurred. The GSA developed plans to rehabilitate the drainage ditch. A portion of the drainage ditch extended along a portion of an old military burn pit. Retained to review construction plans and developed and negotiated acceptance of a sampling plan to assess conditions within the construction zone with the DTSC and Alameda County. Coordinated sampling efforts and consulted with the client regarding the test results which suggested that former landfill/burned debris did extend into the area of the ditch. Hazardous materials including elevated concentrations of lead were detected in some of the debris. Developed a soil management plan to implement during ditch construction and observed that the contractor followed the plan. Prepared a Summary Report to document test results and conditions left in place.
- **Winery and Vineyard Properties, California.** As the project manager for a major wine and spirits manufacturer, Ms. Alexander has performed facility hazardous materials audits, investigated existing environmental conditions and proposed mitigation measures to bring the facilities into regulatory compliance. Points of compliance have involved winery wastewater disposal basins and ponds, vineyard pesticide and hazardous materials storage buildings, and underground tanks.
- **Pre-Design Investigations at Building 99 RAP Sites, Former Oakland Army Base, Oakland, California.** Coordinated environmental investigation support services for the Port of Oakland and Baseline Consultants for several RAP sites at the former Oakland Army Base. Initially, involved with the development of a site-specific HSP in compliance with a Site-Wide Quality Assurance Program Plan (QAPP) prepared by Veridian and approved by the EPA and DTSC. The HSP is followed by Fugro staff and our subcontractors, while performing soil and groundwater sampling and well installation activities



Resume

Jerriann N. Alexander, PE, REA

Principal Engineer

on site. Responsible for completing the following tasks: Bldg 99 VOC RAP Site Investigation, Monitoring Well Installation and Periodic Monitoring, Tanks B/C and Q Closure Reporting, Bldg 99 Soil RAP Site Investigations, and Bldg 99 Debris Area Investigations.

- **Military Base Closures, California.** Managed the investigation of over 40,000 linear feet of underground fuel pipelines and two 500,000-gallon UST locations at the Alameda Naval Air Station, 15,000 linear feet of underground fuel pipelines at Naval Station Treasure Island and a tank farm area at NAS Lemoore. Developed pipeline and tank removal work plans and participated in round table discussions with the Base Realignment and Closure Team regarding environmental issues including compliance with environmental regulations.
- **Mine Tailings Pile, Sutter Creek, California.** Conducted a geotechnical study at the request of the California Department of Health Services (DHS) of a site where gold mine tailings were used as fill for a residential subdivision. Provided recommendations for the use of a system consisting of a geotextile and import fill to create a cap over the exposed tailings. The geoweb material placement required consideration of environmental and health and safety aspects to ensure that construction workers were not put at risk. Managed the construction observation phase of work to check that HSE and geotechnical recommendations were implemented.
- **Monitoring Well Installation, Oakland, California.** Managed the installation, development and sampling of a cluster of three monitoring wells for the Corps of Engineers during their evaluation of potential impacts due to the dredging of the Oakland Inner Harbor Channel. Wells extended into three discrete aquifer zones, the deepest being 160 feet deep. Well installation and monitoring were conducted in compliance with environmental regulations of Alameda County, and staff were required to follow standard HSE requirements.
- **Various Tank Closure Sites, California.** Project manager for the investigation, remediation and closure of numerous underground tank release sites in the greater San Francisco Bay area. Work was performed at the request of the local environmental enforcement agencies, and has involved both city and county environmental and toxic management offices. HSE plans and scope of work plans were developed for each of these sites. Obtained regulatory closure for the tank sites.
- **Cleaning Solvent Release, Redwood City, California** – Assessment, consultation and environmental review following the documentation of solvent impacts to the shallow aquifer. Project has involved round table discussions between project consultants, the RWQCB and County of San Mateo department of Environmental Health and the Regional Water Quality Control Board, regarding the validity of data generated to date, HSE considerations and requirements, and the scope of future studies.
- **Abandoned Plating Facility, Oakland, California.** Project manager responsible for coordinating an immediate response action and site closure at the direction of the EPA at an abandoned plating company. Vats and tanks of caustic and corrosive solutions and numerous chemicals were left inside a warehouse following an eviction notice. She managed the removal of the chemicals; tank and vat disassembling, floor slab and wall cleaning, and the collection of confirmation soil and surface wipe samples. Efforts undertaken were to the satisfaction of the EPA and the site was granted regulatory site closure status.

Real Estate Transactions

- **Cedar Street Apartments, Redwood City, California.** Project manager for development project encompassing two former residential lots in a mixed residential and commercial area near the old downtown section of the city. Studies completed to date include those required to obtain site demolition permits, those required by the local regulatory agency to bring the site into compliance, and



Resume

Jerianne N. Alexander, PE, REA

Principal Engineer

geotechnical studies to provide guidance for design and construction elements. Initial site investigations (Phase I and Phase II ESAs) were combined with geotechnical studies geared to provide preliminary information for conceptual project designs and cost estimating. Coordinated efforts to evaluate the presence and quantity of hazardous building materials, and prepared documents to solicited bids for the abatement and demolition of the existing structures for the benefit of the client. Developed and negotiated acceptance of a Remedial Action Plan including a Health and Safety Plan to address the removal of impacted soils from the site. The RAP was approved by the local environmental health agency and Regional Water Quality Control Board. Fugro implemented soil remediation activities. A Remedial Action Completion report was prepared and in late 2008 no further actions were required to address soil conditions at the Site. Site obtained regulatory closure in 2009.

- **Proposed Redevelopment, Berkeley, California.** Project manager for assessment and remediation of a two city block area in a former industrial zoned area. Conducted historic data review and developed and implemented a phased sampling and analysis program to assess existing conditions to determine impacts due to pentachlorophenol release by former tenant. Identified that the site was also within a regional solvent plume. Discussed site conditions and future regulatory interaction with the City of Berkeley Toxic Management Department and DTSC.
- **California Drive, Burlingame, California.** Project manager for Phase I and II ESAs prior to the sale of an automobile dealership encompassing three contiguous properties along Burlingames' auto row. Releases from underground fuel tanks and hydraulic hoists impacted soil and groundwater. Off-site sources of petroleum hydrocarbons and chlorinated solvents were also identified.
- **Rock Quarry, Marin County, California.** Conducted periodic Phase I ESAs for refinancing of a 700-acre rock quarry that was originally developed in the late 1800. Performed comprehensive site reconnaissance and employee interviews regarding site activities. The quarry operation included rock crushing and handling equipment, vehicle and equipment maintenance shops, and motor vehicle fuel storage. Adjacent tenant activities included brick and clay product manufacturing. Facility HSE audits were conducted and recommendations made to bring daily operations and practices into regulatory compliance.
- **10-Acre Vineyard and Ranch, Rutherford, California.** Ms. Alexander managed Phase I and II ESA's, and a hazardous building materials survey of the vineyard and ranch property prior to its sale. Studies identified that past pesticide and fuel usage had resulted in minor impacts to shallow soils near one of the buildings. Services also included providing recommendations for the removal of hazardous materials and asbestos from the existing buildings and the capping of the exposed ground surface with asphaltic concrete to mitigate human health risks due to petroleum hydrocarbons and pesticide residues. Work was conducted under the review of Napa County department of Environmental Management.
- **Lacquer Manufacturer, Berkeley, California.** Managed the investigation and remediation of site releases as part of the sale of the property. Work was conducted under the review of the City of Berkeley Environmental Management department. Releases had occurred from a tank cluster, which stored naphtha, TCE and acetone used in the manufacturing of lacquer. Evaluated impacts to groundwater and obtained regulatory closure.
- **Strip Mall Property, San Juan Capistrano, California.** Managed the Phase II ESA for a strip mall as part of the sale of the property. The mall contained a dry cleaning business and studies by others had identified releases of dry cleaning solvents. Conducted an investigation of impacts to groundwater and performed a RBCA evaluation of potential risks associated with impacted shallow soils.



Resume

Jeriann N. Alexander, PE, REA
Principal Engineer

Development

- **Former Military Reserve Base/New Office Campus, Dublin, California.** Project manager for an environmental investigation and remedial activities in the proposed construction area of a new office/commercial redevelopment campus in Alameda County. The proposed campus was to be sited on property formerly occupied by a military reserve base, which was active in the 1940's and 1950's. Review of former base maps suggested the presence of an incinerator, steam pipelines and USTs. Fugro developed and implemented an investigation to determine the extent of fill containing incinerator wastes and lead, impacts due to asbestos-coated steam lines, and the impacts related to two former USTs. Coordinated the efforts of several subcontractors to physically remove and dispose of the impacted materials and 1,200 feet of buried pipeline. Services during remediation involved collecting and analyzing waste samples to characterize the material for disposal, and collecting confirmation samples at the limits of excavation to document that the site no longer contained hazardous materials, which would represent a risk to construction workers. Investigation and field activities were successful and the site achieved "Clean Closure" status from Alameda County and the California Integrated Waste Management Board in 2005 and 2007.
- **CDCR Prison Sites, Folsom, Vacaville and Stockton, California.** Project manager for the investigation/assessment of development areas located inside the confines of Folsom State Prison and the Karl Holton Youth Facility in Stockton, and the area of the prison farm and outlying support areas surrounding CSP Solano and the California Medical Facility in Vacaville. Coordinated Preliminary Environmental Assessments and Site Investigations (SI) and developed Remedial Design cost estimates for multiple development scenarios. Stockton facility included extensive hazardous materials surveys of existing vacant structures.
- **East 14th Street Residential Development, Oakland, California.** Ms. Alexander managed the environmental and geotechnical investigations, and the construction observation services for this low-income residential development. Environmental tasks included conducting a preliminary ESA and site characterization study to determine whether risks to human health and the environment existed due to releases from a service station and car wash facility. Geotechnical tasks included foundation design and consultation during construction. Negotiated with Alameda County to approve onsite treatment of impacted soil and the reuse of the treated soil as site fill. Following construction, Ms. Alexander implemented a groundwater monitoring program and ultimately obtained regulatory site closure.
- **Paragon Gateway, Alameda, California.** Managed the environmental and geotechnical investigation for a property that had been used as an automobile cargo-receiving center. Identified local environmental impacts to soil and groundwater due to the use of diesel as a cutter of a waxy substance used to protect the vehicles during shipment. Soft compressible soils and the potential for liquefaction and ground subsidence due earthquakes were the primary geotechnical concerns. Provided recommendation for site remediation and construction. Obtained regulatory closure.
- **Jackson Street High Rise, San Francisco, California.** Conducted the geotechnical and environmental investigations for the redevelopment of the site as a 10-story residential structure with three levels of below ground parking. The site building dated back to the early 1920s and was used as an automobile repair facility. Underground fuel storage tanks still remained in place. Soil and groundwater were impacted at depth by aged gasoline and solvents. Developed work plans and HSE plans for construction observation services in the basement area including underpinning of adjacent foundations, as well as the construction of the new buildings foundations and basement wall subdrainage systems.



Resume

Jeriann N. Alexander, PE, REA

Principal Engineer

- **Former Sears Retail Facility.** Managed the Phase I and II ESA and the geotechnical evaluation of the former Sears facility that consisted of two structures, the main retail facility and an automobile servicing facility. Coordinated the closure of underground tanks and sumps. Identified the alignment of a historic creek channel that contained impacted sediment and fill. Provided recommendations for construction phasing of the building demolition and basement in-filling to grade.

Transportation

- **Proposed East West Connector Alignment, Union City and Fremont, California.** Project manager for the completion of a Phase I PEA alignment study for the referenced 2.6 mile alignment and is providing ongoing consultation through development of the EIR. The alignment will be cited in a mixed use area, overlying a sensitive water resource. The alignment will pass through a former steel plant which has undergone significant remediation, through agricultural lands, and along well established watershed and drainage corridors. Provided strategic consultation to the project team regarding the required environmental and HSE issues, including protection of the main drinking water resource in the area, the Newark Aquifer, and best management practices to follow to mitigate potential environmental impacts of the project.
- **Proposed Avenue 280 Widening Project, Visalia and Tulare County, California.** Project manager assisting the City of Tulare during the initial Project Approval stage of a 12 mile long widening project through former rural agricultural use areas. The project will include modification of existing on and off ramps and bridge and overcrossings in the area of Highway 99. Services to date have included the review of previous ISA studies, completing an updated ISA comprising field reconnaissance, agency database and aerial photograph review and reporting. Provided consultation with Caltrans environmental health department regarding additional data needs to evaluate risks posed for the more than 100 individual parcel takes that are being contemplated for the project.
- **Bridge Replacement Projects, Contra Costa County, California.** Environmental professional responsible for conducting the initial site assessments (ISA/ESA) for two bridge replacement projects in Contra Costa County, and under the oversight of Caltrans. The Orwood Road Bridge and the Bethel Island Road Bridge both provide access across delta sloughs to rural county areas, and the projects included considering the potential impacts existing on adjacent parcels that were proposed for acquisition. The ISA/ESA's comprised reviewing historic land use records and environmental database listings, reviewing aerial photographs and historic maps and other sources of site information, and conducting site reconnaissance's to identify recognized environmental concerns. Small boat marinas and commercial properties were located within the bridge abutment areas for both bridge structures. The marina improvements include fueling piers and buried petroleum pipelines. The bridge and marina structures are supported on treated timbers. Various pipelines were observed suspended below the bridge structures. Developed develop site-specific environmental sampling and analysis programs to evaluate potential HSE risks to construction workers. Soil and groundwater sampling completed to date indicate that the north Bethel Island Road Bridge abutment will encroach into an area where soil and groundwater have been impacted by previous releases from an existing UST.
- **State Route 4 Bypass Projects, Contra Costa County, California.** Primary environmental professional performing site assessments and soil and groundwater investigations along Segment 2 of the Highway 4 Bypass. She was initially involved in conducting the Phase I and II Preliminary Environmental Assessment studies of the Bypass Alignment in 1994/1995 and 1997, respectively. These initial studies indicated that Segment 2 of the Bypass extended through the Brentwood Oil and Gas Field. Phase I and II site reconnaissance observed oil wellheads, above ground storage containers and indications of distribution pipelines sporadically placed throughout the right-of-way. Developed and implemented environmental investigations to evaluate potential HSE risks posed to construction workers tasked with constructing sound walls, drainage systems and roadbeds. Studies have identified lead

Resume

Jerian N. Alexander, PE, REA

Principal Engineer

concentrations in shallow roadbed materials, and localized zones of soil and groundwater contamination due to former oil well site practices. Developed protocols to be implemented by construction workers in the event that buried impacted materials were encountered. Upon completion of site investigations, negotiated and obtained "No further action" directives from the Central Valley Regional Water Quality Control Board.

- **I-238 Widening Project, Alameda County, California.** Fugro performed geotechnical investigations and conducted the Hazardous Materials Site Assessment for the I-238 Widening Project. The project includes increasing the existing four lanes of I-238 to six, constructing a new connector ramp between northbound I-880 and southbound I-238, and increasing the existing five lanes on portion of I-880 to six. This project involved an extensive field exploration program, laboratory tests, and providing geotechnical engineering design criteria for the foundations for four roadway bridges, embankments and ancillary structures. Coordinated environmental sampling of the shallow soils to assess the presence of potential contaminants in conjunction with the various geotechnical investigations, which were underway by both Fugro and others. Evaluated the chemical data and consulted with Caltrans and the design team regarding the use of the Caltrans/DTSC variance regarding the reuse of excavated soils, which contain ADL. Used ProUCL to statistically evaluate lead data.
- **ADL Study, State Route 154, Santa Barbara County, California.** Project manager for several phases of ADL studies along several sections of State Route 154 slated for improvement projects. Ms. Alexander designed the soil sampling program to characterize vertical columns of soil for each area of interest and reviewed and evaluated the analytical data to determine whether the Caltrans Variance for reuse of excavated soil would need to be used for the areas. Data sets were compiled and evaluated using the Pro UCL statistical program. One area of concern needed to be re-evaluated and was found to contain a sliver fill containing elevated concentrations of lead from a previous roadway project in the vicinity. Consulted with Caltrans environmental engineering department and gained approval of the data and recommendations for managing HSE concerns during construction..
- **Soil and Groundwater Assessment, Proposed Soundwall Alignment, US 101 at Wendy Drive, Thousand Oaks, California.** Project manager for environmental components of project which included constructing a sound wall in the vicinity of the downgradient edge of a contaminated groundwater plume. Caltrans required the study to assess possible impacts to construction workers while constructing wall and surface drainage improvements and wall foundation elements. Conducted review of historic environmental records for the adjacent former electronic component manufacturing facility and prepared a work plan to conduct the soil and groundwater assessment along the proposed sound wall alignment. Caltrans environmental engineering departments in District 4 and 5 reviewed and approved the work plan. Fugro collected samples in accordance with the work plan and prepared a summary report complete with recommendations for addressing environmental concerns during constructions.
- **Berth 32 Yard Reconstruction, 20-Acre Expansion, Port of Oakland.** Environmental engineer of record for the evaluation of potential impacts related to construction of new pavements and new subsurface improvements for a 20-Acre Expansion project, where plans showed that the western limit of construction would be situated about 60 feet west of a former fueling facility. Reviewed logs of geotechnical and environmental borings and the results of chemical analyses, and provided conclusions regarding soils and groundwater conditions within the zone of construction including proposed dewatering activities and soil reuse, and conclusions regarding potential risks posed to construction workers. During construction of new terminal trucking kiosks developed and implemented a testing program to evaluate potential vapor migration issues.
- **Phase I Environmental Site Assessment Pleasant Valley Road and Calleguas Creek Bridge Widening Project, Camarillo, California.** The project includes the widening of the Pleasant Valley Road corridor from US 101 to Calleguas Creek. The existing 2-lane roadway will be widened to 4 lanes

Resume

Jerriann N. Alexander, PE, REA

Principal Engineer

and a new bridge crossing the creek will be constructed. Conducted the Phase I ESA for the proposed alignment in an effort to identify potential HSE concerns in this semi-rural agricultural area. Environmental issues identified included the potential for shallow soils to contain petroleum hydrocarbons and pesticides/herbicides due to aerial and surface applications, and aerially deposited lead from historic automobile emissions. Fugro prepared a draft Phase I ESA report that was submitted with the design documents for the City and Caltrans to review.

- **Environmental Consultation, State Route 84 Alignment Study, Union City, California.** The project includes the proposed realignment of Route 84 through a former steel plant site, which is under regulatory oversight by the DTSC. Requested by the design team to review various design plans and the Draft Remedial Design and Implementation Plan prepared for the former facility, and the Caltrans EIS, to identify whether the proposed remedial design would adequately address HSE concerns from a construction standpoint. Reviewed documents provided by the project design team, prepared a consultation letter and discussed our findings with the design team.
- **Schnitzer Steel Facility Expansion, Oakland, California.** Conducted the geotechnical investigation of a new ship loading facility. Investigation consisted of evaluating conditions both on and off shore. Evaluated the seismic and static stability of existing and proposed improvements including a rock fill containment dike and wharf mooring points.
- **Pier 35 Retrofit, Mare Island, Vallejo, California.** Managed the geotechnical investigation for two new mooring dolphins, a new fendering system, new pile foundations and significant planned dredging at Pier 35. Nine offshore borings were drilled and several sediment samples were obtained. Developed design criteria for new piles, evaluated pile capacities of the existing piles and evaluated seismic stability for the elements of the retrofitted system. Implemented a HSE plan appropriate for the field data collection stage of the work.

Litigation Support

- **Marine Terminal, Environmental Site Assessment/Strategic Consultation, Port of Oakland, California Oakland, California.** Prime consultant from 1995 to 2005 for 24-acre Ninth Avenue Terminal property in the Oakland Inner Harbor Coordinated multiple, phased, extensive environmental assessment and investigation activities, and provided litigation and cost recovery services, to evaluate the past operations of over 100 businesses that had/have occupied the property since the late 1890s including a cannery; lumber companies; metal plating, recycling and refinishing businesses; fertilizer formulators; chemical warehousing; bulk fuel processing; and general drayage. Hazardous materials and chemical contaminants known to have impacted the soil and groundwater resources include heavy metals, solvents (volatile organic compounds [VOCs]), cyanide, pesticides, hexavalent chromium, and petroleum hydrocarbons. In addition, there are known methane vapor plumes below former bulk petroleum processing plants.

Services included: (1) extensive archival research, compilation, and review of historical records and data; (2) development and implementation of soil, soil-gas, and groundwater investigations to collect litigation-quality data, (3) assessment of a complex network of abandoned and active utilities acting as potential preferential pathways for contaminant migration; (4) evaluation of remedial alternatives and costs for various site redevelopment scenarios; (5) compliance groundwater monitoring and (6) litigation support for cost recovery efforts. All field activities were conducted in compliance with numerous HSE guidelines and regulations. Further, provided assistance to the Port in all communications with the lead regulatory agencies, the ACHCSA and RWQCB. Her exhaustive efforts and shoulder-to-shoulder collaboration with Port staff and its outside counsel have resulted in the Port's successful cost recovery actions from PRPs. Reporting included: Environmental Site Assessments, Site Characterization Reports, Storm Water Control Evaluation Reports, Soil Vapor Survey Report, Infiltration and Inflow Survey and Evaluation Report, and Underground Storage Tank Reports, and Remedial Action



Resume

Jerianne N. Alexander, PE, REA

Principal Engineer

Evaluation Reports.

- **Winery Property, ASTI, California.** Providing the review of technical documents relating to the contamination identified during site redevelopment. Chemicals of concern include diesel and gasoline. Case is ongoing and support is being provided to a defendant, a prior property owner.
- **Automobile Repair Facility, Berkeley, California.** Provided consultation regarding conditions encountered during tank removal and regulatory closure of the site. Provided expert testimony on the investigations conducted, the impacts identified, and their source. Support was provided to a former property owner, the plaintiff. Case is closed.
- **Property Transaction, Burlingame, California.** Provided consultation regarding environmental impacts and the cost of regulatory compliance and the incremental cost of redevelopment for a former automobile dealership. Support is ongoing and is being provided to the new property owner.
- **Sonoma Marsh Property, Sonoma County, California.** Evaluated the characteristics of the shallow soil at the site in support of the property owner. Determined the permeability, salt content, and leachability of the soil. Case is closed.

Professional Affiliations:

- American Society of Civil Engineers
- Association of Environmental Professionals
- Groundwater Resource Association
- National Registry of Environmental Professionals



Resume

William A. Mitchell, PG

Geologist

Education:

B.S. in Geology, University of California, Davis, 1982

Post Graduate Studies in Geology, California State University, Long Beach, 1983 through 1985

Professional Registration:

California Registered Geologist No. 6372

California Registered Environmental Assessor No. 02451 (until 2012 when the program ended)

Certifications:

Certificate in Hazardous Materials Management, University of California, Irvine, 1994

Certificate in Site Assessment and Remediation, University of California, Irvine, 1994

40-Hour OSHA Training for Hazardous Waste Operations

AHERA Asbestos Inspection Training

Experience:

Mr. Mitchell has over 25 years of experience in geologic and seismic studies as well as environmental site assessments. Such experience includes several geologic/seismic studies in the Los Angeles area for proposed hospital facilities, school sites, and commercial properties. The scope of these investigations included the collection and evaluation of geologic data for siting and developing the facilities referenced above. Mr. Mitchell has also performed geologic mapping of cut slopes during construction grading of a prison facility located in the Los Angeles area.

Mr. Mitchell has completed over 2,500 Phase I Environmental site assessments which have included high rise office buildings, grocery stores, retail stores, hospitals, school sites, mortuaries, various manufacturing facilities and warehouses. He also performed these assessment services for mass-transit projects, including siting proposed alignments for light-rail transportation projects. Phase II Environmental Site Assessments include both soil and groundwater sampling and analysis. Mr. Mitchell has also performed a methane gas assessment for a proposed sewer project in the Los Angeles area. The project involved the installation of methane gas monitoring wells, and the subsequent sampling and analysis of gas contained within the wells. Mr. Mitchell also has worked on a project to estimate the remediation costs associated with the construction of a proposed mass-transit subway through the San Fernando Valley.

Mr. Mitchell's experience includes the following projects:

- **Bradley Class II Landfill, Sun Valley, California:** Mr. Mitchell performed engineering geology tasks associated with an addition to the Bradley Class II Landfill located in Sun Valley, California. Specific tasks included: geologic mapping of the area of the addition during the initial grading phase; soil engineering testing of the materials used for the liner, including sieve analyses, Atterburg analyses, and soil density testing; hydraulic conductivity testing of the installed clay liner, and report preparations duties.
- **Kaiser Hospital facility, San Diego, California:** Mr. Mitchell conducted a preliminary geologic/seismic investigation for a Kaiser Hospital facility in the San Diego area. Duties included researching geologic literature for local geology, fault evaluation, geologic hazards analysis, and local geology mapping. The investigation also included a review of historic aerial photographs.
- **Los Angeles County Honor Rancho Prison Facility, near Castaic, California:** Mr. Mitchell mapped cut slopes for this construction grading project. The primary purpose of the mapping was to evaluate the stability of the cut slopes after grading. Several slope stability problems were encountered due to perched groundwater, faults, and adverse dipping beds. In a few cases, buttress fills were placed under his supervision.



Resume

William A. Mitchell, PG

Geologist

- **NORS Project, West Los Angeles, California:** Mr. Mitchell was in charge of installing several groundwater wells, used for both groundwater monitoring and methane gas monitoring, for a replacement sewer project in West Los Angeles. His duties also included sampling for both groundwater and methane gas.
- **Los Angeles Light Rail Project, Green Line Alignment, Los Angeles Airport, California:** Mr. Mitchell conducted an environmental site assessment for the Los Angeles Light Rail Project. The alignment was approximately two miles long and located near LAX. Tasks included: historical and current site use evaluation for potential sources of soil/groundwater contamination that may have been encountered during the grading of the project; evaluation of former oil and gas wells that may have been along the alignment; review of previous environmental and geologic reports, and preparation of a report. Mr. Mitchell also conducted a similar project was conducted for an 8 mile light rail alignment in Pasadena, California.
- **Bakery Facility, City of Industry, California:** Mr. Mitchell conducted a comprehensive environmental site assessment for this bakery facility. Tasks included: supervising a soil gas survey of the facility; conducting a Phase I Environmental Site Assessment; installing groundwater monitoring wells; collecting soil and groundwater samples for chemical analysis, and providing a cost estimate to perform the necessary remedial work for soil contamination (chlorinated solvents and hydraulic oil) that was found during the assessment.
- **San Fernando Valley Extension of the Metrorail Subway Project:** Mr. Mitchell prepared a soil and groundwater remediation feasibility study for the proposed project. This included a review of the numerous past environmental investigations conducted along the proposed alignment; a determination where additional subsurface assessment was needed; and a cost estimate for different remedial strategies for cleanup in contaminated areas.
- **Bank Portfolio Project, Central Kansas:** Mr. Mitchell completed 21 ASTM Phase I Environmental Site Assessments in 19 days, which also included: limited asbestos sampling, lead-based paint evaluation, and radon risk analysis.
- **Various Southland 7-11 Retail And Gas Station Sites, California, and Various Texaco Gas Stations, Northern California:** Mr. Mitchell completed approximately 20 Phase I Environmental Site Assessments of proposed and existing sites and worked on site closure activities for several Texaco gas stations in Northern California, including permitting activities for facility closure and well abandonment.
- **MacArthur BART Transit Village Project, Oakland, California.** Mr. Mitchell completed a Phase I Environmental Site Assessment for the City of Oakland Public Works Agency of a project that included the MacArthur BART Station and associated parking lots and approximately 38 other parcels that include residential, retail, and light commercial uses.
- **City of Petaluma Streetscape Improvement Project, Petaluma, California.** Mr. Mitchell completed a Phase I Environmental Site Assessment for a 750-foot strip of land adjacent to Copeland Street in Petaluma, California. The work was done to evaluate potential soil contamination that might be present in the shallow soil during a sidewalk and street improvement.
- **Sacramento County Regional Transit District, Sacramento, California:** Mr. Mitchell completed separate Phase I Environmental Site Assessments for two light-rail stations located in the Sacramento area that were planned to be renovated.
- **Beale Air Force Base, Marysville, California:** Mr. Mitchell conducted a Phase I Environmental Site Assessment for the privatization of the Beale Air Force Base housing facilities located on the air force base. The assessment also included limited soil sampling and testing for lead associated with an asbestos and lead-based survey of the said residential improvements.

Resume

William A. Mitchell, PG

Geologist

- **Castle Air Force Base, Atwater, California:** Mr. Mitchell conducted a Phase I Environmental Site assessment of three commercial buildings that were located within the former Castle Air Force Base. The assessment included the review of numerous records associated with the air force base and the on-going groundwater pump-and-treat remediation at the facility.
- **Mather Air Force Base, Sacramento, California:** Mr. Mitchell Mr. Mitchell conducted a Phase I Environmental Site assessment of a vacant portion of the Mather Air Force for a proposed commercial development located within the Mather Air Force Base. The assessment included the review of numerous records associated with the air force base and the on-going groundwater pump-and-treat remediation at the facility.

Professional Affiliations:

- None