



1.0 EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted by Fugro Consultants, Inc. (Fugro) for an approximately 1.5-acre property which includes the former Nevada City National Guard armory building, in Nevada City, California (Site). Fugro conducted this ESA in general accordance with the scope and limitations of ASTM Standards E 1527-05. 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) 35-230-11, currently owned by the State of California. At the time of our May 2013 Site visit, the northern and central portions of the Site were occupied primarily by one (1) vacant, high one-story structure and related access areas (addressed historically as both 161 and 14061 Nevada City Highway). The remaining portions of land appeared as asphalt-paved parking areas and open, grass and tree covered areas. Land uses in the vicinity of the Site are varied and include office buildings, a church and associated parking areas, residential, and industrial usage.

The property was initially planned and developed in early 1950 as the Nevada City National Guard Armory. The existing high one story building was built in 1951. According to the current Area 1 Coordinator for the State of California Military Department, the National Guard did not conduct any military exercises onsite. Orientation activities for National Guard reservists were conducted onsite, and only small munitions were temporarily stored and later distributed from a small room inside the armory building. National Guard operations continued at the Site until the mid to late 1980s. Most recently, the Site has been used as a school-age children's hand's-on museum (2000 to 2009, Nevada County Imaginarium) and as the NCTV Channel 11 television station (mid 1980's to the mid 2000's).

Fugro contacted the Nevada County Community Development Agency (NCCDA), and consulted the Regional Water Quality Control Board (RWQCB), and the Department of Toxic Substance Control (DTSC) regulated site-websites to inquire about the presence of hazardous materials, underground and/or above ground storage tanks, and recorded incidents or violations associated with the Site addresses of 161 and 14061 Nevada City Highway. No documentation of any of these items was found for the Site. The Site is not listed in the environmental database report obtained during this assessment. Regulatory agency listed facilities located in the vicinity of the Site that were identified in the environmental database report are considered not likely to have impacted the Site based on their distance, direction, or environmental status.

This assessment identified the following existing and/or historic recognized environmental conditions (RECs) associated with the Site.

- The original armory building was initially constructed in 1951. As a result, there is a potential that some building materials may contain hazardous materials. We observed 9"x9" floor tiles in the southern portion of the building which may contain asbestos, several mercury-containing switches on thermostats, and peeling interior and exterior paints. Other hazardous building materials may also be present.



In addition, the following conditions were also identified.

- Small munitions were reportedly stored onsite for later use during offsite military exercises. While no small munitions were observed during our Site reconnaissance, it is possible that live munitions may have been inadvertently left onsite when the State Department of the Military vacated the premises.
- Deteriorated building materials and conditions were observed.

These and other conditions, which may exist given that the Site has been developed for more than 50 years, may not represent an imminent threat to human health or the environment as long as the conditions are abated appropriately. Identification, quantification, remediation and abatement of observed conditions, which represent a material threat to human health or the environment, should occur prior to reuse or redevelopment of the Site.