Appendix G: Phase I Environmental Site Assessment and User and Property Representative Questionnaires

THIS PAGE INTENTIONALLY LEFT BLANK

G.1 - Phase I ESA

THIS PAGE INTENTIONALLY LEFT BLANK

FIRSTCARBONSOLUTIONS™

PHASE I ENVIRONMENTAL SITE ASSESSMENT (DRAFT)
Elnoka Continuing Care Retirement Community Project

17 Parcels Totalling 68.7-Acres
Santa Rosa, California 95409
Sonoma County

Prepared for:
City of Santa Rosa
Planning and Economic Development Department
100 Santa Rosa Avenue
Santa Rosa, California 95404

Contact: Mr. Andy Gustavson, Senior Planner, City of Santa Rosa
(707) 543-3236

Prepared by:
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597
(888) 826-5814

Contact: Andrew Hill
(415) 702-8246

Report Date: September 11, 2017

PRIVILEGED AND CONFIDENTIAL
DO NOT DISTRIBUTE, COMMINGLE OR DUPLICATE
WITHOUT PRIOR APPROVAL

Table of Contents

Executive Summary....2
Introduction....5
Site Location and Description....6
Physical Setting....6
Site Reconnaissance and Observation....7
Adjoining Properties....12
Regulatory Records Review....12
Information and Interviews from Local Agencies and Site Contact....16
Historical Use Information Review....18
Conclusions and Recommendations....22
Limitations....26

Appendix A: Parcel Map and Site Plans
Appendix B: Street Map and Topographic Map
Appendix C: Site Photographs
Appendix D: Historical Aerial Photographs and Topographic Maps
Appendix E: Wetlands Map and Flood Map
Appendix F: Sanborn Fire Insurance Abstract
Appendix G: City Directories
Appendix H: EDR/FirstSearch Government Database Report
Appendix I: Questionnaires and Supporting Documents

September 11, 2017

Mr. Andy Gustavson, Senior Planner
City of Santa Rosa
Planning and Economic Development Department
100 Santa Rosa Avenue
Santa Rosa, California 95404

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT (DRAFT)**
Elnoka Continuing Care Retirement Community Project
17 Parcels Totalling 68.7-Acres
Santa Rosa, California 95409
Sonoma County

Dear Mr. Gustavson:

FirstCarbon Solutions (FCS) has completed a Phase I Environmental Site Assessment (ESA) for the above referenced site in substantial compliance with the scope and limitations of the American Society of Testing Materials (ASTM), Standard Practices for ESAs: The Phase I ESA Process, Designation E1527-13. For the purpose of this report the land area associated with the Elnoka Continuing Care Retirement Community Project (the focus of this report) is referred to as the Property, Subject Property, and Site.

Executive Summary

We have performed a Phase I Environmental Site Assessment of the Subject Property associated with the Elnoka Continuing Care Retirement Community Project, located on the south side of Sonoma Highway (Highway 12) in the City of Santa Rosa, Sonoma County, California in substantial conformance with the scope and limitations of ASTM Standard E-1527-13. The Subject Property, owned by OSL Santa Rosa Projects, LLC, consists of 17 parcels totaling approximately 68.7-acres. Assessor Parcel Numbers associated with the Property include 031-050-014, -018, -019, -060 to -072, and 031-050-003; current street addresses associated with the Property include 6160 Highway 12; 251, 300, 400, 410, 415, and 425 Elnoka Lane; and 440 Brand Road. The Subject Property is currently occupied by three existing single family residences (415 & 425 Elnoka Lane and 440 Brand Road), open space areas, paved and unpaved access driveways, and vacant graded areas. A seasonal stream, the South Fork of Melita Creek, runs through the northern portion of the Property near Highway 12 was dry during the site visit. The northern portion of Annadel Creek, located in the southeast portion of the Property, drains into the Oakmont Creek which runs though the southeast portion of the Property and then along the portions of the property's southern boundary.

Findings, Conclusions, and Recommendations

- According to the CA FID (Facility Inventory Database) UST and SWEEPS (Statewide Environmental Evaluation and Planning System) UST regulatory databases, former Subject Property address 6122 Sonoma Highway (Highway 12) is identified as "Pac Lifecare Corp". The CA FID and SWEEPS UST databases identified a State Water Resources Control Board (SWRCB) Tank (ID# 49-000-014089-000001) associated with 6122 Highway 12 but did not include any additional pertinent information concerning the UST. Of note, the Property address was not listed on any additional regulatory databases indicative of contamination such as the leaking underground storage tank list or the inventory of Hazardous Waste Sites. FCS contacted the State Water Resources Control Board (SWRCB) for files related to possible recognized environmental conditions for the Property including the former onsite UST associated with Tank ID# 49-000-014089-000001. According to SWRCB representative Mr. Craig S. Hunt, no records are on file for the Property address or Tank ID# 49-000-014089-000001.

  According to Ms. Gwyn Buckheit of the Santa Rosa Fire Department, the only records on file for the Subject Property are associated with the removal and closure of an underground fuel storage tank formerly located at 6122 Highway 12. On August 7, 2017, FCS personnel conducted a file review at the Santa Rosa Fire Department's administrative office concerning the aforementioned UST. According to Fire Department records, on October 6, 1995, as part of the former onsite Three Bridges Lifecare Community development project, one approximately 350-gallon, single-wall, bare steel, heating fuel oil tank was removed from an area located to the west of a residence formerly located at 6122 Highway 12; no replacement tank was installed. The UST was removed and hauled away by H&H Environmental Services. The tank removal and subsequent soil sampling from the UST pit were witnessed by Sonoma County Environmental Health personnel; kerosene odors were detected from the tank; no pipes were observed. Soil samples taken from the UST pit were tested on October 6, 1995 by National Environmental Testing, Inc. for TPH-G, TPH-D, and BTX&E, and all tests indicated not-detected (ND) results. Santa Rosa Fire Department records dated October 10, 1995 indicated that the UST closure is complete. Based on the closed regulatory status with the Santa Rosa Fire Department, the former UST located at 6122 Highway 12 is not considered to have had a significant negative environmental impact on the Subject Property.

- During the site reconnaissance, numerous stacks of waste tires, six 55-gallon metal drums, two 21-gallon plastic containers, and numerous 1-quart to 1-gallon containers of hazardous materials such as automotive fluids and wastes, in addition to numerous 1 and 5-gallon containers of household paint, were observed adjacent to the exterior of the garage associated with 440 Brand Road. The tires and hazardous material drums and containers were stored on concrete-paved and asphalt-paved areas formerly used for automobile parking. No significant staining was observed on the exterior of the drums and containers, or on the ground surfaces below, during the site reconnaissance. The aforementioned waste tires, drums, and containers were removed from the Property on September 8, 2017 as confirmed by Mr. Steve McCullagh,

Property Representative and Project Manager with Oakmont Senior Living, LLC (See Site Reconnaissance Photographs and Post-Removal Photographs in the Appendices). As the waste tires, drums, and containers located adjacent to the garage associated with 440 Brand Road have been removed from the Property, and no significant staining was observed on the exterior of the drums and containers or on the ground surfaces below during the site reconnaissance or post-removal, the former storage of waste tires and hazardous material drums and containers is not considered to have had a significant negative environmental impact on the Subject Property.

Based on a site reconnaissance and a review of physiographic, historical and regulatory information, there is no evidence of recognized environmental conditions (as defined by ASTM standards) in connection with the Property except the following:

- Two damaged and rusted 55-gallon drums with numerous holes were observed along Oakmont Creek in the southern portion of the Property during the site reconnaissance. Both drums were not capped, empty, and missing labels. FCS was not able to determine the contents of the drums; accordingly, there is a potential that the drums formerly contained hazardous materials which may have been released into the onsite soils beneath the drums. **FCS recommends the disposal of the two 55-gallon drums in accordance with governmental regulations. In addition, FCS believes it prudent that soil sampling and testing be performed in the vicinity of the drums in order to determine if any hazardous chemicals above action levels are present. Once the analysis has been completed, the results would verify that contaminated soils above action levels are/are not present.**

- Based on information obtained from the historical aerial photograph records review, the northern portions of the Property were occupied by orchard land uses from at least 1942 until at least in 1968. Based on this information, there is a potential that residual agricultural chemicals are present within the onsite soils. Therefore, **FCS believes it prudent that soil sampling and testing be performed prior to development activities. Once the analysis has been completed, the results would verify that contaminated soils above action levels are/are not present.**

The following business environmental risks (BERs) were identified which warrant mention:

- Based on information obtained from the historical records review, all onsite single-family residences and associated sheds/outbuildings were constructed prior to 1976 at a time when asbestos-containing materials (ACMs) and lead-based paints (LBPs) were commonly used in building materials. Based on this information, there is a potential that ACMs and LBPs are present within these onsite structures. As the onsite structures are to be demolished during development activities, FCS recommends that an asbestos and lead paint survey be conducted prior to the disturbance or removal of any suspect ACMs and LBPs; these materials should be characterized for asbestos and lead by a reliable method. All activities involving ACMs and LBPs should be conducted in accordance with governmental regulations.

In addition, the following observations warrant mention:

- Miscellaneous waste automobile tires and small rubbish piles were observed along Oakmont Creek in the southern portion of the Property during the site reconnaissance. Disposal of these items should be conducted in accordance with governmental regulations.

- According to the 1916 Topographic Map, the Southern Pacific railroad was depicted bordering portions of the southern Subject property line. Railroads lines have been historically associated with oil storage and pipelines and railroad companies have been known to spray oil adjacent to tracks for weed/vegetative growth suppression. No significant surface staining was observed in the former railroad line areas during the site reconnaissance. However, if during development activities, any subsurface indications of prior railroad land uses are discovered, including but not limited to petroleum hydrocarbon staining, odors, pipelines, etc., construction should cease at once and FCS should be contacted immediately.

Introduction

The purpose of this Phase I ESA was to identify recognized environmental conditions associated with the Property. To achieve this objective, the Phase I ESA included visual observations of the Property and observations of the surrounding properties, a visual survey for suspect asbestos-containing materials/debris piles/lead-based paint, limited historical land use review, review of regulatory database listings, and reviews of readily available geologic and hydrogeologic data. This report represents a summary of these findings. A parcel map, site plans, current street and topographic maps, historical aerial photos and topographic maps, site photographs, Sanborn Map abstract, City Directory abstract, wetlands map, flood map, regulatory database report, Questionnaires, and supporting documentation are included as attachments to this report.

FCS visually observed the Property on August 7, 2017 to identify potential sources or indications of chemical contamination such as underground storage tanks (USTs), aboveground storage tanks (ASTs), polychlorinated biphenyls (PCBs), chemicals and hazardous waste materials, areas with surficial staining or distressed vegetation, and visual evidence of asbestos containing materials (ACMs) and/or lead-based paint. Lands immediately adjacent to the Property were visually inspected for possible sources of contamination or environmental impairment, which could migrate to the Property via surface water runoff, groundwater transport, and other pathways. FCS conducted a regulatory records review, reviewed historical aerial photographs, historical maps, building permits (upon availability), and contacted regulatory agency personnel.

Site Location and Description

The Subject Property, owned by OSL Santa Rosa Projects, LLC, consists of 17 parcels totaling approximately 68.7-acres and is located on the south side of Highway 12 in the City of Santa Rosa, Sonoma County, California. Assessor Parcel Numbers associated with the Property include 031-050-014, -018, -019, -060 to -072, and 031-050-003; current street addresses associated with the Property include 6160 Highway 12; 251, 300, 400, 410, 415, and 425 Elnoka Lane; and 440 Brand Road. The Subject Property is currently occupied by three existing single family residences (415 & 425 Elnoka Lane and 440 Brand Road), open space areas, paved and unpaved access driveways, and vacant graded areas. A seasonal stream, the South Fork of Melita Creek, runs through the northern portion of the Property near Highway 12 was dry during the site visit. The northern portion of Annadel Creek, located in the southeast portion of the Property, drains into the Oakmont Creek which runs though the southeast portion of the Property and then along the property's southwest boundary.

The Property is bordered on the north by residential land uses located along Brand Road and Elnoka Lane and by Highway 12 followed by residential land uses. The Property is bordered on the east by residential land uses located along Silver Creek Road and Stone Bridge Road, a vacant grass-covered lot, and by the Oakmont Wastewater Reclamation/Treatment Facility. The Property is bordered on the south residential land uses located along Channel Drive and by portions of the Trione-Annadel State Park. The Property is bordered on the west by residential land uses located along Melita Road.

The Property is located in Sections 15 and 16 of Township 7N and Range 7W of the Mt. Diablo Base and Meridian, as depicted on the United States Geological Survey (USGS) 7.5-Minute *Kenwood, CA* and *Santa Rosa, CA* Topographic Quadrangles (see Appendices).

Physical Setting

Based on the USGS 7.5-Minute *Kenwood, CA* and *Santa Rosa, CA* topographic quadrangles, the Property varies in elevation from approximately 360 feet above mean sea level (amsl) along Highway 12 in the northern portion of the Property to approximately 448 feet amsl along the ridgeline to approximately 448 amsl along the Oakmont Creek. In general, the northern portion of the Property has moderate to slight gradients trending north from the ridgeline toward Highway 12 while the southern portion of the Property has steep to slight gradients trending south from the ridgeline toward Oakmont Creek. Storm water runoff is expected to flow off the Property following Oakmont Creek toward the west-northwest. According to the U.S. Geological Survey, Geologic Map of California (2012), the Property is underlain by Pliocene and/or Pleistocene sandstone, shale, and gravel deposits; in part Miocene.

For detailed information concerning onsite geologic conditions, please refer to a report entitled *Preliminary SWLIDS Report, Elnoka CCRC,251 Elnoka Lane, Santa Rosa, California*, dated May 2017 and performed by Brelje & Race Consulting Engineers (B&RCE). According to the aforementioned B&RCE report, the northern portion of the site was previously graded by the Three Bridges Lifecare Community development project in 1996/1997, an arch span culvert was built over the South Form of Melita Creek in

conjunction with creek capacity/widening improvements that were constructed within the South Fork of Melita Creek.

Based on information from local groundwater monitoring reports, FCS estimates ground water to be at least 10 feet below the ground surface along the Property's lowest elevations. Under natural, undisturbed conditions, shallow groundwater flow generally follows the topography of the land surface. Based on this information, the topography suggests that groundwater flow across the site is in a west-northwest direction. Therefore, areas located east-southeast of the Property are considered upgradient. However, actual groundwater flow direction is often locally influenced by factors such as rainfall, geologic structure, seasonal fluctuations, soil and bedrock geology, production wells, and other factors beyond the scope of this study. The actual groundwater flow direction under the site can be accurately determined only by installing groundwater monitoring wells, which was beyond this scope of this project.

Site Reconnaissance and Observation

On August 7, 2017, FCS personnel conducted a site reconnaissance of the Property. The site reconnaissance is documented in the site photographs (see Appendices). The FCS representative was granted access to the Property by Mr. Steve McCullagh, Property Representative and Project Manager with Oakmont Senior Living, LLC but was unaccompanied at the Property during the site visit. In addition, a walk along the perimeter of the Property and a drive around roads in the immediate area were conducted. At the time of the site inspection, the weather was clear with a temperature of approximately 85° Fahrenheit.

The purpose of the site reconnaissance was to visually and physically observe the Property and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous substances or petroleum products into structures of the site, or into soil and/or groundwater beneath the site. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage/handling.

Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs)

According to the CA FID (Facility Inventory Database) UST and SWEEPS (Statewide Environmental Evaluation and Planning System) UST regulatory databases, former Subject Property address 6122 Sonoma Highway (Highway 12) is identified as "Pac Lifecare Corp". The CA FID and SWEEPS UST databases identified a State Water Resources Control Board (SWRCB) Tank (ID# 49-000-014089-000001) associated with 6122 Highway 12 but did not include any additional pertinent information concerning the UST. Of note, the Property address was not listed on any additional regulatory databases indicative of contamination such as the leaking underground storage tank list or the inventory of Hazardous Waste Sites. FCS contacted the State Water Resources Control Board (SWRCB) for files related to possible recognized environmental conditions for the Property including the former onsite UST associated with

Tank ID# 49-000-014089-000001. According to SWRCB representative Mr. Craig S. Hunt, no records are on file for the Property address or Tank ID# 49-000-014089-000001.

According to Ms. Gwyn Buckheit of the Santa Rosa Fire Department, the only records on file for the Subject Property are associated with the removal and closure of an underground fuel storage tank formerly located at 6122 Highway 12. On August 7, 2017, FCS personnel conducted a file review at the Santa Rosa Fire Department's administrative office concerning the aforementioned UST. According to Fire Department records, on October 6, 1995, as part of the former onsite Three Bridges Lifecare Community development project, one approximately 350-gallon, single-wall, bare steel, heating fuel oil tank was removed from an area located to the west of a residence formerly located at 6122 Highway 12; no replacement tank was installed. The UST was removed and hauled away by H&H Environmental Services. The tank removal and subsequent soil sampling from the UST pit were witnessed by Sonoma County Environmental Health personnel; kerosene odors were detected from the tank; no pipes were observed. Soil samples taken from the UST pit were tested on October 6, 1995 by National Environmental Testing, Inc. for TPH-G, TPH-D, and BTX&E, and all tests indicated not-detected (ND) results. Santa Rosa Fire Department records dated October 10, 1995 indicated that the UST closure is complete. Based on the closed regulatory status with the Santa Rosa Fire Department, the former UST located at 6122 Highway 12 is not considered to have had a significant negative environmental impact on the Subject Property.

Leaking Underground Storage Tanks (LUSTs)

No evidence for the presence of leaking underground storage tanks on or immediately upgradient of the Property was observed during the site reconnaissance.

Dry Cleaners

No dry cleaning activity was observed on or immediately upgradient of the Property during the site reconnaissance.

Landfills and Soil Piles

No evidence of soil piles was observed on or immediately upgradient of the Property during the site reconnaissance.

Polychlorinated Biphenyls (PCBs)

No leaking or stained equipment that would have the potential to contain PCBs (e.g., transformers, capacitors, light ballasts, hydraulic equipment) was observed on or adjacent to the Property during the site reconnaissance.

Waste Management and Chemical Handling

Two damaged and rusted 55-gallon drums with numerous holes were observed along Oakmont Creek in the southern portion of the Property during the site reconnaissance. Both drums were not capped, empty, and missing labels. FCS was not able to determine the contents of the drums; accordingly, there is a potential that the drums formerly contained hazardous materials which may have been released into the onsite soils beneath the drums. **FCS recommends the disposal of the two 55-gallon drums in accordance with governmental regulations. In addition, FCS believes it prudent that soil sampling and testing be performed in the vicinity of the drums in order to determine if any hazardous chemicals above action levels are present. Once the analysis has been completed, the results would verify that contaminated soils above action levels are/are not present.**

During the site reconnaissance, numerous stacks of waste tires, six 55-gallon metal drums, two 21-gallon plastic containers, and numerous 1-quart to 1-gallon containers of hazardous materials such as automotive fluids and wastes, in addition to numerous 1 and 5-gallon containers of household paint, were observed adjacent to the exterior of the garage associated with 440 Brand Road. The tires and hazardous material drums and containers were stored on concrete-paved and asphalt-paved areas formerly used for automobile parking. No significant staining was observed on the exterior of the drums and containers, or on the ground surfaces below, during the site reconnaissance. The aforementioned waste tires, drums, and containers were removed from the Property on September 8, 2017 as confirmed by Mr. Steve McCullagh, Property Representative and Project Manager with Oakmont Senior Living, LLC (See Site Reconnaissance Photographs and Post-Removal Photographs in the Appendices). As the waste tires, drums, and containers located adjacent to the garage associated with 440 Brand Road have been removed from the Property, and no significant staining was observed on the exterior of the drums and containers or on the ground surfaces below during the site reconnaissance or post-removal, the former storage of waste tires and hazardous material drums and containers is not considered to have had a significant negative environmental impact on the Subject Property.

Miscellaneous waste automobile tires and small rubbish piles were observed along Oakmont Creek in the southern portion of the Property during the site reconnaissance. Disposal of these items should be conducted in accordance with governmental regulations.

No additional drums or containers of hazardous materials/substances, evidence of hazardous waste storage or disposal, or petroleum products were observed on or upgradient of the Property during the site visit.

Asbestos-Containing Materials (ACMs) and Lead-Based Paint (LBP)

Based on information obtained from the historical records review and site contact interview, all onsite single-family residences and associated sheds/outbuildings were constructed prior to 1976 at a time when asbestos-containing materials (ACMs) and lead-based paints (LBPs) were commonly used in building materials. Based on this information, there is a potential that ACMs and LBPs are present within these onsite structures. As the onsite structures are to be demolished during development activities,

FCS recommends that an asbestos and lead paint survey be conducted prior to the disturbance or removal of any suspect ACMs and LBPs; these materials should be characterized for asbestos and lead by a reliable method. All activities involving ACMs and LBPs should be conducted in accordance with governmental regulations.

Underground Oil or Gas Pipelines

No markers indicating the presence of oil or gas pipelines was observed were observed on or adjacent to the Property during the site reconnaissance.

Stained Soil or Asphalt Patches

No stained soil or asphalt patches were observed within or adjacent to the Property during the site reconnaissance.

Demolition Debris

No evidence of demolition debris was observed on the Property during the site reconnaissance.

Pits, Ponds, and Lagoons

No pits, ponds, or lagoons were observed within the Property during the site reconnaissance.

Radon

Radon gas is a naturally occurring radioactive gas that is invisible and odorless. It forms from the radioactive decay of small amounts of uranium and thorium naturally present in rocks and soils, so some radon exists in all rocks and soils. Because radon is a gas, it can easily move through soil and cracks in building slabs or basement walls and concentrate in a building's indoor air. According to the government database Federal EPA Radon Zone for Sonoma County (http://www.city-data.com/radon-zones/California/California.html), Sonoma County is located in Zone 3 and is listed as Low Potential: counties that have a predicted average indoor radon screening level less than 2 pCi/L. According to the aforementioned EPA Radon Zone website, 16 radon tests have taken place in sites located within the Property's zip code of 95409 and 3 tests have come back positive for radon levels of 4 picoCuries per liter or above, which is the state of California's recommended action level. Based on this information, the presence of onsite radon levels above California's recommended action level is unlikely.

Clarifiers or Sumps

No clarifiers or sumps were observed or noted within or next to the Property during the site reconnaissance.

Air Emissions

No air emissions were observed or noted to be emanating from the Property during the site reconnaissance.

Flood Zone

According to the Federal Emergency Management Agency, *Flood Insurance Rate Map of Sonoma County California and Incorporated Areas,* Map Panels 06097C0734E and 06097C0753E (both with an Effective Date of December 2, 2008) the Property is located within Zone X (flood hazard areas determined to be outside the 0.2% annual chance floodplain).

Wetlands Designation

According to a review of the U.S. fish and Wildlife Service National Wetlands Inventory Mapper as viewed on http://www.fws.gov/wetlands/Data/Mapper.html, no wetlands are located on the Property.

Pesticides/Herbicides

No pesticides or herbicides in significant quantities were observed being stored or used within the Property at the time of the site reconnaissance.

On-site containers

Two metal shipping/storage containers, utilized by Landesign Construction & Maintenance, Inc. (a landscaping company), are located in a gravel paved area approximately 100 feet west of the onsite residence at 440 Brand Road. The containers are used for the secure storage of landscaping equipment including lawn mowers, trimmers, blowers, 3 & 5-gallon containers of gasoline, and other miscellaneous equipment. Both landscaping company storage containers have plywood floors with de minimis staining. No significantly stained surfaces were observed on the ground surfaces adjacent to the landscaping company storage containers during the site reconnaissance.

One approximately 30 cubic yard green waste container was located adjacent to the west of the onsite residence at 440 Brand Road. The contents of this container was green waste only and was removed from the Property on September 8, 2017 as confirmed by Mr. Steve McCullagh, Property Representative and Project Manager with Oakmont Senior Living, LLC (See Site Reconnaissance Photographs and Post-Removal Photographs in the Appendices).

No additional containers of unknown contents were observed or noted on or adjacent to the Property during the site reconnaissance.

Adjoining Properties

FCS observed lands adjoining to the Property to identify environmental concerns. The Property is bordered to the north by residential land uses. The Property is bordered on the north by residential land uses located along Brand Road and Elnoka Lane and by Highway 12 followed by residential land uses. The Property is bordered on the east by residential land uses located along Silver Creek Road and Stone Bridge Road, a vacant grass-covered lot, and by the Oakmont Wastewater Reclamation/Treatment Facility. The Property is bordered on the south residential land uses located along Channel Drive and by portions of the Trione-Annadel State Park. The Property is bordered on the west by residential land uses located along Melita Road.

FCS conducted a reconnaissance of the adjoining properties to evaluate the potential for off-site impacts. These would include evidence of improper chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of dumping. A visual inspection from the public right-of-way did not reveal any issues of concern. The Oakmont Wastewater Reclamation/Treatment Facility is identified on the aboveground storage tank (AST) regulatory database in the EDR FirstSearch regulatory database report. No violations were listed and this facility is not considered to have had a negative impact on the Subject Property. Of note, none of the adjoining properties were identified on the EDR FirstSearch regulatory database report within any databases indicative of a release, spill, or contamination condition.

Regulatory Records Review

FCS reviewed available databases from federal and state regulatory agencies to identify use, generation, storage, treatment and/or disposal of hazardous materials and chemicals or release incidents of such materials, which may have impacted the Property. The regulatory databases were provided to FCS from EDR. The EDR FirstSearch Report is included in the Appendix C. The environmental and regulatory databases that were included in this review follow the ASTM standard E1527-13 guidelines.

- Federal National Priorities Listing (NPL) Sites
- Federal Delisted NPL Sites
- Comprehensive Environmental Response Compensation And Liability Information System List (CERCLIS)
- Federal CERCLIS: No Further Remedial Action Planned (NFRAP) Site List
- Federal Resource Conservation And Recovery Act (RCRA) Generator's List
- Federal RCRA Non-CORRACTS TSD Facilities List
- Federal RCRA CORRACTS Facilities List
- Federal RCRA Treatment, Storage And Disposal Facilities (TSDF's) List
- Federal Institutional Control/Engineering Control (IC/EC) Registries

- Federal Emergency Response Notification System (ERNS) List
- State And Tribal Lists Of *Hazardous Waste Sites* Identified For Investigation Or Remediation:
  - State-And Tribal-Equivalent NPL
  - State-And Tribal-Equivalent CERCLIS
  - State-And Tribal-*Landfill* And/or *Solid* Waste Disposal Site Lists
  - State-And Tribal-Leaking Storage Tanks Lists
  - State And Tribal Registered Storage Tank Lists
  - State And Tribal *Institutional Control/Engineering Control* Registries
  - State And Tribal Voluntary Cleanup Sites
  - State And Tribal Brownfield Sites

The date of the most recent database update and a plotted map of the aforementioned listings, if any, depicting their location relative to the Property is included in the Appendices of this report.

Information obtained from the FirstSearch Report indicated that the Property has not been included on any institutional/engineering control databases that track activity and use limitations on properties.

Subject Property

Former Subject Property addresses were identified in the FirstSearch Report.

HAZNET

This data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. The HAZNET database only contains information about types and quantities of wastes that are generated and not information pertaining to release events. A review of the EDR FirstSearch report identified 4 sites as summarized below:

According to the HAZNET database, 6122 Sonoma Highway (Highway 12) is identified as "1X Pacific Life Care Corp" concerning the 1995 removal of 0.19 tons of "other empty containers 30-gallons or more". No violations were identified and this address was not identified on any regulatory databases that report releases or contamination conditions. This listing is likely related to the former onsite Three Bridges Lifecare Community development project that took place at the Property in the mid 1990s.

According to the HAZNET database, 6100 Sonoma Highway (Highway 12) is identified as "Pac Lifecare Corp" concerning the 1994 removal of 2.94 tons of "asbestos containing waste". No violations were identified and this address was not identified on any regulatory databases that report releases or contamination conditions. This listing is likely related to the former onsite Three Bridges Lifecare Community development project that took place at the Property in the mid 1990s.

6122 and 6100 Highway 12 were not identified on any regulatory databases that report spills, releases or contamination conditions. Based on the above information, these listings are not suspected of having had a negative environmental impact on the Subject Property.

CA FID (Facility Inventory Database) UST & SWEEPS (Statewide Environmental Evaluation and Planning System) UST

This underground storage tank list was updated and maintained by a company contacted by the State Water Resources Control Board (SWRCB) in the early 1990's. The list is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list. The registered storage tank list is only an inventory of storage tanks, and does not necessarily indicate subsurface contamination.

According to the CA FID (Facility Inventory Database) UST & SWEEPS (Statewide Environmental Evaluation and Planning System) UST databases, 6122 Sonoma Highway (Highway 12) is identified as "Pac Lifecare Corp". 6122 Highway 12 identified a SWRCB Tank ID# 49-000-014089-000001 associated with the Property address but did not include any additional pertinent information concerning the UST. Of note, the Property address was not listed on any additional regulatory databases indicative of contamination such as the leaking underground storage tank list or the inventory of Hazardous Waste Sites.

According to Ms. Gwyn Buckheit of the Santa Rosa Fire Department, the only records on file for the Subject Property are associated with the removal and closure of an underground fuel storage tank formerly located at 6122 Highway 12. For details, please refer to the Santa Rosa Fire Department section below.

According to SWRCB representative Mr. Craig S. Hunt, no records are on file for the Property address or Tank ID# 49-000-014089-000001. For details, please refer to the California Environmental Protection Agency, State Water Resources Control Board (SWRCB), GeoTracker regulated facilities database section below.

Based on the above information, the former UST located at 6122 Highway 12 is not suspected of having had a negative environmental impact on the Subject Property.

Adjoining and Surrounding Area Properties

AST (Aboveground Storage Tanks)

California's State Water Resources Control Board maintains an inventory of registered aboveground storage tanks. A review of the EDR FirstSearch report identified the following adjoining property as summarized below:

Oakmont Well Site/Oakmont Wastewater Treatment Plant at 6200 Stonebridge Road California Environmental Reporting System (CERS) ID# 10114873 and Facility ID# 49-060-000488 is located adjoining to the east-southeast and hydraulically upgradient from the Subject Property. Based on information obtained during the site reconnaissance, the ASTs at this facility are located at least 300 feet east of the Subject Property's eastern property line. According to the database, this facility contains ASTs totaling 1,320 gallons. No additional pertinent information was identified in the database. In addition, no violations, spills, releases, or contamination conditions were listed. Since the registered storage tank list is only an inventory of storage tanks, and does not necessarily indicate subsurface contamination, it is not suspected that this registered storage tank listing has had a negative environmental impact on the Subject Property.

Due to the Property's location in an urban area, numerous sites were identified within several databases in the regulatory agency report. No open case facilities are located immediately upgradient of the Property. In addition, no Open Case facilities indicative of spills, releases, or contamination conditions, are located within one mile of the Property (confirmed on the State Water Resources Control Board GeoTracker regulated facilities database). Based on the regulatory status, distance, and/or hydraulic gradient, none of the facilities identified in the FirstSearch Report are suspected of having had a negative environmental impact on the Property.

Orphan Sites

The FirstSearch Report identified two (2) "Orphan Sites". Orphan Sites are listed as unmapped or nongeocoded sites in the EDR/FirstSearch report that cannot be plotted due to errors or missing information in the regulatory records. FCS reviewed the available information for the Orphan Sites and determined they do not represent a recognized environmental condition for the Property.

The regulatory records review has revealed no evidence of recognized environmental conditions in connection with the Property.

Information and Interviews from Local Agencies and Site Contact

Santa Rosa Fire Department

FCS contacted the Santa Rosa Fire Department for files related to USTs and possible recognized environmental conditions for the Property. According to Ms. Gwyn Buckheit of the Santa Rosa Fire Department, no records are on file concerning any current or former Subject Property addresses including 251, 300, 303, 400, 410, 415, 425 Elnoka Lane, 440 Brand Road, or 6160 and 6100 Highway 12. The only records on file for the Subject Property are associated with the removal and closure of an underground fuel storage tank formerly located at 6122 Highway 12.

- On August 7, 2017, FCS personnel conducted a file review at the Santa Rosa Fire Department's administrative office concerning the aforementioned UST. According to Fire Department records, on October 6, 1995, as part of the former onsite Three Bridges Lifecare Community development project, one approximately 350-gallon, single-wall, bare steel, heating fuel oil tank was removed from an area located to the west of a residence formerly located at 6122 Highway 12; no replacement tank was installed. The UST was removed and hauled away by H&H Environmental Services. The tank removal and subsequent soil sampling from the UST pit were witnessed by Sonoma County Environmental Health personnel; kerosene odors were detected from the tank; no pipes were observed. Soil samples taken from the UST pit were tested on October 6, 1995 by National Environmental Testing, Inc. for TPH-G, TPH-D, and BTX&E, and all tests indicated not-detected (ND) results. Santa Rosa Fire Department records dated October 10, 1995 indicated that the UST closure is complete. Based on the closed regulatory status with the Santa Rosa Fire Department, the former UST located at 6122 Highway 12 is not considered to have had a significant negative environmental impact on the Subject Property.

Sonoma County Department of Environmental Health Services

FCS contacted the Sonoma County Department of Health Services for files related to USTs and possible recognized environmental conditions for the Property. According to Ms. Paula Kramer of the Sonoma County Department of Health Services, no records are on file regarding 251, 300, 303, 400, 415 & 425 Elnoka Lane, 6100 or 6160 Highway 12, or 440 Brand Road.

- The Department of Health Services had a Prop 65 record concerning a spill that took place at the intersection of Elnoka Lane and Highway 12. According to a memo dated December 3, 1985, on December 2, 1985, the California Highway Patrol reported a minor incident that stated "… a Beacon Moving Van flipped over, spilling approximately 5 gallons of gasoline. In the process of righting the van, additional spillage occurred. The total spillage was estimated at 20 gallons; some found its way into the culvert. Caltrans personnel were on hand and the situation under control. CHP informed all agencies concerned; CA Fish & Game, DES, RWQCB, and the Health Dept. No on-scene response was required." No additional information concerning this incident was on file with the Department of Environmental Health Services. Based on the above information, including over 30 years of natural attenuation of any residual gasoline that may

have been left in place, this incident is not considered to have had a significant negative environmental impact on the Subject.

- The Department of Health Services had a Prop 65 record concerning the former Three Bridges Lifecare Community development project at 6122 Highway 12. According to a letter titled *Prop 65 Reporting of Release or Threatened Discharge of Hazardous Waste* dated October 12, 1995, "The County of Sonoma, Division of Environmental Health, reported construction workers uncovered a buried underground storage tank. A fluid with a petroleum odor leaked from the tank. County Environmental Health is awaiting results from soil samples taken. The UST removal associated with 6122 Highway 12 is discussed in detail in the Sonoma County Fire Department section above.

  FCS conducted a telephone interview with Ms. Alex McMullen, Clerical Supervisor with the County Department of Health Services, to obtain further information concerning the former onsite UST. Ms. McMullen indicated that the County Department of Health Services did not refer the UST case to the California Environmental Protection Agency, State Water Resources Control Board (SWRCB) due to a lack of evidence indicating that contamination conditions existed at the time of the UST's removal.

Sonoma County Assessor's Office

FCS contacted the Sonoma County Assessor's Office for files related to the Property. According to County Assessor's Office the existing onsite residence at 415 Elnoka Lane was constructed in 1950; the existing onsite residence at 425 Elnoka Lane was constructed in 1976; and the existing onsite residence at 440 Brand Road was constructed in 1966.

California Environmental Protection Agency, State Water Resources Control Board, Geo Tracker regulated facilities database

FCS reviewed the California Environmental Protection Agency, State Water Resources Control Board (SWRCB), GeoTracker regulated facilities database for files related to possible recognized environmental conditions for the Property. No records for the Property are listed in the State GeoTracker database. FCS contacted the State Water Resources Control Board (SWRCB) for files related to possible recognized environmental conditions for the Property including the former onsite UST associated with Tank ID# 49-000-014089-000001. According to SWRCB representative Mr. Craig S. Hunt, no records are on file for the Property address or Tank ID# 49-000-014089-000001.

State of California, Department of Toxic Substances Control (DTSC) EnviroStor database

FCS reviewed the Department of Toxic Substances Control (DTSC) EnviroStor database for files related to possible environmental concerns for the Property and adjoining properties. No records for the Property or any adjoining properties are listed in the State EnviroStor database.

Bay Area Air Quality Management District (AQMD)

FCS contacted the Bay Area Air Quality Management District (AQMD) in order to discover any records on file for the Property. According to Mr. David Garrison of the AQMD, no records are on file for the Subject Property.

Site Contact / Property Representative / Property Owner Interviews

FCS received completed Property Representative and User Questionnaires dated August 8, 2017. The Questionnaires were completed by Mr. Steve McCullagh, Property Representative and Project Manager with Oakmont Senior Living, LLC. No evidence of recognized environmental conditions was discovered during a review of the Property Representative and User Questionnaires (See Appendices).

Former Site Contact Interview

FCS was unable to obtain contact information for the previous Property owner for the purposes of conducting an interview regarding whether any recognized or potential recognized environmental conditions were associated with the Property during their ownership.

Previous Environmental Reports

FCS was not provided with any environmental reports including Phase I Environmental Site Assessments or asbestos/lead paint surveys that were prepared previously by others.

Historical Use Information Review

Aerial Photographs and Topographic Maps

FCS reviewed historical aerial photographs and historical topographic maps provided by EDR/FirstSearch for information pertaining to possible environmental concerns for the Property, adjoining properties, and surrounding properties for the following years:

1916 The Property is depicted as vacant land with an intermittent stream in the southern portion. Adjoining properties to the north, east, and west are depicted as primarily vacant land with scattered dwellings, roads, and intermittent streams. The Southern Pacific railroad was depicted bordering portions of the southern Subject property line followed by vacant hillsides including an unimproved road. Railroads lines have been historically associated with oil storage and pipelines and railroad companies have been known to spray oil adjacent to tracks for weed/vegetative growth suppression. No significant surface staining was observed in the former railroad line areas during the site reconnaissance. However, if during development activities, any subsurface indications of prior railroad land uses are discovered, including but not limited to petroleum hydrocarbon staining, odors, pipelines, etc., construction should cease at once and FCS should be contacted immediately (USGS 15-Minute *Santa Rosa, CA*).

1942 The northern portion of the Property, both to the north and south of the South Fork of Melita Creek, appears as orchard land uses; a dwelling appears adjacent to the east of Melita Road and a dwelling appears in the northeast corner of the Property adjacent to Highway 12. The remainder of the Property appears as vacant land with vacant land with vegetation along Annadel Creek and Oakmont Creek. Adjoining properties to the north, northeast, and west appear as orchard land uses with scattered dwellings. Adjoining properties to the east appear as vacant hillsides. Adjoining properties to the south appear as vacant hillsides. An unimproved road running along the railroad line route depicted in the 1916 topographic map appears to border the southeast portion of the Property (EDR Aerial Collection).

1944 The Property is depicted in similar land uses as the previous topographic map. Adjoining properties to the north, east, and west, and the surrounding area are depicted with increases in urban development. Adjoining properties to the south are depicted as vacant hillsides. No railroad line is depicted south of the Property (USGS 15-Minute *Santa Rosa, CA*).

1952 Less orchard land uses are located in the northern portion of the Property. Two dwellings are located in the central portion of the Property along the ridgeline, additional dwellings are located along Highway 12, and an unimproved roads leads from the ridgeline dwellings to Oakmont Creek. All adjoining properties and the surrounding area appear in similar land uses as the previous aerial photograph (EDR Aerial Collection).

1954 The Property is depicted as occupied by an improved road leading to present day 440 Brand Road (not yet depicted); occupied by an improved road leading up to two dwellings; occupied by a dwelling located adjacent to the east of Melita Road; and occupied by orchard land uses and dwellings in the northern portion of the Property along Highway 12. Intermittent streams (Annadel and Oakmont Creeks) are depicted in the southeast portion of the Property. Adjoining properties to the north, northeast, and west are depicted with numerous dwellings and structures along with orchard land uses. Adjoining properties to the east are depicted as vacant land. Adjoining properties to the south are depicted as vacant hillsides including an unimproved road bordering the southeast portion of the Property (USGS 7.5-Minute *Santa Rosa, CA* and 7.5-Minute *Kenwood, CA*).

1968 Additional dwellings are located in the central and northern portions of the Property. located adjacent to the east of Melita Road. Orchard land use is still depicted in the northern portion of the Property. All adjoining properties are depicted similar to the previous topographic map with increases in residential development to the north of the western portion of the Property. The adjoining water treatment plant ponds are

depicted to the east-southeast (USGS 7.5-Minute *Santa Rosa, CA* and 7.5-Minute *Kenwood, CA*).

1968 Less orchard land uses are located in the northern portion of the Property. The dwelling at 440 Brand Road appears in its present day location. All adjoining properties and the surrounding area appears appear in similar land uses as the previous aerial photograph except for numerous additional dwellings located along to the north of the Property along Susan Road and wastewater treatment ponds located to the east-southeast (EDR Aerial Collection).

1973 The Property and all adjoining properties are depicted in similar land uses as the previous topographic map with further increases in surrounding area development (USGS 7.5-Minute *Santa Rosa, CA* and 7.5-Minute *Kenwood, CA*).

1974 The Property appears similar to the previous aerial photograph; remnant orchard trees are located in the northern portion of the Property. All adjoining properties and surrounding vicinity appear in similar land uses as the previous aerial photograph (EDR Aerial Collection).

1980 The Property is depicted with additional small structures in the northern and central portions including the paved road located to the north of 415 and 425 Elnoka Lane. All adjoining properties are depicted in similar land uses as the previous topographic map with further increases in surrounding area development (USGS 7.5-Minute *Santa Rosa, CA* and 7.5-Minute *Kenwood, CA*).

1982 The Property, all adjoining properties, and surrounding vicinity appear in similar land uses as the previous aerial photograph with less orchard land uses (EDR Aerial Collection).

1993 Residential land uses to the east appear both in place and undergoing continued development. Residential land uses now appear to the southwest of the Property (EDR Aerial Collection).

1998 The eastern portion of the Property is not mapped. The western portion of the Property, all adjoining properties, and surrounding vicinity are depicted in similar land uses as the previous topographic map (USGS 7.5-Minute *Santa Rosa, CA*).

2005 Subject Property dwellings along Highway 12 appear to have been razed. All adjoining properties appear in similar land uses as today (EDR Aerial Collection).

2006 The Property, all adjoining properties, and surrounding vicinity appear in similar land uses as the previous aerial photograph (EDR Aerial Collection).

2009	The Property appears in similar land uses as today. All adjoining properties appear in similar land uses as today (EDR Aerial Collection).
2010	The Property appears in similar land uses as today. All adjoining properties appear in similar land uses as today (EDR Aerial Collection).
2012	No individual structures are depicted. All streets appear in present day configurations (USGS 7.5-Minute *Santa Rosa, CA*).
2012	The Property appears in similar land uses as today. All adjoining properties appear in similar land uses as today (EDR Aerial Collection).

No recognized environmental conditions were discovered for the Property by reviewing the available historical aerial photographs and topographic maps.

Sanborn Fire Maps

FCS reviewed Sanborn Fire Insurance Maps for information pertaining to possible environmental concerns for the Property and surrounding properties; no coverage was available (See Appendices).

Oil and Gas Fields

Based on the oil and gas well maps of the California Division of Oil, Gas, & Geothermal Resources, no production wells are shown on or adjacent to the Property.

Vapor Intrusion Condition (VIC)

As the Property and adjoining properties are not identified in any regulatory databases indicating a release or spill, a vapor intrusion condition does not exist in connection with the Property.

City Directories

FCS reviewed historical city directory information provided by EDR/FirstSearch for information pertaining to possible environmental concerns for the Property and surrounding properties. The city directory abstract dated back to 1961. No listings of environmental concern were identified for the Property or any of the adjoining properties (See Appendices):

Historical Data Gaps

During the historical research process of the preparation of this report, there were no gaps exceeding five years in which FCS was unable to ascertain the probable onsite land use.

Findings, Conclusions, and Recommendations

We have performed a Phase I Environmental Site Assessment of the Subject Property, Sonoma County Assessor's Parcel Number (APN) 208-240-039, located on the west side of Bollinger Canyon Road in the City of Santa Rosa, Sonoma County, California in substantial conformance with the scope and limitations of ASTM Standard E-1527-13.

- According to the CA FID (Facility Inventory Database) UST and SWEEPS (Statewide Environmental Evaluation and Planning System) UST regulatory databases, former Subject Property address 6122 Sonoma Highway (Highway 12) is identified as "Pac Lifecare Corp". The CA FID and SWEEPS UST databases identified a State Water Resources Control Board (SWRCB) Tank (ID# 49-000-014089-000001) associated with 6122 Highway 12 but did not include any additional pertinent information concerning the UST. Of note, the Property address was not listed on any additional regulatory databases indicative of contamination such as the leaking underground storage tank list or the inventory of Hazardous Waste Sites. FCS contacted the State Water Resources Control Board (SWRCB) for files related to possible recognized environmental conditions for the Property including the former onsite UST associated with Tank ID# 49-000-014089-000001. According to SWRCB representative Mr. Craig S. Hunt, no records are on file for the Property address or Tank ID# 49-000-014089-000001.

  According to Ms. Gwyn Buckheit of the Santa Rosa Fire Department, the only records on file for the Subject Property are associated with the removal and closure of an underground fuel storage tank formerly located at 6122 Highway 12. On August 7, 2017, FCS personnel conducted a file review at the Santa Rosa Fire Department's administrative office concerning the aforementioned UST. According to Fire Department records, on October 6, 1995, as part of the former onsite Three Bridges Lifecare Community development project, one approximately 350-gallon, single-wall, bare steel, heating fuel oil tank was removed from an area located to the west of a residence formerly located at 6122 Highway 12; no replacement tank was installed. The UST was removed and hauled away by H&H Environmental Services. The tank removal and subsequent soil sampling from the UST pit were witnessed by Sonoma County Environmental Health personnel; kerosene odors were detected from the tank; no pipes were observed. Soil samples taken from the UST pit were tested on October 6, 1995 by National Environmental Testing, Inc. for TPH-G, TPH-D, and BTX&E, and all tests indicated not-detected (ND) results. Santa Rosa Fire Department records dated October 10, 1995 indicated that the UST closure is complete. Based on the closed regulatory status with the Santa Rosa Fire Department, the former UST located at 6122 Highway 12 is not considered to have had a significant negative environmental impact on the Subject Property.

- During the site reconnaissance, numerous stacks of waste tires, six 55-gallon metal drums, two 21-gallon plastic containers, and numerous 1-quart to 1-gallon containers of hazardous materials such as automotive fluids and wastes, in addition to numerous 1 and 5-gallon containers of household paint, were observed adjacent to the exterior of the garage associated with 440

Brand Road. The tires and hazardous material drums and containers were stored on concrete-paved and asphalt-paved areas formerly used for automobile parking. No significant staining was observed on the exterior of the drums and containers, or on the ground surfaces below, during the site reconnaissance. The aforementioned waste tires, drums, and containers were removed from the Property on September 8, 2017 as confirmed by Mr. Steve McCullagh, Property Representative and Project Manager with Oakmont Senior Living, LLC (See Site Reconnaissance Photographs and Post-Removal Photographs in the Appendices). As the waste tires, drums, and containers located adjacent to the garage associated with 440 Brand Road have been removed from the Property, and no significant staining was observed on the exterior of the drums and containers or on the ground surfaces below during the site reconnaissance or post-removal, the former storage of waste tires and hazardous material drums and containers is not considered to have had a significant negative environmental impact on the Subject Property.

Based on a site reconnaissance and a review of physiographic, historical and regulatory information, there is no evidence of recognized environmental conditions (as defined by ASTM standards) in connection with the Property except the following:

- Two damaged and rusted 55-gallon drums with numerous holes were observed along Oakmont Creek in the southern portion of the Property during the site reconnaissance. Both drums were not capped, empty, and missing labels. FCS was not able to determine the contents of the drums; accordingly, there is a potential that the drums formerly contained hazardous materials which may have been released into the onsite soils beneath the drums. **FCS recommends the disposal of the two 55-gallon drums in accordance with governmental regulations. In addition, FCS believes it prudent that soil sampling and testing be performed in the vicinity of the drums in order to determine if any hazardous chemicals above action levels are present. Once the analysis has been completed, the results would verify that contaminated soils above action levels are/are not present.**

- Based on information obtained from the historical aerial photograph records review, the northern portions of the Property were occupied by orchard land uses from at least 1942 until at least in 1968. Based on this information, there is a potential that residual agricultural chemicals are present within the onsite soils. Therefore, **FCS believes it prudent that soil sampling and testing be performed prior to development activities. Once the analysis has been completed, the results would verify that contaminated soils above action levels are/are not present.**

The following business environmental risks (BERs) were identified which warrant mention:

- Based on information obtained from the historical records review, all onsite single-family residences and associated sheds/outbuildings were constructed prior to 1976 at a time when asbestos-containing materials (ACMs) and lead-based paints (LBPs) were commonly used in building materials. Based on this information, there is a potential that ACMs and LBPs are present within these onsite structures. As the onsite structures are to be demolished during

development activities, FCS recommends that an asbestos and lead paint survey be conducted prior to the disturbance or removal of any suspect ACMs and LBPs; these materials should be characterized for asbestos and lead by a reliable method. All activities involving ACMs and LBPs should be conducted in accordance with governmental regulations.

In addition, the following observations warrant mention:

- Miscellaneous waste automobile tires and small rubbish piles were observed along Oakmont Creek in the southern portion of the Property during the site reconnaissance. Disposal of these items should be conducted in accordance with governmental regulations.

- According to the 1916 Topographic Map, the Southern Pacific railroad was depicted bordering portions of the southern Subject property line. Railroads lines have been historically associated with oil storage and pipelines and railroad companies have been known to spray oil adjacent to tracks for weed/vegetative growth suppression. No significant surface staining was observed in the former railroad line areas during the site reconnaissance. However, if during development activities, any subsurface indications of prior railroad land uses are discovered, including but not limited to petroleum hydrocarbon staining, odors, pipelines, etc., construction should cease at once and FCS should be contacted immediately.

Resources Consulted

- California Division of Oil, Gas, and Geothermal Resources;
- USGS Topographic Maps; California Division of Mines and Geology Maps;
- EDR FirstSearch Report;
- EDR Sanborn Fire Maps Collection;
- EDR City Directory Abstract;
- U.S. Fish and Wildlife Service, National Wetlands Inventory;
- FEMA Flood Map Service Center;
- Federal EPA Radon Zone for Sonoma County (http://www.city-data.com/radon-zones/California/California.html)

Agencies Contacted

- City of Santa Rosa Planning and Economic Development Department;
- City of Santa Rosa Fire Department;
- Sonoma County Environmental Health Services Department;
- Sonoma County Assessor's Office;
- California Environmental Protection Agency;
- State Water Resources Control Board;
- State of California, Department of Toxic Substances Control
- Bay Area Air Quality Management District

Limitations

The professional opinions contained in this report are based solely on the laws, regulations, and technical data known to FCS at the time of report preparation. The conclusions of this assessment rely on reasonably obtainable information from site reconnaissance, interviews with onsite personnel and public officials, and public records. No warranty is made regarding the accuracy of the publicly documented information or the opinions of officials or personnel consulted for the study. All known information has been disclosed and a good-faith effort has been made to consult pertinent sources.

It should be noted that all environmental assessments are inherently limited in the sense that conclusions are drawn, and recommendations developed, from information obtained from limited research and site evaluation. Subsurface conditions were not investigated as part of this study and may differ from the conditions implied by visual observations. Additionally, the passage of time may result in a change in environmental characteristics at this site and on surrounding properties.

This report does not warrant against future operations, activities, or conditions that may occur. This report is not a regulatory compliance audit. A regulatory compliance audit of the tenant operation, if any, would analyze compliance of the operation with regulatory requirements and accepted industry practices. The scope of the Phase I ESA focused on the likelihood or potential presence of recognized environmental conditions at the Subject Property, according to ASTM standards. Contents of onsite containers were not inspected; however, detailed information regarding container contents, if any, was not provided by the tenant operator/property owner representative.

This study is not intended to assess or otherwise determine if any soil contamination, waste emplacement, or groundwater contamination exists on the Subject Property. This investigation has been based only upon prior site history, previous documentation, and observable conditions. Existing hazardous materials and contaminants can escape detection using these methods. If the results of this study suggest that it is possible that hazardous materials contamination exists at the Subject Property, then further investigation (regulatory file review, subsurface testing) may be necessary to make a definite assessment. Our conclusions regarding the potential environmental impact from off-site facilities near the Subject Property are based on readily available information from the environmental databases and the assumed groundwater flow direction. A detailed file review of each facility was beyond the scope of work.

We appreciate the opportunity to be of service to the City of Santa Rosa, for this project and look forward to working with you on future assignments. In the interim, if you should have any further questions, please contact Andrew Hill at (415) 702-8246 or by e-mail at ahill@fcs-intl.com.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in Section 312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a Property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Sincerely,

Jeff Randle, Environmental Professional
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

Andrew Hill, Project Manager
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

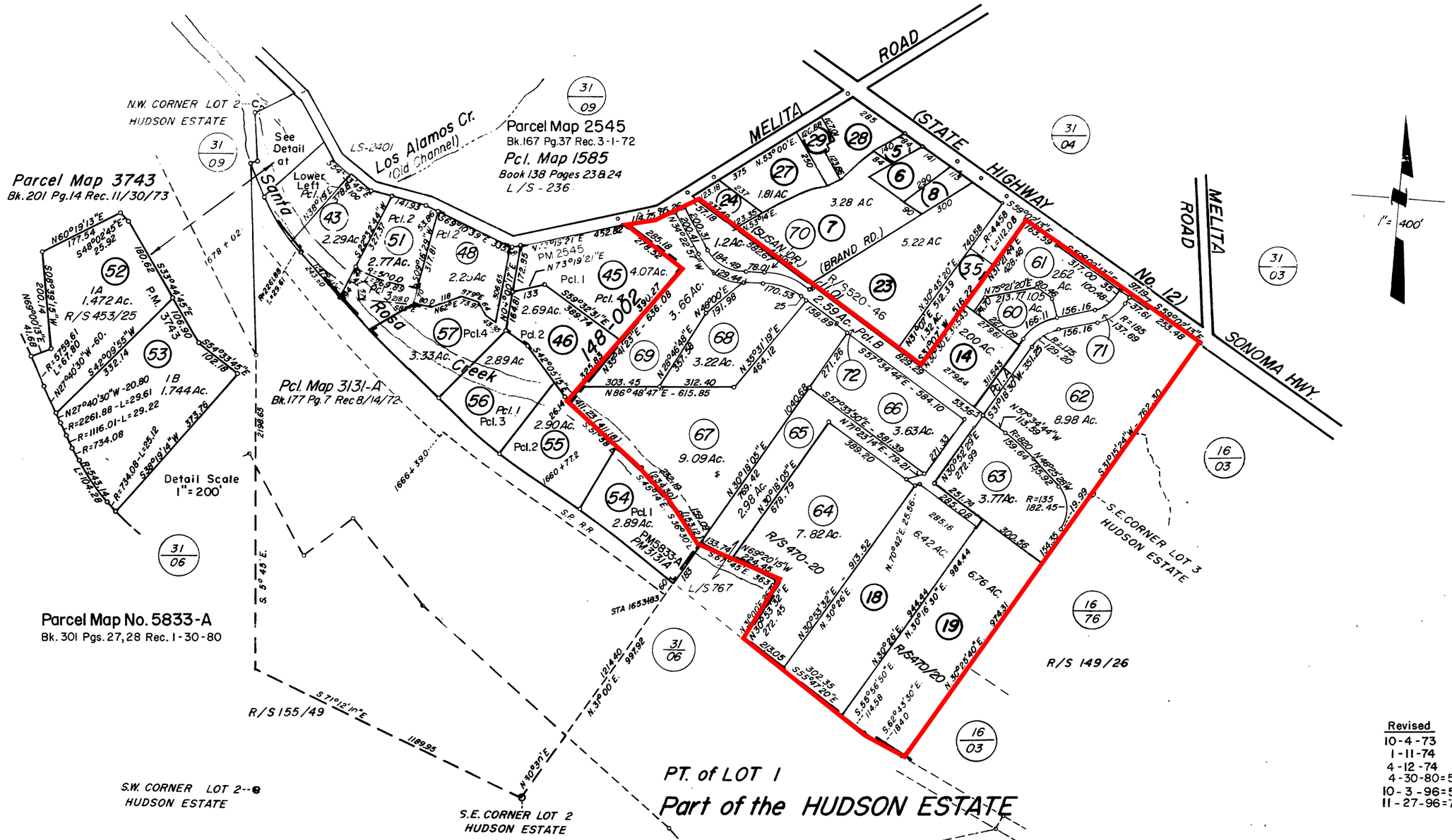
Enc: Appendix A: Parcel Map and Site Plans
Appendix B: Street Map and Topographic Map
Appendix C: Site Photographs
Appendix D: Historical Aerial Photographs and Topographic Maps
Appendix E: Wetlands Map and Flood Map
Appendix F: Sanborn Fire Insurance Abstract
Appendix G: City Directories
Appendix H: EDR/FirstSearch Government Database Report
Appendix I: Questionnaires and Supporting Documents

Appendix A:
Parcel Map and Site Plans

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
148-002
4-093

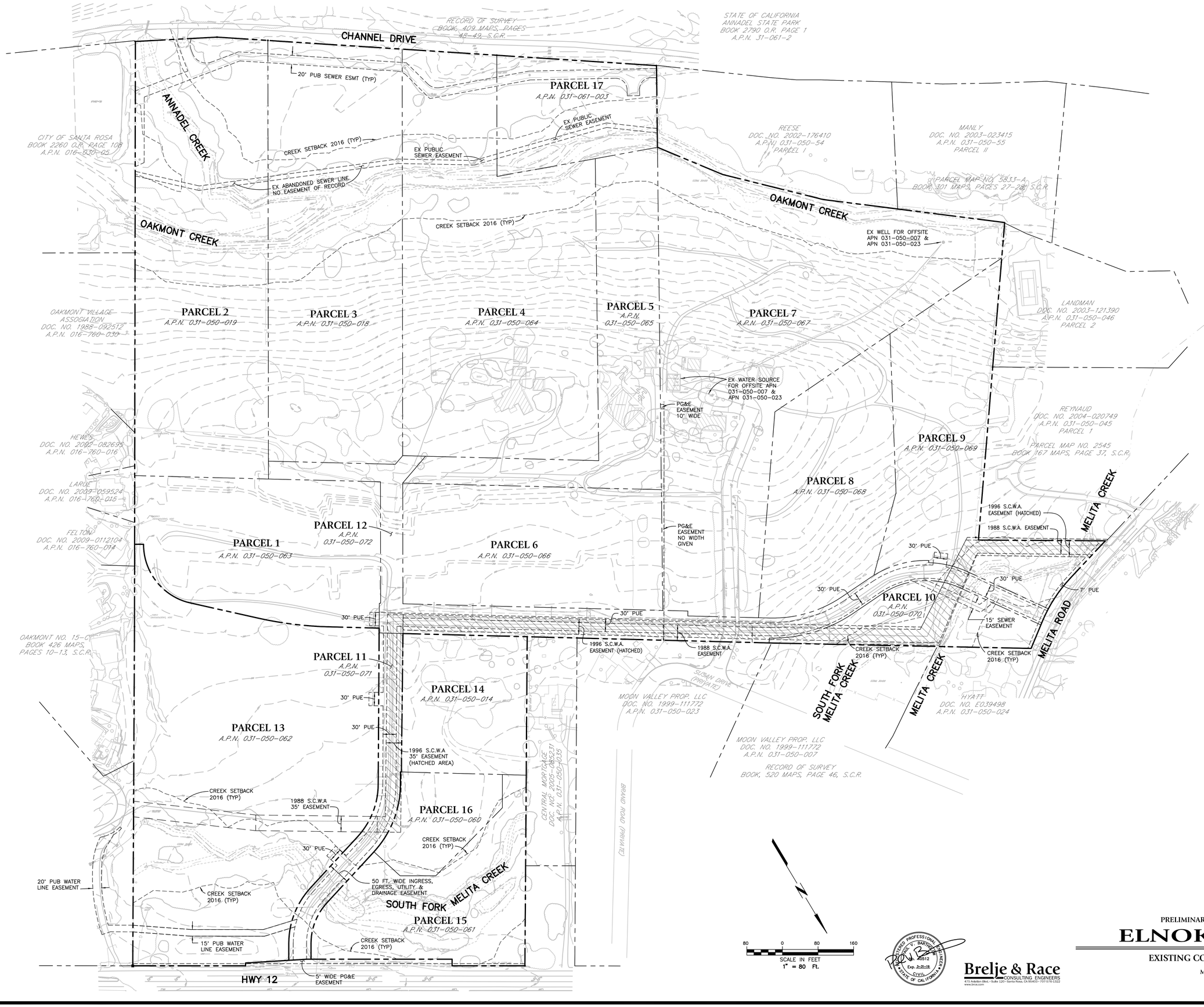
31-05



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Revised
10-4-73
1-11-74
4-12-74
4-30-80=57
10-3-96=59LF
11-27-96=72LF

Assessor's Map Bk. 31 Pg.05
County of Sonoma, Calif.



Brelje & Race
CONSULTING ENGINEERS
473 Aviation Blvd. · Suite 120 · Santa Rosa, CA 95403 · 707-576-1322
www.brce.com

PRELIMINARY DESIGN REVIEW

ELNOKA CCRC

EXISTING CONDITIONS PLAN

MAY 2017

SHEET C-22

05-15-17 gleason \2854\DWG\2854 04\EXHIBIT\2854.04-EXHIBIT-CONDITIONS-EXISTING.dwg TAB: EXHIBIT EX CONDITIONS

MOUNTAIN RIDGES TO THE NORTH
LOS ALAMOS ROAD
RURAL RESIDENTIAL
HWY 12
SINGLE
FAMILY
RESIDENTIAL
PD 93-002
R-3-18
OAKMONT
COMMUNI
SITE
68+ ACRES
PD 93-002
MELITA ROAD
IAL
STONE
BRIDGE
CHANNEL DRIVE
TRIONE-ANNADEL
STATE
PARK
ANNADEL RIDGE TO THE SOUTH

SITE PLAN

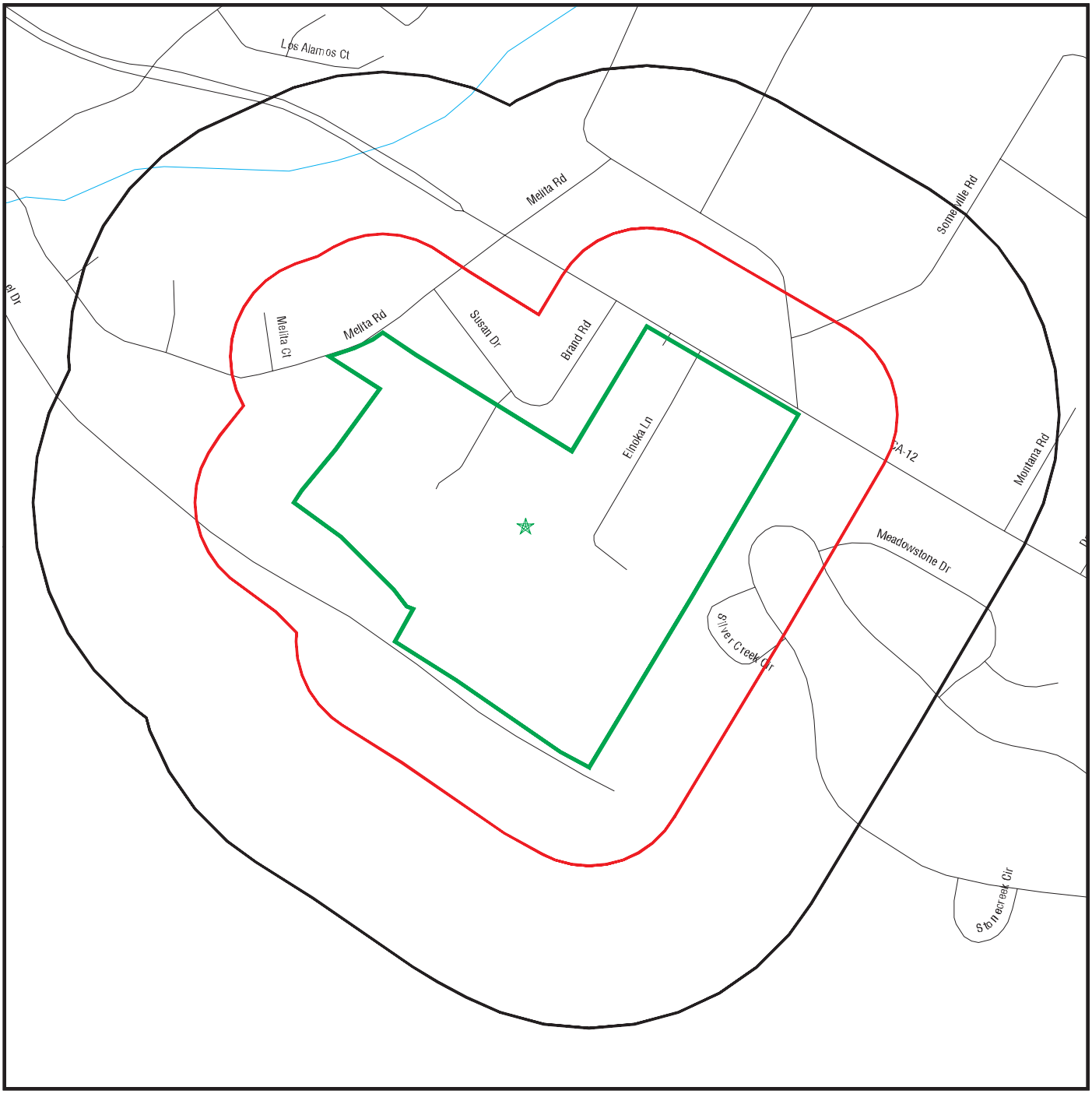
Elnoka Continuing Care Retirement Community Santa Rosa, California 95409	FirstCarbon SOLUTIONS	Boundaries are approximate. Not to scale.

Appendix B:
Street Map and Topographic Map

Environmental FirstSearch

0.25 Mile Radius

6160 HIGHWAY 12 AND 300-425 ELNOKA LANE SANTA ROSA, CA 95409



Black Rings Represent Qtr. Mile Radius; **Red Ring Represents 500 ft. Radius**

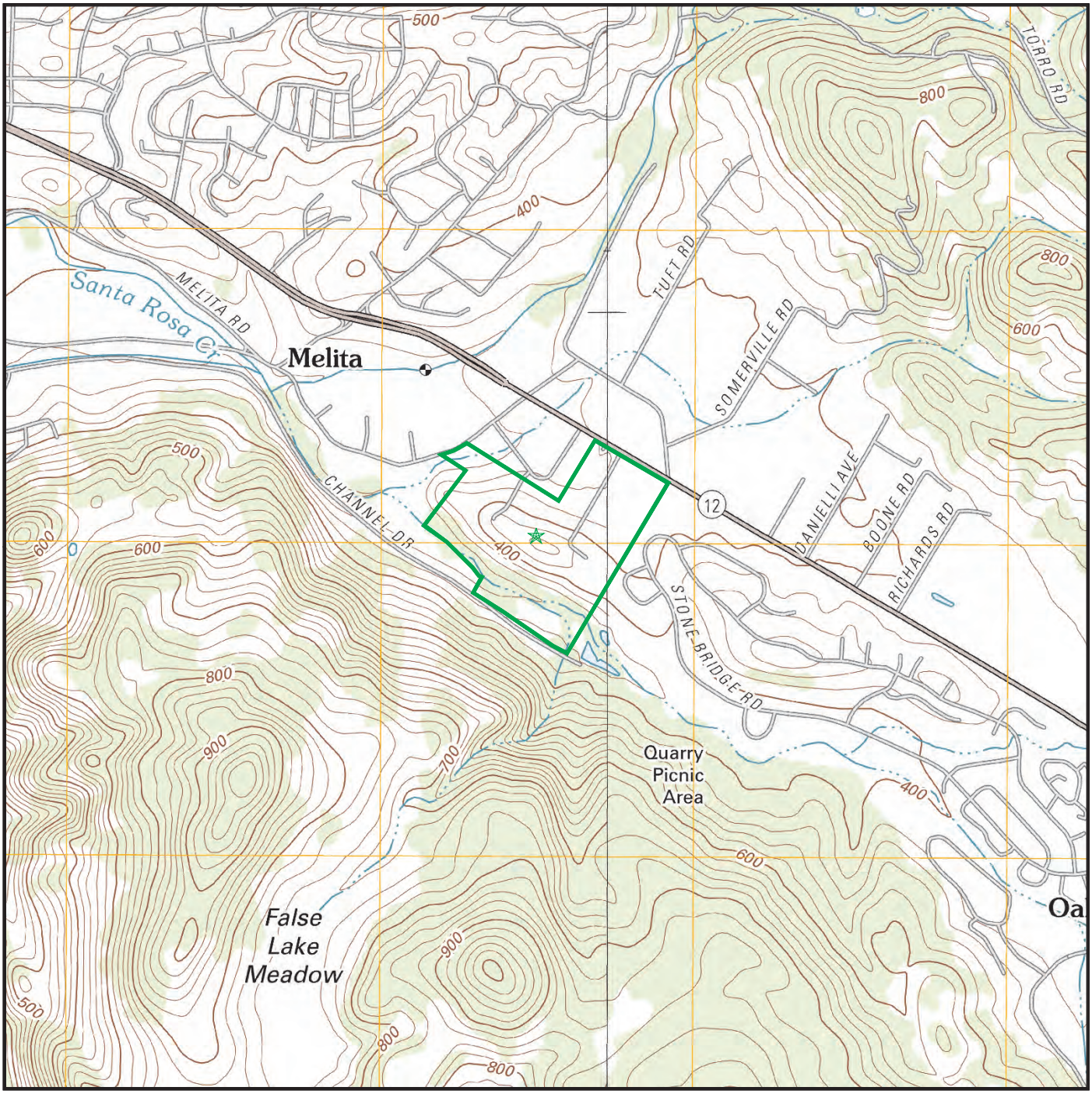
★ **Target Property (Latitude: 38.45186 Longitude: 122.627571)**

EDR Reference Code (EDR Internal use only): 05011694.2r
Copyright © 2017 EDR, Inc. © 2015 TomTom Rel. 2015.
17-08-03.15:51:56.Thu

Site location Map

Topo: 0.75 Mile Radius

6160 HIGHWAY 12 AND 300-425 ELNOKA LANE SANTA ROSA, CA 95409



Map Image Position: TP
Map Reference Code & Name: 5602166 Santa Rosa
Map State(s): CA
Version Date: 2012
Map Image Position: E
Map Reference Code & Name: 5602132 Kenwood
Map State(s): CA
Version Date: 2012

Appendix C:
Site Photographs

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

Onsite residence – 440 Brand Road	Waste tires - 440 Brand Road
Hazardous Materials – 440 Brand Road	Hazardous Materials – 440 Brand Road

FirstCarbon® SOLUTIONS

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

Storage containers used by landscaping company - 440 Brand Road	Close view of storage containers used by landscaping company - 440 Brand Road
Interior of landscaping company storage container	Interior of landscaping company storage container

FirstCarbon® SOLUTIONS

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

Green waste bin and waste tires – 440 Brand Road	Landscaping company storage area – 440 Brand Road
Onsite residence – 425 Elnoka Lane	Onsite residence – 415 Elnoka Lane

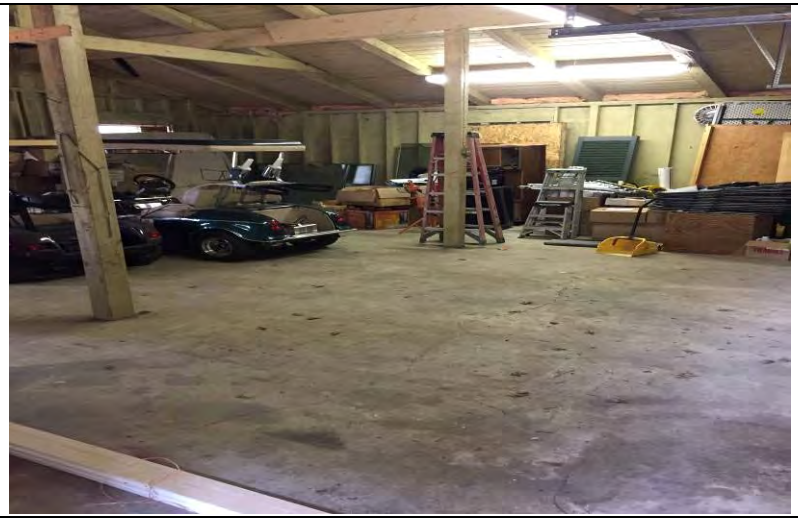
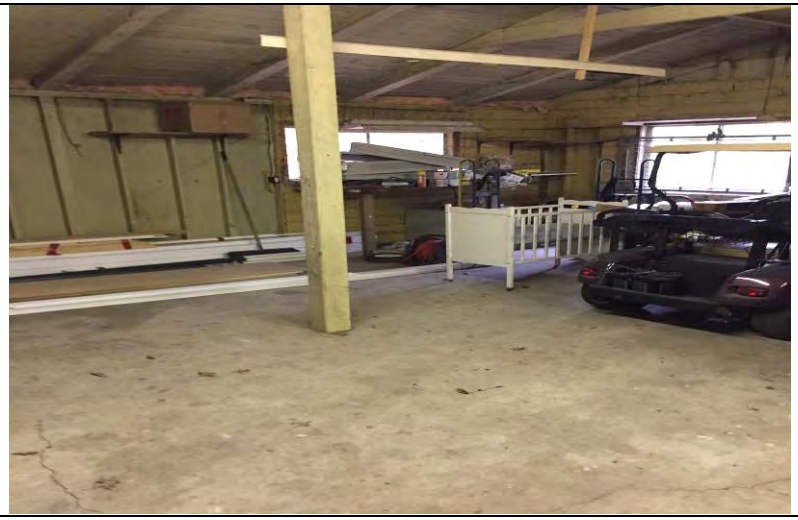
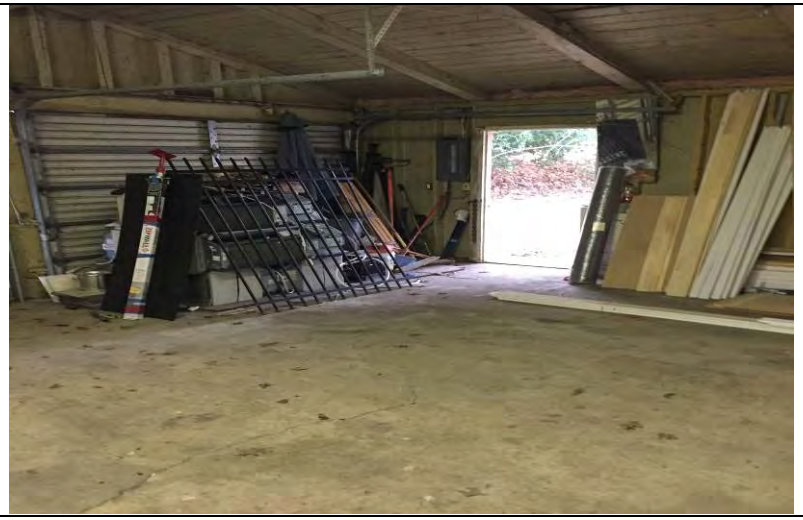
FirstCarbon® SOLUTIONS

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

Former green waste bin and waste tire storage area located at 440 Brand Road (Photo taken 9/8/17)	Close view of former green waste bin and waste tire storage area located at 440 Brand Road (Photo taken 9/8/17)
Former hazardous materials storage area – 440 Brand Road (Post Removal, Photo taken 9/8/17)	Former hazardous materials storage area – 440 Brand Road (Post Removal, Photo taken 9/8/17)

FirstCarbon® SOLUTIONS

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

	
Interior of garage - 440 Brand Road	Interior of garage - 440 Brand Road
	
Interior of garage - 440 Brand Road	Interior of garage - 440 Brand Road

FirstCarbon® SOLUTIONS

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

55-gallon drums in southern portion of property	55-gallon drums in southern portion of property
Typical waste tire and miscellaneous debris in southern portion of property	Typical waste tire and miscellaneous debris in southern portion of property

FirstCarbon® SOLUTIONS

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

Typical onsite exterior	Typical onsite exterior
Typical onsite exterior	Typical onsite exterior

FirstCarbon® SOLUTIONS

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

Typical onsite exterior	Typical onsite Sonoma Valley Water Agency utility
Typical onsite exterior	Typical onsite exterior

FirstCarbon® SOLUTIONS

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

Typical onsite exterior	Typical onsite exterior
Typical onsite exterior	Typical onsite exterior

FirstCarbon® SOLUTIONS

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

Typical onsite exterior	Typical onsite exterior
Typical onsite exterior	Typical onsite exterior

FirstCarbon® SOLUTIONS

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

Typical onsite exterior	Typical onsite exterior
Typical onsite exterior	Typical onsite exterior

FirstCarbon® SOLUTIONS

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

Typical onsite exterior	Typical onsite storm water management
Typical onsite exterior	Typical onsite sanitary sewer

FirstCarbon® SOLUTIONS

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

Typical onsite exterior	Typical onsite exterior
Typical onsite exterior	Typical onsite exterior – Brand Road

FirstCarbon® SOLUTIONS

Phase I Site Photos: Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, CA

Typical onsite exterior	Typical onsite exterior
Typical onsite exterior	Typical onsite exterior

Appendix D:
Historical Aerial Photographs and Topographic Maps

Elnoka CCRC

6160 Highway 12 and 300-425 Elnoka Lane

Santa Rosa, CA 95409

Inquiry Number: 5011694.10

August 07, 2017

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

08/07/17

Site Name:

Elnoka CCRC
6160 Highway 12 and 300-425
Santa Rosa, CA 95409
EDR Inquiry # 5011694.10

Client Name:

Env. Assessment Specialists
71 San Marino Ave
Ventura, CA 93003-0000
Contact: FCS

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.

Search Results:

Year	Scale	Details	Source
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1993	1"=500'	Acquisition Date: July 10, 1993	USGS/DOQQ
1982	1"=500'	Flight Date: July 10, 1982	USDA
1974	1"=500'	Flight Date: June 24, 1974	USGS
1968	1"=500'	Flight Date: April 27, 1968	USGS
1952	1"=500'	Flight Date: June 20, 1952	USGS
1942	1"=500'	Flight Date: June 04, 1942	USDA

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

INQUIRY #: 5011694.10
YEAR: 2012
= 500'
N
EDR

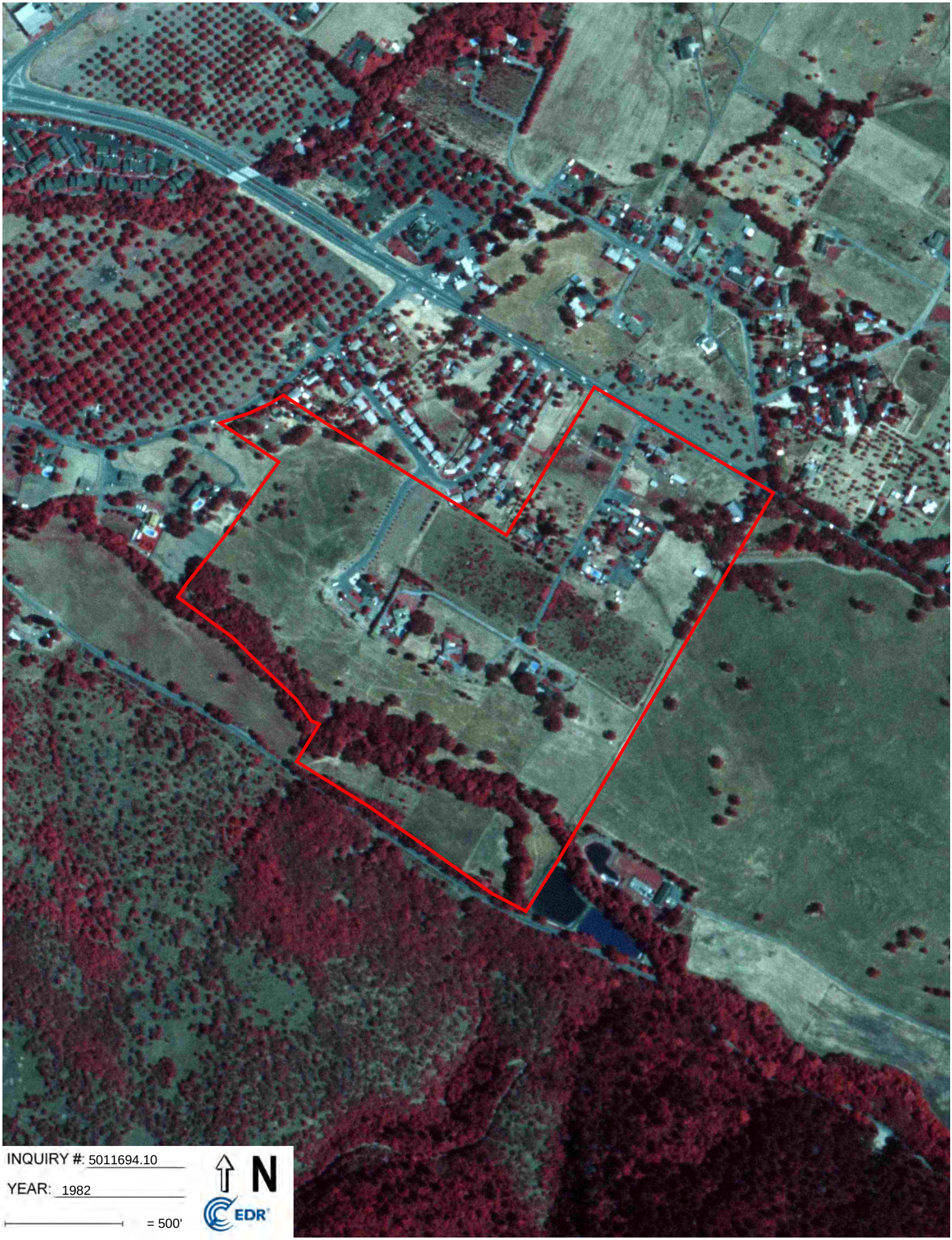
INQUIRY #: 5011694.10
YEAR: 2010
= 500'
N
EDR

INQUIRY #: 5011694.10
YEAR: 2009
= 500'
N
EDR

INQUIRY #: 5011694.10
YEAR: 2006
= 500'
N
EDR

INQUIRY #: 5011694.10
YEAR: 2005
= 500'
N
EDR

INQUIRY #: 5011694.10
YEAR: 1993
= 500'
N
EDR


INQUIRY #: 5011694.10
YEAR: 1982
= 500'
N
EDR

INQUIRY #: 5011694.10
YEAR: 1974
= 500'
N
EDR

INQUIRY #: 5011694.10
YEAR: 1968
= 500'
N
EDR

INQUIRY #: 5011694.10
YEAR: 1952
= 500'
N
EDR

INQUIRY #: 5011694.10
YEAR: 1942
= 500'
N
EDR

Elnoka CCRC

6160 Highway 12 and 300-425 Elnoka Lane

Santa Rosa, CA 95409

Inquiry Number: 5011694.4

August 03, 2017

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

08/03/17

Site Name:	Client Name:
Elnoka CCRC	Env. Assessment Specialists
6160 Highway 12 and 300-425	71 San Marino Ave
Santa Rosa, CA 95409	Ventura, CA 93003-0000
EDR Inquiry # 5011694.4	Contact: FCS

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Env. Assessment Specialists were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		*Coordinates:*	
P.O.#	NA	**Latitude:**	38.45186 38° 27' 7" North
Project:	Elnoka CCRC	**Longitude:**	-122.627571 -122° 37' 39" West
		UTM Zone:	Zone 10 North
		UTM X Meters:	532496.67
		UTM Y Meters:	4256017.44
		Elevation:	434.20' above sea level

Maps Provided:

2012
1998
1980
1973
1968
1954
1944
1916

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets

Kenwood
2012
7.5-minute, 24000

Santa Rosa
2012
7.5-minute, 24000

1998 Source Sheets

Santa Rosa
1998
7.5-minute, 24000
Aerial Photo Revised 1994

1980 Source Sheets

Santa Rosa
1980
7.5-minute, 24000
Aerial Photo Revised 1978

Kenwood
1980
7.5-minute, 24000
Aerial Photo Revised 1978

1973 Source Sheets

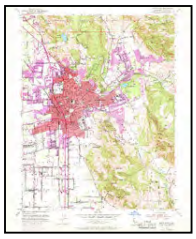
Kenwood
1973
7.5-minute, 24000
Aerial Photo Revised 1968

Santa Rosa
1973
7.5-minute, 24000
Aerial Photo Revised 1973

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1968 Source Sheets



Santa Rosa
1968
7.5-minute, 24000
Aerial Photo Revised 1968

Kenwood
1968
7.5-minute, 24000
Aerial Photo Revised 1968

1954 Source Sheets

Santa Rosa
1954
7.5-minute, 24000
Aerial Photo Revised 1952

Kenwood
1954
7.5-minute, 24000
Aerial Photo Revised 1952

1944 Source Sheets

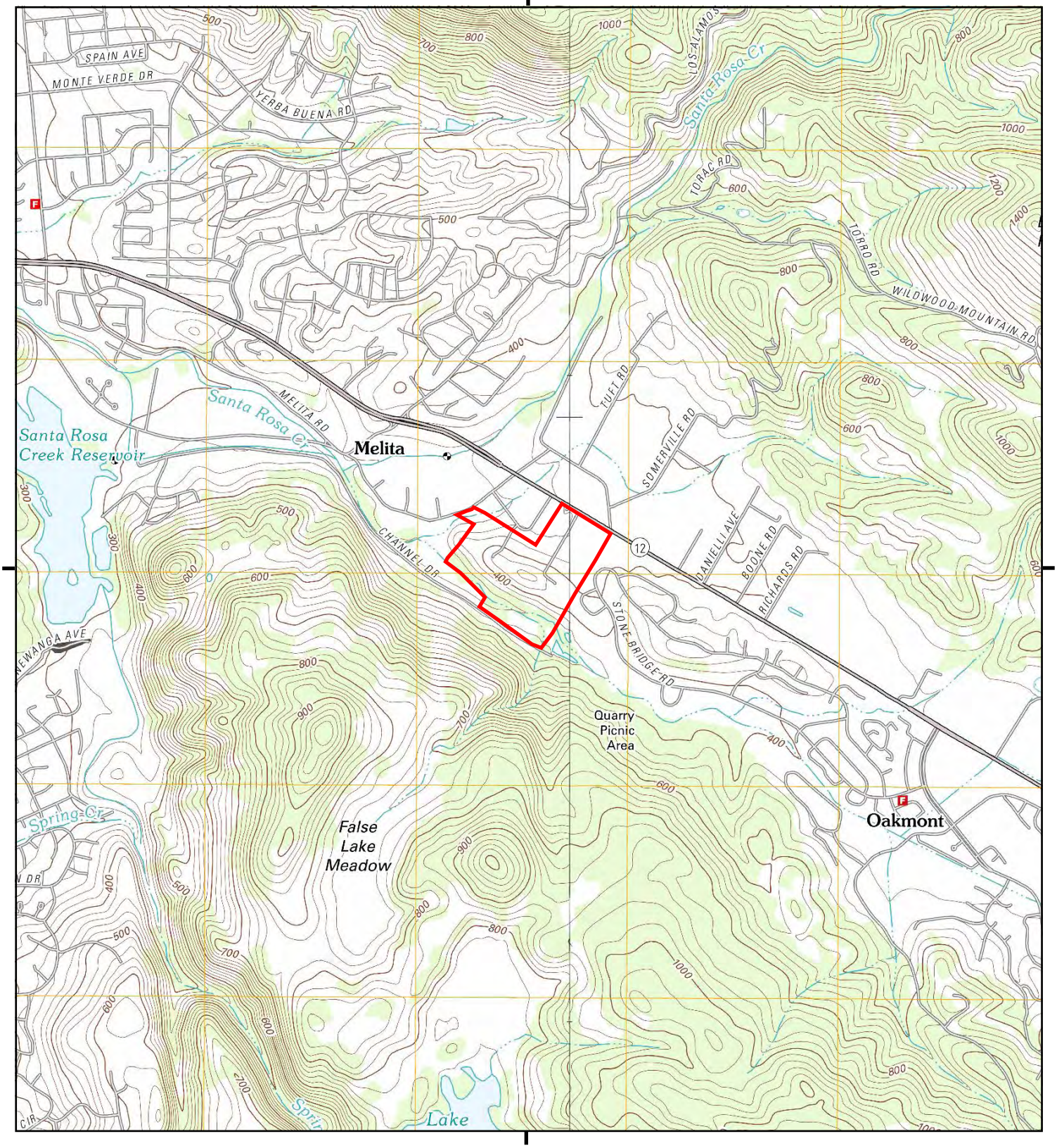
Santa Rosa
1944
15-minute, 62500

1916 Source Sheets

Santa Rosa
1916
15-minute, 62500

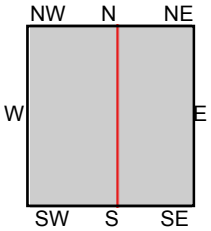
Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



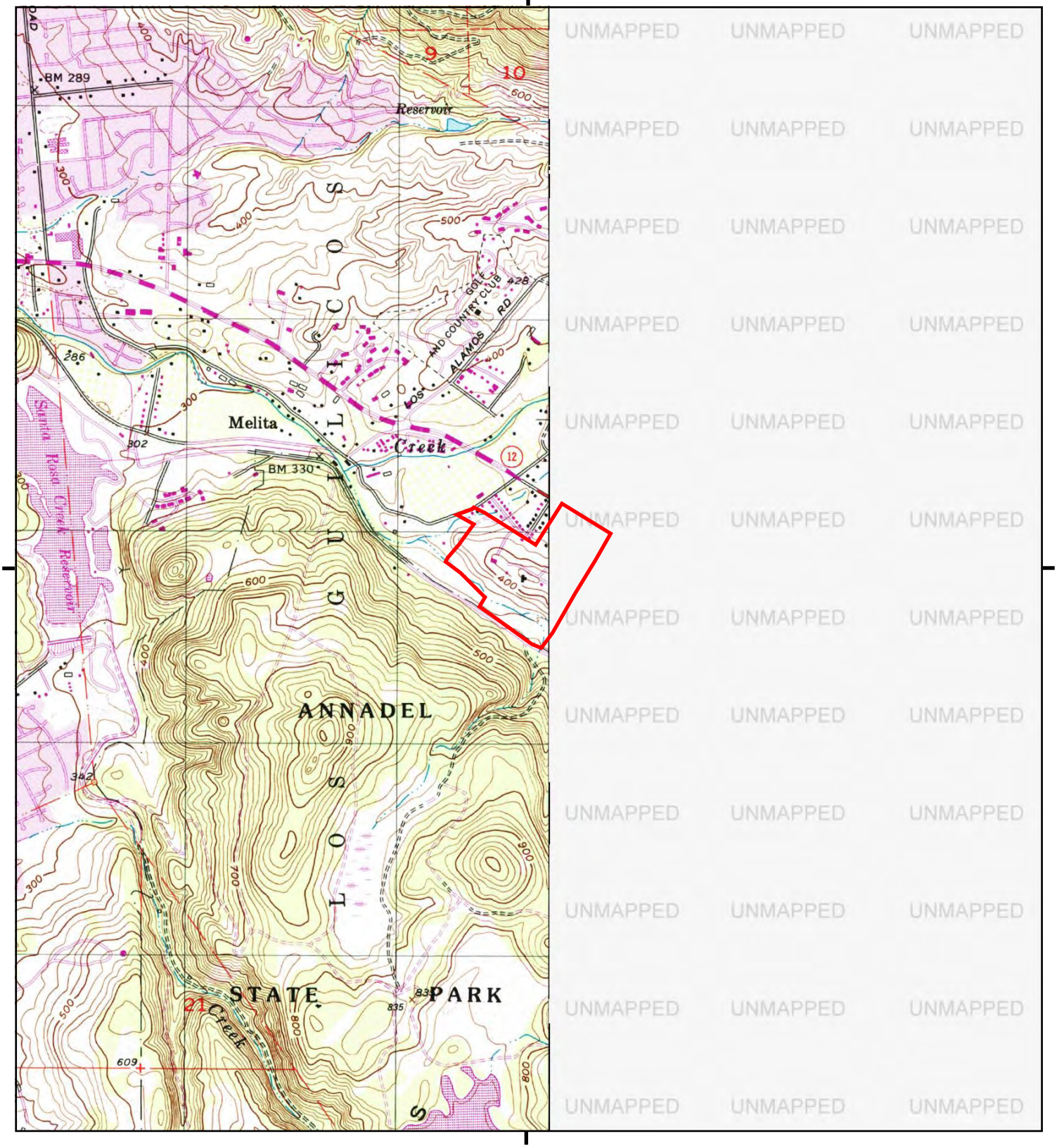
TP, Santa Rosa, 2012, 7.5-minute
E, Kenwood, 2012, 7.5-minute

SITE NAME: Elnoka CCRC
ADDRESS: 6160 Highway 12 and 300-425 Elnoka La
Santa Rosa, CA 95409
CLIENT: Env. Assessment Specialists

N

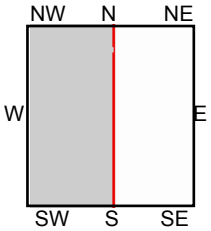
Historical Topo Map

1998



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



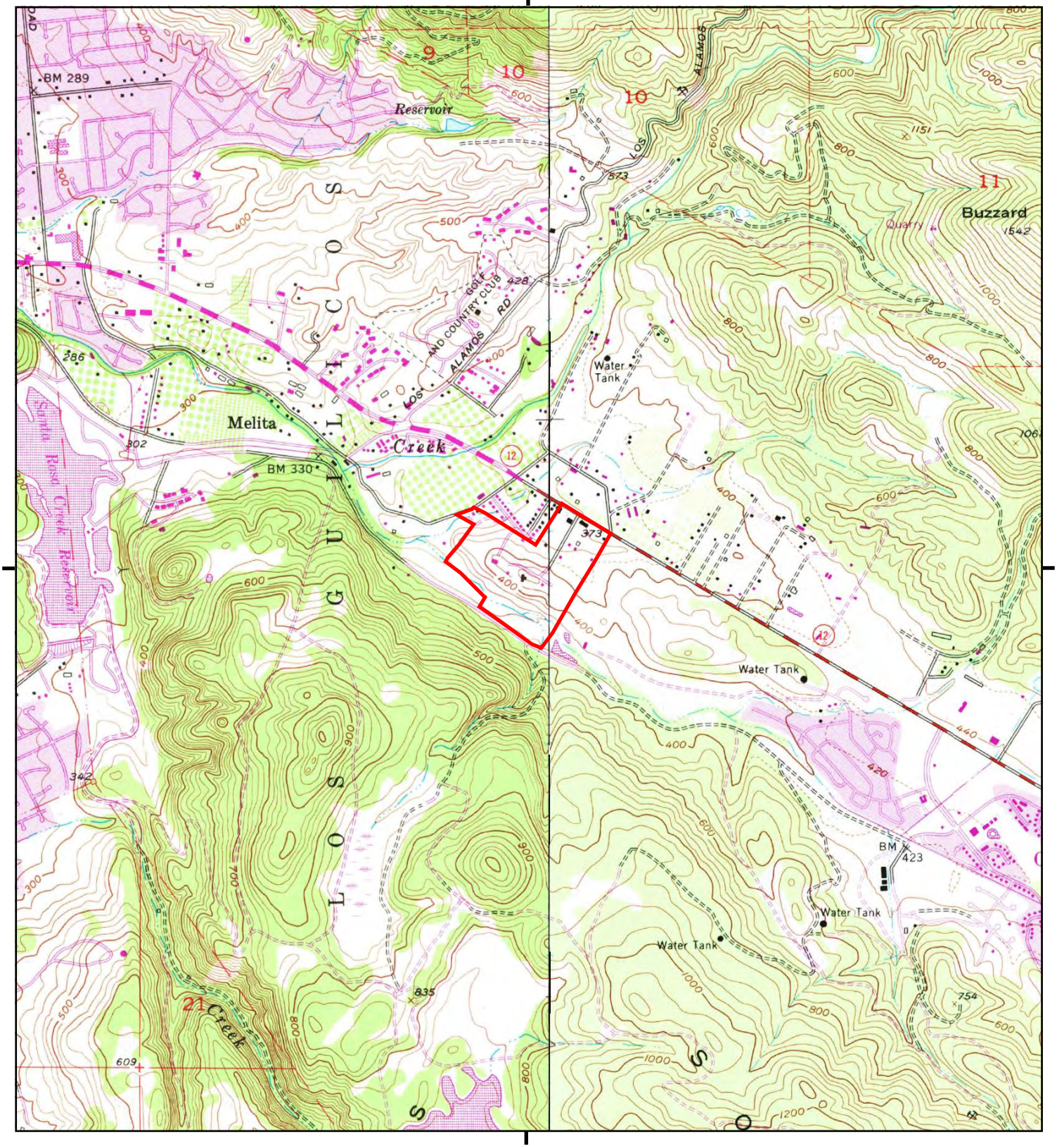
TP, Santa Rosa, 1998, 7.5-minute

SITE NAME: Elnoka CCRC
ADDRESS: 6160 Highway 12 and 300-425 Elnoka La
Santa Rosa, CA 95409
CLIENT: Env. Assessment Specialists

N

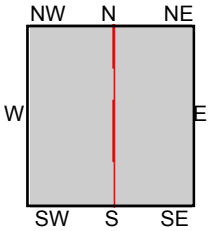
Historical Topo Map

1980



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



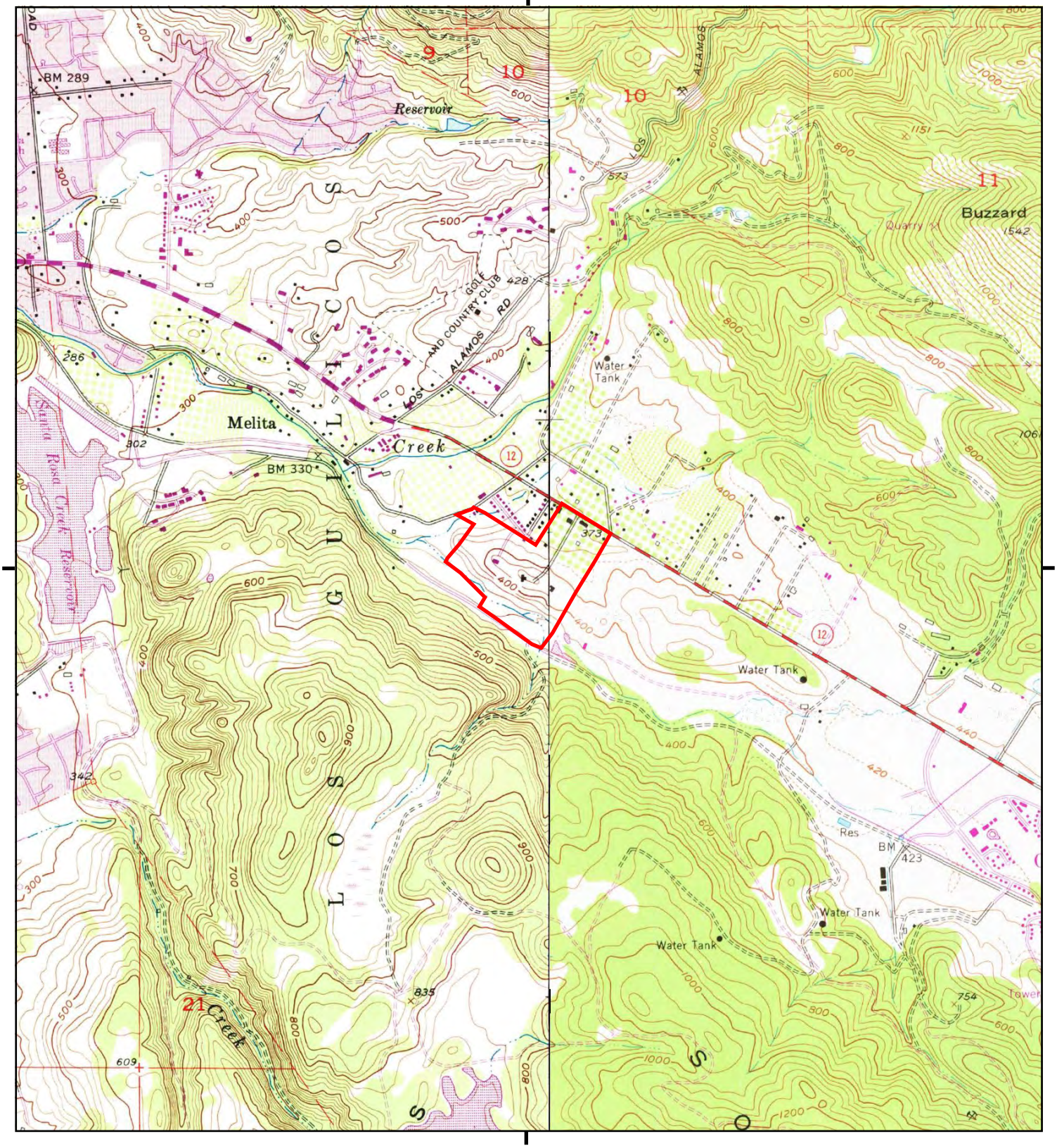
TP, Santa Rosa, 1980, 7.5-minute
E, Kenwood, 1980, 7.5-minute

SITE NAME: Elnoka CCRC
ADDRESS: 6160 Highway 12 and 300-425 Elnoka La
Santa Rosa, CA 95409
CLIENT: Env. Assessment Specialists

N

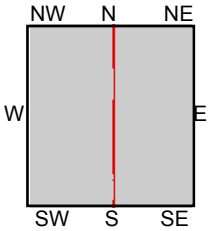
Historical Topo Map

1973



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



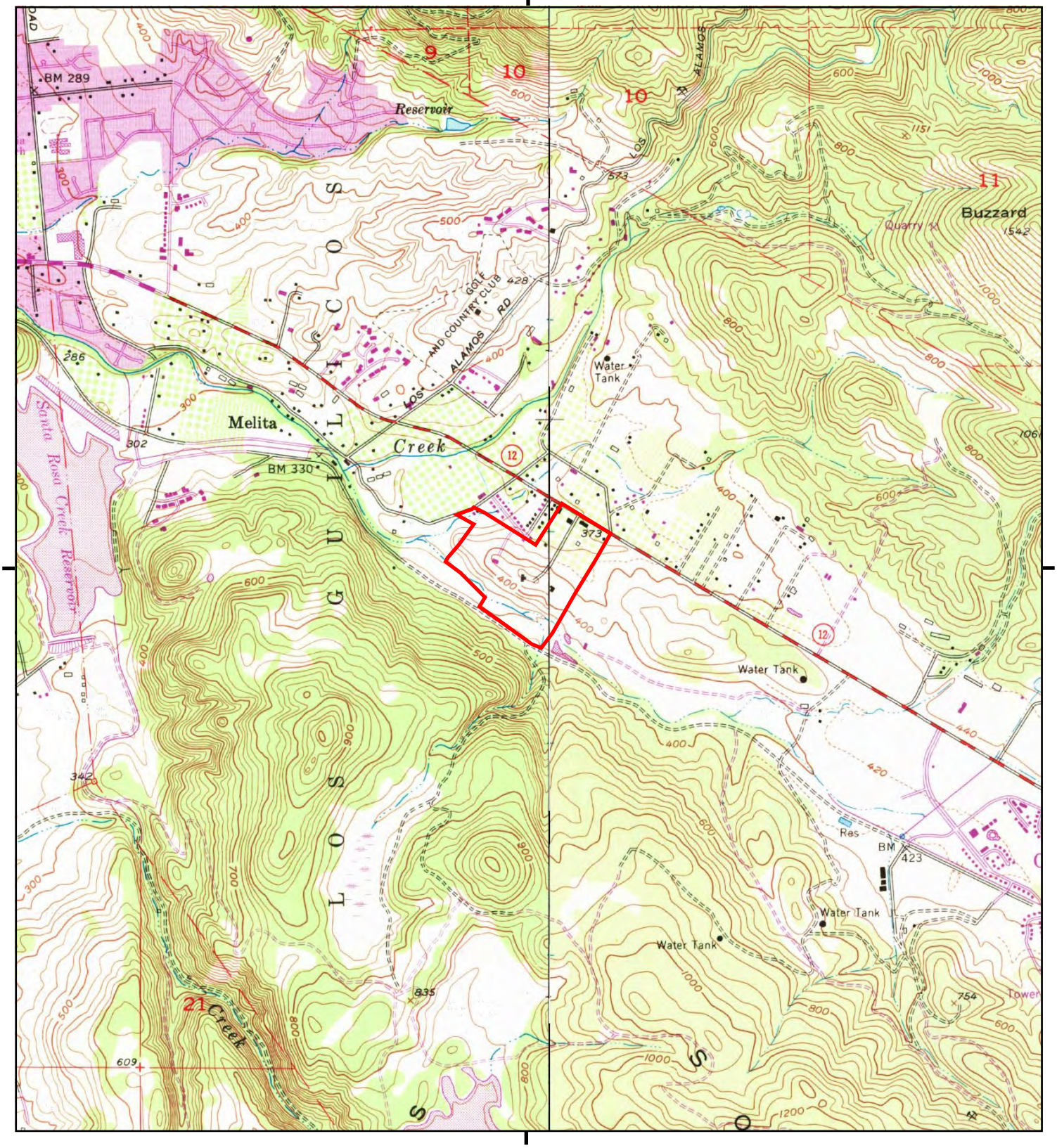
TP, Santa Rosa, 1973, 7.5-minute
E, Kenwood, 1973, 7.5-minute

SITE NAME: Elnoka CCRC
ADDRESS: 6160 Highway 12 and 300-425 Elnoka La
Santa Rosa, CA 95409
CLIENT: Env. Assessment Specialists

N

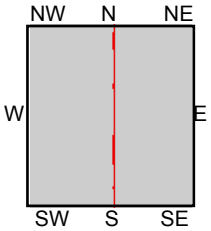
Historical Topo Map

1968



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



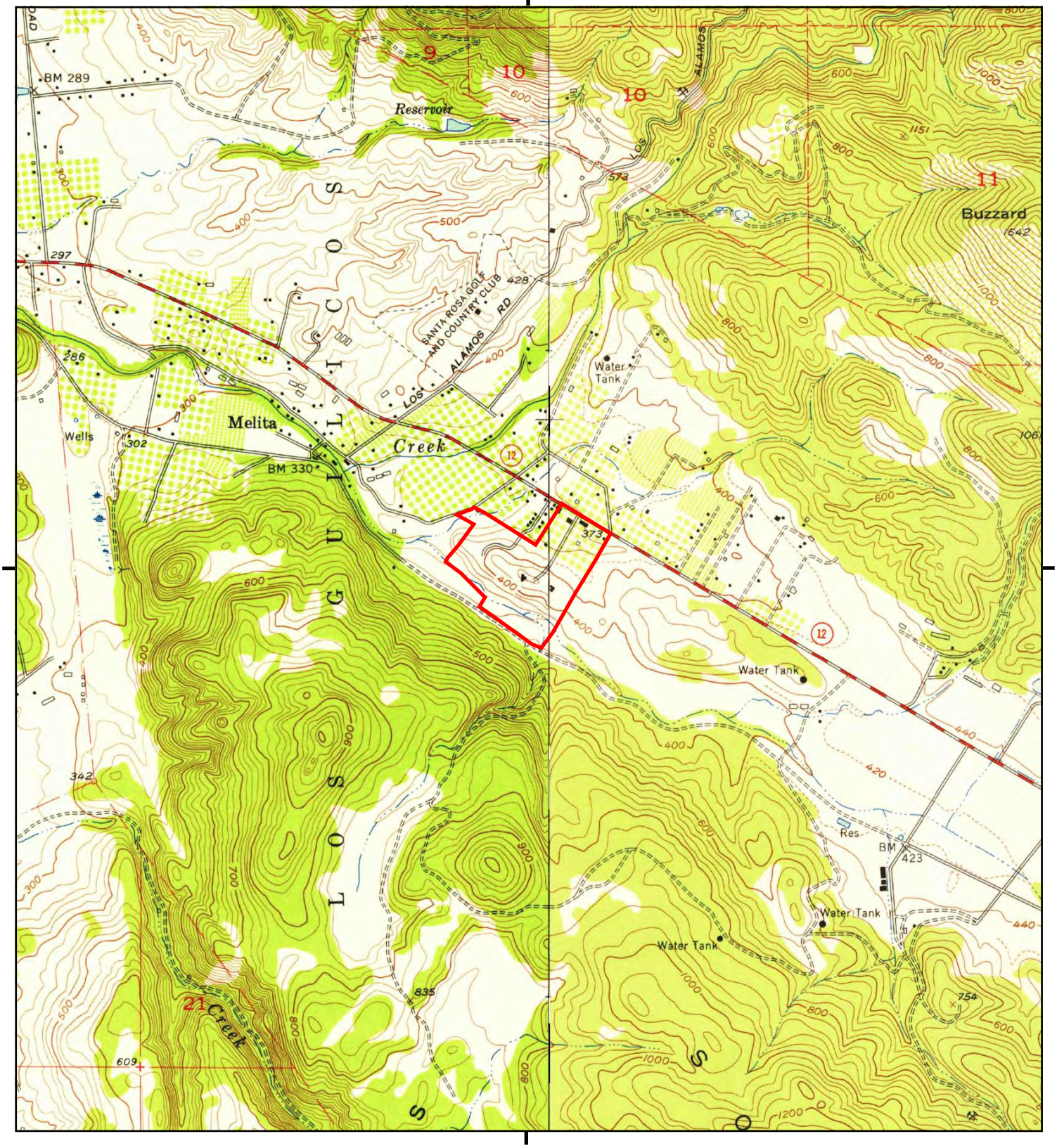
TP, Santa Rosa, 1968, 7.5-minute
E, Kenwood, 1968, 7.5-minute

SITE NAME: Elnoka CCRC
ADDRESS: 6160 Highway 12 and 300-425 Elnoka La
Santa Rosa, CA 95409
CLIENT: Env. Assessment Specialists

N

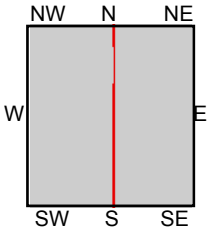
Historical Topo Map

1954



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



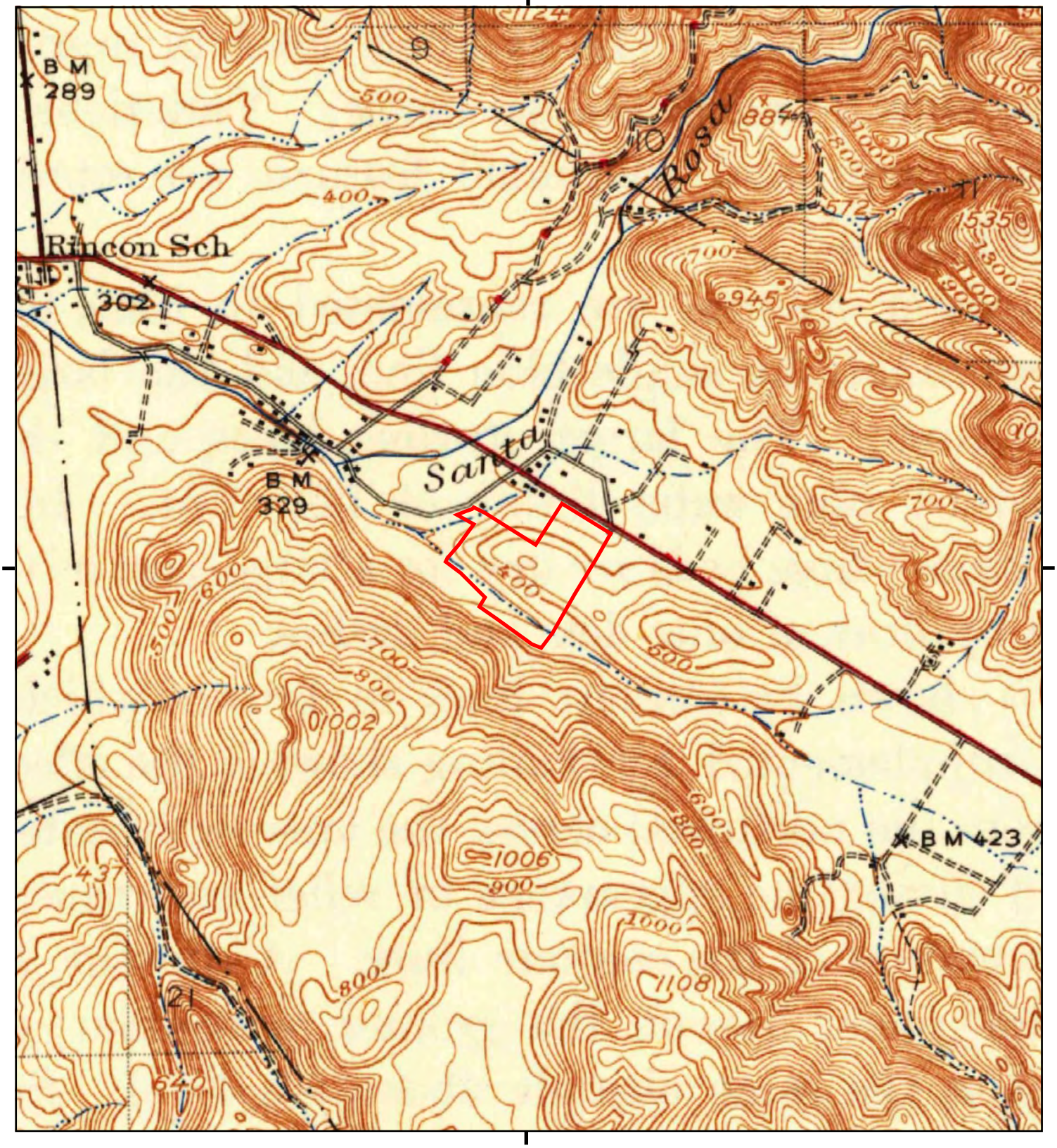
TP, Santa Rosa, 1954, 7.5-minute
E, Kenwood, 1954, 7.5-minute

SITE NAME: Elnoka CCRC
ADDRESS: 6160 Highway 12 and 300-425 Elnoka La
Santa Rosa, CA 95409
CLIENT: Env. Assessment Specialists

N

Historical Topo Map

1944



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

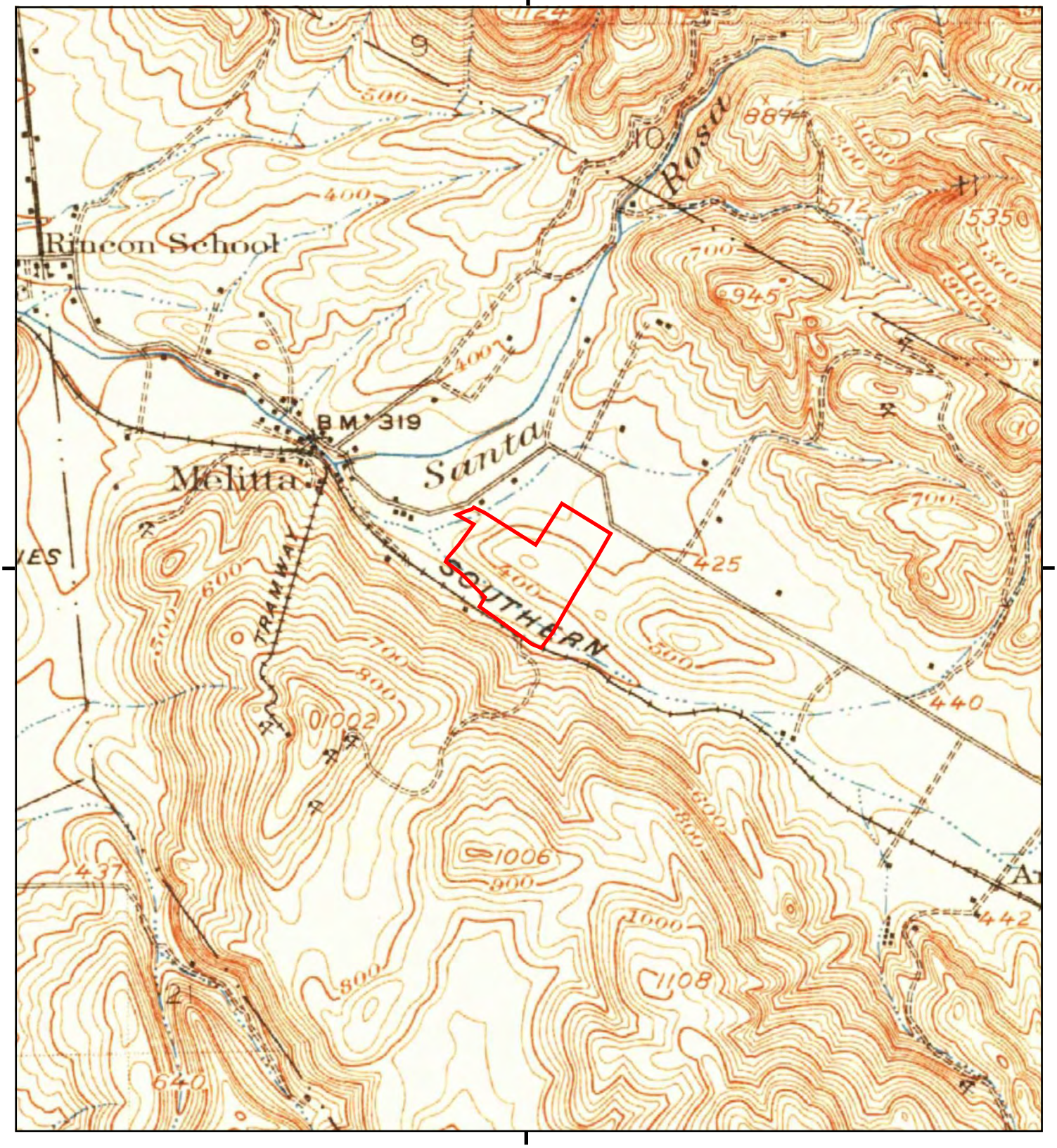
TP, Santa Rosa, 1944, 15-minute

SITE NAME: Elnoka CCRC
ADDRESS: 6160 Highway 12 and 300-425 Elnoka La
Santa Rosa, CA 95409
CLIENT: Env. Assessment Specialists

N

Historical Topo Map

1916



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Santa Rosa, 1916, 15-minute

SITE NAME: Elnoka CCRC
ADDRESS: 6160 Highway 12 and 300-425 Elnoka La
Santa Rosa, CA 95409
CLIENT: Env. Assessment Specialists

N

Appendix E:
Wetlands Map and Flood Map

U.S. Fish and Wildlife Service
National Wetlands Inventory

Elnoka Continuing Care Retirement Comm

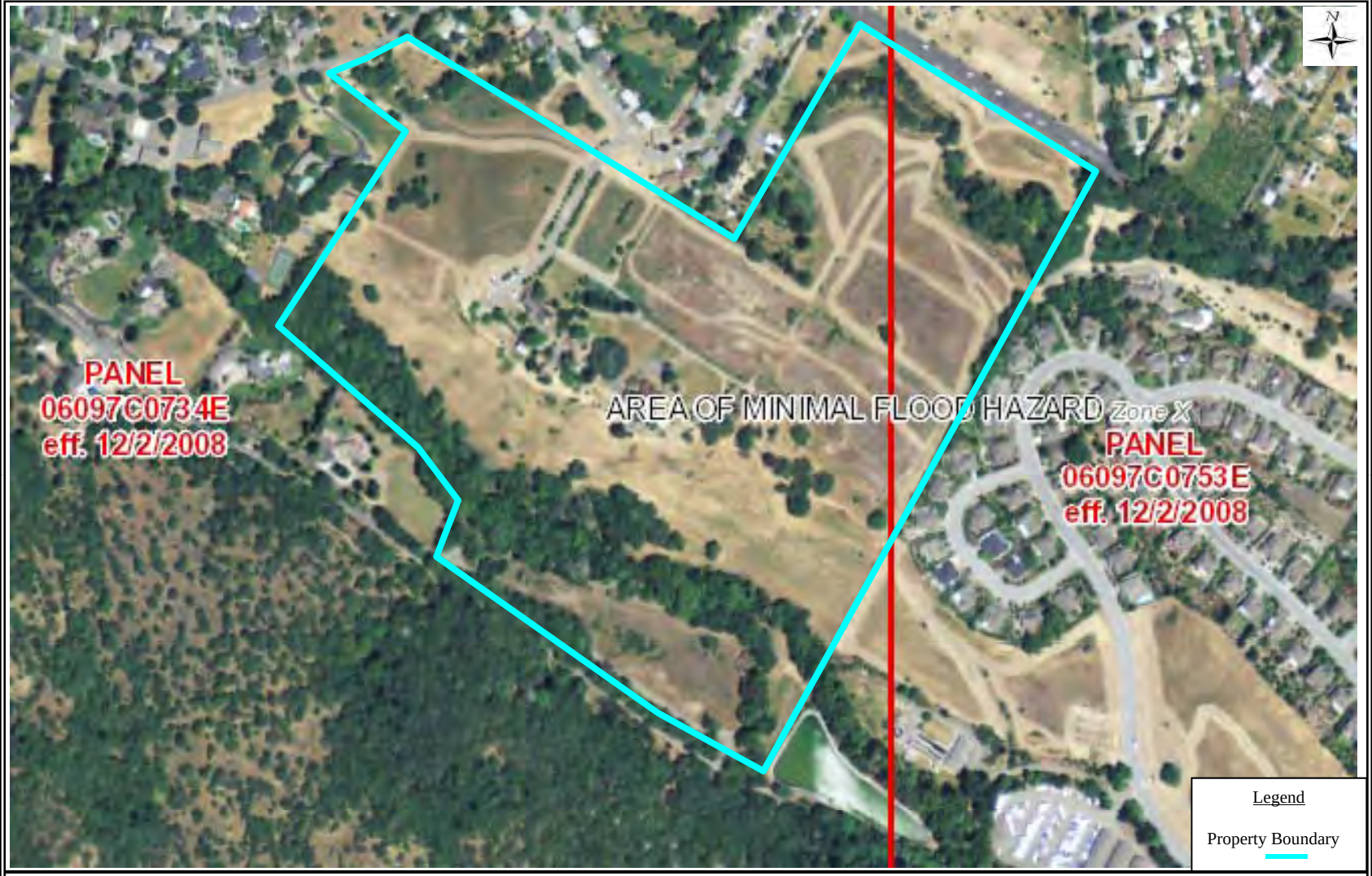
September 12, 2017

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



FEMA Flood Insurance Rate Map

Elnoka Continuing Care Retirement Community Santa Rosa, California 95409	FirstCarbon® SOLUTIONS	Boundaries are approximate. Not to scale.

Appendix F:
Sanborn Fire Insurance Abstract

Elnoka CCRC

6160 Highway 12 and 300-425 Elnoka Lane

Santa Rosa, CA 95409

Inquiry Number: 5011694.3

August 03, 2017

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

08/03/17

Site Name:	Client Name:
Elnoka CCRC	Env. Assessment Specialists
6160 Highway 12 and 300-425	71 San Marino Ave
Santa Rosa, CA 95409	Ventura, CA 93003-0000
EDR Inquiry # 5011694.3	Contact: FCS

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Env. Assessment Specialists 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:

Certification # 3B32-4927-9A64

PO # NA

Project Elnoka CCRC

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.

Sanborn® Library search results

Certification #: 3B32-4927-9A64

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™

Limited Permission To Make Copies

Env. Assessment Specialists (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Appendix G:
City Directories

Elnoka CCRC
6160 Highway 12 and 300-425 Elnoka Lane
Santa Rosa, CA 95409

Inquiry Number: 5011694.11
August 03, 2017

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract 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 Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1930 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

Data by infoUSA®

Copyright©2008
All Rights Reserved

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2014	EDR Digital Archive	-	X	X	-
2010	EDR Digital Archive	-	X	X	-
2006	AT & T Yellow Pages	X	X	X	-
1994	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1990	R. L. Polk Co. Publishers	X	X	X	-
1987	R. L. Polk Co. Publishers	X	X	X	-
1981	The Pacific Telephone and Telegraph Company	X	X	X	-
1976	R. L. Polk Co. Publishers	X	X	X	-
1970	R. L. Polk Co. Publishers	-	X	X	-
	R. L. Polk Co. Publishers	X	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1965	R. L. Polk Co. Publishers	-	X	X	-
	R. L. Polk Co. Publishers	X	X	X	-
1961	R. L. Polk Co., Publishers	-	X	X	-
	R. L. Polk Co., Publishers	X	X	X	-
1958	R. L. Polk Co., Publishers	-	-	-	-
1953	R. L. Polk Co., Publishers	-	-	-	-
1947	R. L. Polk Co., Publishers	-	-	-	-
1935	R. L. Polk Co., Publishers	-	-	-	-
1930	R. L. Polk Co., of California Publishers	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

6160 Highway 12 and 300-425 Elnoka Lane
Santa Rosa, CA 95409

FINDINGS DETAIL

Target Property research detail.

Brand Road

440 Brand Road

Year	Uses	Source
1994	Brand Fritz	Pacific Bell
1990	Brand Fritz	R. L. Polk Co. Publishers
	Chaplin Howard H	R. L. Polk Co. Publishers
1987	Brand Fritz	R. L. Polk Co. Publishers
	Chapman Howard	R. L. Polk Co. Publishers
1981	Brand Fritz	The Pacific Telephone and Telegraph Company
	Chaplin Howard H	The Pacific Telephone and Telegraph Company
	Chaplin M J....	The Pacific Telephone and Telegraph Company
	Chaplin Nancy Voice &TTY	The Pacific Telephone and Telegraph Company
1976	Brand Fritz	R. L. Polk Co. Publishers

Elnoka

400 Elnoka

Year	Uses	Source
1987	Newton Jo Ann	R. L. Polk Co. Publishers

410 Elnoka

Year	Uses	Source
1990	Simpson Eleanor	R. L. Polk Co. Publishers
1987	Simpson Eleanor	R. L. Polk Co. Publishers
1976	Simpson Eleanor	R. L. Polk Co. Publishers

415 Elnoka

Year	Uses	Source
1990	Kersch Louis J	R. L. Polk Co. Publishers
1987	Kersch Louis J	R. L. Polk Co. Publishers
1981	Crane Kelly M	The Pacific Telephone and Telegraph Company

FINDINGS

Year	Uses	Source
1981	Schiffer Mark	The Pacific Telephone and Telegraph Company
1976	Daniels Patricia D Mrs	R. L. Polk Co. Publishers

425 Elnoka

Year	Uses	Source
2006	POSPISIL Sandra	AT & T Yellow Pages
1990	Meier Dieter R	R. L. Polk Co. Publishers
1987	Meier Dieter R	R. L. Polk Co. Publishers

Elnoka Lane

251 Elnoka Lane

Year	Uses	Source
1994	Ford Frederick W	Pacific Bell
1990	Ford Marguerite Mrs	R. L. Polk Co. Publishers
1987	Ford Marguerite Mrs	R. L. Polk Co. Publishers
1976	Ford Fredk W	R. L. Polk Co. Publishers

ELNOKA LN

425 ELNOKA LN

Year	Uses	Source
2006	POSPISIL Sandra	AT & T Yellow Pages
1990	Meier Dieter R	R. L. Polk Co. Publishers
1987	Meier Dieter R	R. L. Polk Co. Publishers

Highway 12

6160 Highway 12

Year	Uses	Source

SONOMA HWY

6160 SONOMA HWY

Year	Uses	Source
1990	No Return	R. L. Polk Co. Publishers
1987	Hartley Vera L	R. L. Polk Co. Publishers
1976	Nast Joe A	R. L. Polk Co. Publishers
1970	No Return	R. L. Polk Co. Publishers
1965	Peters John R	R. L. Polk Co. Publishers

FINDINGS

Year	***Uses***	***Source***
1961	Dahle David E	R. L. Polk Co., Publishers

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

Brand Rd

208 Brand Rd

Year	Uses	Source
2014	DAVIS MILES PLASTERING	EDR Digital Archive
	DAVIS MILES PLASTERING	EDR Digital Archive

277 Brand Rd

Year	Uses	Source
2010	TRENT WESLEE	EDR Digital Archive
	TRENT WESLEE	EDR Digital Archive

288 Brand Rd

Year	Uses	Source
2014	MORRIS DEL	EDR Digital Archive
	MORRIS DEL	EDR Digital Archive
2010	MORRIS DEL	EDR Digital Archive
	MORRIS DEL	EDR Digital Archive

MELITA RD

6347 MELITA RD

Year	Uses	Source
1965	Under Constn	R. L. Polk Co. Publishers

6357 MELITA RD

Year	Uses	Source
1994	Schwartz B & B	Pacific Bell
1990	Schwartz Ben	R. L. Polk Co. Publishers
1987	Schwartz Ben	R. L. Polk Co. Publishers
1976	Granelli Laurence	R. L. Polk Co. Publishers
1970	Vacant	R. L. Polk Co. Publishers

6395 MELITA RD

Year	Uses	Source
1994	La Frange Leone E	Pacific Bell
1990	La Frange Leone Mrs	R. L. Polk Co. Publishers

FINDINGS

Year	Uses	Source
1987	La Frange Leone Mrs	R. L. Polk Co. Publishers
1981	La Frange Leone E	The Pacific Telephone and Telegraph Company
1976	Gieni Tim J	R. L. Polk Co. Publishers
1970	No Return	R. L. Polk Co. Publishers
1965	Dugan Thos	R. L. Polk Co. Publishers
1961	Keeler Harold W	R. L. Polk Co., Publishers

SOMERVI HE RD

221 SOMERVI HE RD

Year	Uses	Source
1981	Wheeler Cynthia	The Pacific Telephone and Telegraph Company

SOMERVILLE

201 SOMERVILLE

Year	Uses	Source
2006	WEISEL Jonas F	AT & T Yellow Pages
	WEISEL Jonas F	AT & T Yellow Pages
	WEISELL Oak	AT & T Yellow Pages

215 SOMERVILLE

Year	Uses	Source
2006	LANDONAudrey	AT & T Yellow Pages

SOMERVILLE RD

201 SOMERVILLE RD

Year	Uses	Source
2006	Kenneth	AT & T Yellow Pages
	WEISE Diane	AT & T Yellow Pages
1994	Weise Kenneth	Pacific Bell
1981	Weise Kenneth	The Pacific Telephone and Telegraph Company

211 SOMERVILLE RD

Year	Uses	Source
1981	Lopez Jos	The Pacific Telephone and Telegraph Company

FINDINGS

212 SOMERVILLE RD

Year	Uses	Source
1994	Carter Gary & Suzanne	Pacific Bell
1981	Lingafelter W H	The Pacific Telephone and Telegraph Company

214 SOMERVILLE RD

Year	Uses	Source
1994	Faust M J	Pacific Bell
1981	Faust MJ	The Pacific Telephone and Telegraph Company

215 SOMERVILLE RD

Year	Uses	Source
2006	William	AT & T Yellow Pages
	LANDONAudrey	AT & T Yellow Pages
	Linda	AT & T Yellow Pages
	WHEELER Joanne	AT & T Yellow Pages
1981	Forand R.....	The Pacific Telephone and Telegraph Company
	Forkner Geo	The Pacific Telephone and Telegraph Company
	I Forkner Chas A A	The Pacific Telephone and Telegraph Company
	Forkey Mason	The Pacific Telephone and Telegraph Company

216 SOMERVILLE RD

Year	Uses	Source
2006	Julia R	AT & T Yellow Pages
	FELKER Dianne	AT & T Yellow Pages
1981	Cantrel HRex M ins	The Pacific Telephone and Telegraph Company
	Res	The Pacific Telephone and Telegraph Company
	Cantrel HRex M ins	The Pacific Telephone and Telegraph Company

219 SOMERVILLE RD

Year	Uses	Source
1981	Simmons Mary & Ken	The Pacific Telephone and Telegraph Company

FINDINGS

223 SOMERVILLE RD

Year	Uses	Source
1981	Fisicaro Robt & Cathy	The Pacific Telephone and Telegraph Company

SOMMERVILLE RD

200 SOMMERVILLE RD

Year	Uses	Source
1990	Tibbs Josephine E Mrs	R. L. Polk Co. Publishers
1987	Tibbs Josephine E Mrs	R. L. Polk Co. Publishers
1976	Tibbs Robt D	R. L. Polk Co. Publishers
1970	Tibbs Robt D	R. L. Polk Co. Publishers

201 SOMMERVILLE RD

Year	Uses	Source
1990	Weise Kenneth H	R. L. Polk Co. Publishers
1987	Weise Kenneth H	R. L. Polk Co. Publishers
1976	Weise Kenneth H	R. L. Polk Co. Publishers
1970	Dunbar Keith S	R. L. Polk Co. Publishers
1965	Billings Rosario P Mrs	R. L. Polk Co. Publishers

209 SOMMERVILLE RD

Year	Uses	Source
1990	Pullen John F	R. L. Polk Co. Publishers
1987	Pullen John F	R. L. Polk Co. Publishers
1976	Widney David	R. L. Polk Co. Publishers
1970	Eickelberg Wm K	R. L. Polk Co. Publishers
1965	Schrader Ronald R	R. L. Polk Co. Publishers

211 SOMMERVILLE RD

Year	Uses	Source
1990	No Return	R. L. Polk Co. Publishers
1987	Grubbs Michi R	R. L. Polk Co. Publishers
1976	No Return	R. L. Polk Co. Publishers
1970	Gravel Ronald J	R. L. Polk Co. Publishers
1965	Helwig Albert E	R. L. Polk Co. Publishers

212 SOMMERVILLE RD

Year	Uses	Source
1990	Lingafelter Willison H	R. L. Polk Co. Publishers

FINDINGS

Year	Uses	Source
1987	Lingafelter Willison H	R. L. Polk Co. Publishers
1976	Lingafelter Willison H	R. L. Polk Co. Publishers
1970	Lingafelter Willison H	R. L. Polk Co. Publishers
1965	Woodward Arth A	R. L. Polk Co. Publishers

213 SOMMERVILLE RD

Year	Uses	Source
1990	Welch David	R. L. Polk Co. Publishers
1987	Welch David	R. L. Polk Co. Publishers
1976	Vacant	R. L. Polk Co. Publishers
1970	No Return	R. L. Polk Co. Publishers
1965	Campbell J David	R. L. Polk Co. Publishers

214 SOMMERVILLE RD

Year	Uses	Source
1990	Faust Martha J Mrs	R. L. Polk Co. Publishers
	United Feature Syndicate syndicated cartoons	R. L. Polk Co. Publishers
1987	Faust Martha J Mrs	R. L. Polk Co. Publishers
1976	Faust Matthew M	R. L. Polk Co. Publishers
1970	Faust Matthew M	R. L. Polk Co. Publishers
1965	Foust Matthew	R. L. Polk Co. Publishers

215 SOMMERVILLE RD

Year	Uses	Source
1990	No Return	R. L. Polk Co. Publishers
1987	No Return	R. L. Polk Co. Publishers
1976	Forkey Christopher	R. L. Polk Co. Publishers
1970	Walker James C Jr	R. L. Polk Co. Publishers

216 SOMMERVILLE RD

Year	Uses	Source
1990	No Return	R. L. Polk Co. Publishers
1987	Farmiloe Wesley J	R. L. Polk Co. Publishers
1976	Cantrell Rex M	R. L. Polk Co. Publishers
1970	Henning Robt	R. L. Polk Co. Publishers
1965	Davis Robt E	R. L. Polk Co. Publishers

FINDINGS

219 SOMMERVILLE RD

Year	Uses	Source
1976	Simmons Kenneth	R. L. Polk Co. Publishers
1970	No Return	R. L. Polk Co. Publishers

221 SOMMERVILLE RD

Year	Uses	Source
1990	Stevenson S C	R. L. Polk Co. Publishers
1976	No Return	R. L. Polk Co. Publishers
1970	Reifers Gail F	R. L. Polk Co. Publishers
1965	Reifers Gail F	R. L. Polk Co. Publishers

223 SOMMERVILLE RD

Year	Uses	Source
2006	Peter	AT & T Yellow Pages
	BACKUS Dorris C	AT & T Yellow Pages
1976	Warburton Andrea	R. L. Polk Co. Publishers
1970	Under Constn	R. L. Polk Co. Publishers

Sonoma Hwy

6001 Sonoma Hwy

Year	Uses	Source
2014	BLINN ROY N	EDR Digital Archive
	RENTAL PLACE	EDR Digital Archive
	JENSEN BROTHERS AUTO INC	EDR Digital Archive
	BLINN ROY N	EDR Digital Archive
	JENSEN BROTHERS AUTO INC	EDR Digital Archive
	RENTAL PLACE	EDR Digital Archive
2010	RENTAL PLACE	EDR Digital Archive
	BLINN ROY N	EDR Digital Archive
	RENTAL PLACE	EDR Digital Archive
	BLINN ROY N	EDR Digital Archive

6009 Sonoma Hwy

Year	Uses	Source
2014	ANDY DEL GROSSO LANDSCAPE	EDR Digital Archive
	ANDY DEL GROSSO LANDSCAPE	EDR Digital Archive

FINDINGS

SONOMA HWY

6031 SONOMA HWY

Year	Uses	Source
1976	Lawson Janet	R. L. Polk Co. Publishers
1970	Lawson Vernon I	R. L. Polk Co. Publishers
1965	Lawson Vernon I	R. L. Polk Co. Publishers
1961	Lawson Vernon I	R. L. Polk Co., Publishers

6037 SONOMA HWY

Year	Uses	Source
1990	Madsen Theo F	R. L. Polk Co. Publishers
1987	Madsen Thee F	R. L. Polk Co. Publishers
1976	Madsen Theo F	R. L. Polk Co. Publishers
1970	Madsen Theo F	R. L. Polk Co. Publishers
1965	Madsen Theo F	R. L. Polk Co. Publishers
1961	Madsen Theo F	R. L. Polk Co., Publishers

Sonoma Hwy

6040 Sonoma Hwy

Year	Uses	Source
2010	CJS CARPET CARE COD	EDR Digital Archive
	CJS CARPET CARE COD	EDR Digital Archive

SONOMA HWY

6100 SONOMA HWY

Year	Uses	Source
1990	Clark Larry H	R. L. Polk Co. Publishers
1987	Comstock Jean	R. L. Polk Co. Publishers
1976	Comstock Charles	R. L. Polk Co. Publishers
1970	Vacant	R. L. Polk Co. Publishers
1965	Levik Arlo W	R. L. Polk Co. Publishers
	ponies & equip	R. L. Polk Co. Publishers
	Darby Day Products shetland	R. L. Polk Co. Publishers
1961	Flood Allan	R. L. Polk Co., Publishers

6122 SONOMA HWY

Year	Uses	Source
1990	Drennan Darrel	R. L. Polk Co. Publishers

FINDINGS

Year	Uses	Source
1987	Drennan Darrel	R. L. Polk Co. Publishers
1976	Rudolph Faucette S	R. L. Polk Co. Publishers
1970	Rudolph Faucette S	R. L. Polk Co. Publishers
1965	Rudolph F Stuart	R. L. Polk Co. Publishers
1961	Rudolph F S	R. L. Polk Co., Publishers

6177 SONOMA HWY

Year	Uses	Source
2006	Ernesto	AT & T Yellow Pages
	R	AT & T Yellow Pages
1994	Harvey Daniel	Pacific Bell
	Carter Rebecca	Pacific Bell
1990	Crivello Allan M	R. L. Polk Co. Publishers
1987	Crivello Allan M	R. L. Polk Co. Publishers
1976	Rear Morga Thomas	R. L. Polk Co. Publishers
	Fisher Clay	R. L. Polk Co. Publishers
1970	Russell J N	R. L. Polk Co. Publishers
1965	Borton Edwin C	R. L. Polk Co. Publishers
1961	Borton Edwin C	R. L. Polk Co., Publishers

6191 SONOMA HWY

Year	Uses	Source
2006	FRIED Caryn	AT & T Yellow Pages
	North Eagle	AT & T Yellow Pages
1994	Reynolds Wayne	Pacific Bell
1990	North Eagle nursery	R. L. Polk Co. Publishers
	Reynolds Wayne	R. L. Polk Co. Publishers
1987	Laws Rick T	R. L. Polk Co. Publishers
1976	Livenais Aug A	R. L. Polk Co. Publishers
1970	Livenais Aug A	R. L. Polk Co. Publishers
1965	Livenais Aug A	R. L. Polk Co. Publishers
1961	Livenais Aug A	R. L. Polk Co., Publishers

6225 SONOMA HWY

Year	Uses	Source
2006	Dariel & Kathleen	AT & T Yellow Pages
	CAMP Benjamin	AT & T Yellow Pages
1990	Anderson Robt	R. L. Polk Co. Publishers
1987	Anderson Robt	R. L. Polk Co. Publishers

FINDINGS

Year	Uses	Source
1976	Corda Robt	R. L. Polk Co. Publishers
1970	Priddle Joe	R. L. Polk Co. Publishers
1965	Priddle Joe	R. L. Polk Co. Publishers
1961	Priddle Joe	R. L. Polk Co., Publishers

6227 SONOMA HWY

Year	Uses	Source
1990	Fratessa Leo	R. L. Polk Co. Publishers
1987	Deasy Wm J	R. L. Polk Co. Publishers
1976	Deasy Wm J	R. L. Polk Co. Publishers
1970	Deasy Wm J	R. L. Polk Co. Publishers

6229 SONOMA HWY

Year	Uses	Source
1990	No Return	R. L. Polk Co. Publishers
1987	Vacant	R. L. Polk Co. Publishers
1981	Christianson Ruth I	The Pacific Telephone and Telegraph Company
1976	Christianson Ruth I Mrs	R. L. Polk Co. Publishers
1970	Christianson Ruth I Mrs	R. L. Polk Co. Publishers

SONONIA HWY

6191 SONONIA HWY

Year	Uses	Source
2006	Wayne	AT & T Yellow Pages
	REYNOLDS Todd & Shannon	AT & T Yellow Pages

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
6160 Highway 12 and 300-425 Elnoka Lane	2014, 2010, 1958, 1953, 1947, 1935, 1930

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
200 SOMMERVILLE RD	2014, 2010, 2006, 1994, 1981, 1965, 1961, 1958, 1953, 1947, 1935, 1930
201 SOMERVILLE	2014, 2010, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
201 SOMERVILLE RD	2014, 2010, 1990, 1987, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
201 SOMMERVILLE RD	2014, 2010, 2006, 1994, 1981, 1961, 1958, 1953, 1947, 1935, 1930
208 Brand Rd	2010, 2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
208 Brand Rd	2010, 2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
209 SOMMERVILLE RD	2014, 2010, 2006, 1994, 1981, 1961, 1958, 1953, 1947, 1935, 1930
211 SOMERVILLE RD	2014, 2010, 2006, 1994, 1990, 1987, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
211 SOMMERVILLE RD	2014, 2010, 2006, 1994, 1981, 1961, 1958, 1953, 1947, 1935, 1930
212 SOMERVILLE RD	2014, 2010, 2006, 1990, 1987, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
212 SOMMERVILLE RD	2014, 2010, 2006, 1994, 1981, 1961, 1958, 1953, 1947, 1935, 1930
213 SOMMERVILLE RD	2014, 2010, 2006, 1994, 1981, 1961, 1958, 1953, 1947, 1935, 1930
214 SOMERVILLE RD	2014, 2010, 2006, 1990, 1987, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
214 SOMMERVILLE RD	2014, 2010, 2006, 1994, 1981, 1961, 1958, 1953, 1947, 1935, 1930
215 SOMERVILLE	2014, 2010, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
215 SOMERVILLE RD	2014, 2010, 1994, 1990, 1987, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
215 SOMMERVILLE RD	2014, 2010, 2006, 1994, 1981, 1965, 1961, 1958, 1953, 1947, 1935, 1930
216 SOMERVILLE RD	2014, 2010, 1994, 1990, 1987, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
216 SOMMERVILLE RD	2014, 2010, 2006, 1994, 1981, 1961, 1958, 1953, 1947, 1935, 1930

FINDINGS

Address Researched	Address Not Identified in Research Source
219 SOMERVILLE RD	2014, 2010, 2006, 1994, 1990, 1987, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
219 SOMMERVILLE RD	2014, 2010, 2006, 1994, 1990, 1987, 1981, 1965, 1961, 1958, 1953, 1947, 1935, 1930
221 SOMERVI HE RD	2014, 2010, 2006, 1994, 1990, 1987, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
221 SOMMERVILLE RD	2014, 2010, 2006, 1994, 1987, 1981, 1961, 1958, 1953, 1947, 1935, 1930
223 SOMERVILLE RD	2014, 2010, 2006, 1994, 1990, 1987, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
223 SOMMERVILLE RD	2014, 2010, 1994, 1990, 1987, 1981, 1965, 1961, 1958, 1953, 1947, 1935, 1930
277 Brand Rd	2014, 2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
277 Brand Rd	2014, 2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
288 Brand Rd	2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
288 Brand Rd	2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
6001 Sonoma Hwy	2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
6001 Sonoma Hwy	2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
6009 Sonoma Hwy	2010, 2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
6009 Sonoma Hwy	2010, 2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
6031 SONOMA HWY	2014, 2010, 2006, 1994, 1990, 1987, 1981, 1958, 1953, 1947, 1935, 1930
6037 SONOMA HWY	2014, 2010, 2006, 1994, 1981, 1958, 1953, 1947, 1935, 1930
6040 Sonoma Hwy	2014, 2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
6040 Sonoma Hwy	2014, 2006, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
6100 SONOMA HWY	2014, 2010, 2006, 1994, 1981, 1958, 1953, 1947, 1935, 1930
6122 SONOMA HWY	2014, 2010, 2006, 1994, 1981, 1958, 1953, 1947, 1935, 1930
6177 SONOMA HWY	2014, 2010, 1981, 1958, 1953, 1947, 1935, 1930
6191 SONOMA HWY	2014, 2010, 1981, 1958, 1953, 1947, 1935, 1930
6191 SONONIA HWY	2014, 2010, 1994, 1990, 1987, 1981, 1976, 1970, 1965, 1961, 1958, 1953, 1947, 1935, 1930
6225 SONOMA HWY	2014, 2010, 1994, 1981, 1958, 1953, 1947, 1935, 1930
6227 SONOMA HWY	2014, 2010, 2006, 1994, 1981, 1965, 1961, 1958, 1953, 1947, 1935, 1930
6229 SONOMA HWY	2014, 2010, 2006, 1994, 1965, 1961, 1958, 1953, 1947, 1935, 1930
6347 MELITA RD	2014, 2010, 2006, 1994, 1990, 1987, 1981, 1976, 1970, 1961, 1958, 1953, 1947, 1935, 1930

FINDINGS

Address Researched	Address Not Identified in Research Source
6357 MELITA RD	2014, 2010, 2006, 1981, 1965, 1961, 1958, 1953, 1947, 1935, 1930
6395 MELITA RD	2014, 2010, 2006, 1958, 1953, 1947, 1935, 1930

Appendix H:
EDR/FirstSearch Government Database Report

Elnoka CCRC
6160 Highway 12 and 300-425 Elnoka Lane
Santa Rosa, CA 95409

Inquiry Number: 05011694.2r
August 03, 2017

FirstSearch Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

TARGET SITE **6160 HIGHWAY 12 AND 300-425 ELNOKA LANE**
SANTA ROSA, CA 95409

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	Y	0	0	0	0	0	0	0
NPL Delisted	Y	0	0	0	0	0	0	0
CERCLIS	Y	0	0	0	0	-	0	0
NFRAP	Y	0	0	0	0	-	0	0
RCRA COR ACT	Y	0	0	0	0	0	0	0
RCRA TSD	Y	0	0	0	0	-	0	0
RCRA GEN	Y	0	0	0	-	-	0	0
Federal IC / EC	Y	0	0	0	0	-	0	0
ERNS	Y	0	-	-	-	-	0	0
State/Tribal NPL	Y	0	0	0	0	0	0	0
State/Tribal CERCLIS	Y	0	0	0	0	0	0	0
State/Tribal SWL	Y	0	0	0	0	-	0	0
State/Tribal LTANKS	Y	0	2	1	0	-	2	5
State/Tribal Tanks	Y	0	4	1	-	-	0	5
State/Tribal VCP	Y	0	0	0	0	-	0	0
US Brownfields	Y	0	0	0	0	-	0	0
Other SWF	Y	0	0	0	0	-	0	0
Other Haz Sites	Y	0	0	0	-	-	0	0
Other Tanks	Y	0	4	0	-	-	0	4
Local Land Records	Y	0	0	0	0	-	0	0
Spills	Y	0	-	-	-	-	0	0
Other	Y	0	5	6	-	-	0	11
	- Totals --	0	15	8	0	0	2	25

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2014 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Search Summary Report

TARGET SITE: **6160 HIGHWAY 12 AND 300-425 ELNOKA LANE**
SANTA ROSA, CA 95409

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	04/05/2017	1.000	0	0	0	0	0	0	0
	Proposed NPL	04/05/2017	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	04/05/2017	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	02/07/2017	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	02/07/2017	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	12/12/2016	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	12/12/2016	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	12/12/2016	0.250	0	0	0	-	-	0	0
	RCRA-SQG	12/12/2016	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	12/12/2016	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	02/13/2017	0.500	0	0	0	0	-	0	0
	US INST CONTROL	02/13/2017	0.500	0	0	0	0	-	0	0
ERNS	ERNS	09/26/2016	TP	0	-	-	-	-	0	0
State/Tribal NPL	RESPONSE	01/30/2017	1.000	0	0	0	0	0	0	0
State/Tribal CERCLIS	ENVIROSTOR	01/30/2017	1.000	0	0	0	0	0	0	0
State/Tribal SWL	SWF/LF	02/13/2017	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	03/13/2017	0.500	0	2	1	0	-	1	4
	INDIAN LUST	11/14/2016	0.500	0	0	0	0	-	0	0
	SLIC	03/13/2017	0.500	0	0	0	0	-	1	1
State/Tribal Tanks	UST	03/12/2017	0.250	0	2	1	-	-	0	3
	AST	07/06/2016	0.250	0	2	0	-	-	0	2
	INDIAN UST	11/14/2016	0.250	0	0	0	-	-	0	0
State/Tribal VCP	VCP	01/30/2017	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	03/02/2017	0.500	0	0	0	0	-	0	0

Search Summary Report

TARGET SITE: **6160 HIGHWAY 12 AND 300-425 ELNOKA LANE**
SANTA ROSA, CA 95409

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
Other SWF	WMUDS/SWAT	04/01/2000	0.500	0	0	0	0	-	0	0
Other Haz Sites	SCH	01/30/2017	0.250	0	0	0	-	-	0	0
	US CDL	02/09/2017	TP	0	-	-	-	-	0	0
Other Tanks	SWEEPS UST	06/01/1994	0.250	0	2	0	-	-	0	2
	CA FID UST	10/31/1994	0.250	0	2	0	-	-	0	2
Local Land Records	DEED	03/06/2017	0.500	0	0	0	0	-	0	0
Spills	HMIRS	12/28/2016	TP	0	-	-	-	-	0	0
	CHMIRS	12/06/2016	TP	0	-	-	-	-	0	0
	SPILLS 90	06/06/2012	TP	0	-	-	-	-	0	0
Other	RCRA NonGen / NLR	12/12/2016	0.250	0	0	0	-	-	0	0
	TSCA	12/31/2012	TP	0	-	-	-	-	0	0
	TRIS	12/31/2014	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	10/25/2013	TP	0	-	-	-	-	0	0
	PADS	01/20/2016	TP	0	-	-	-	-	0	0
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	08/30/2016	TP	0	-	-	-	-	0	0
	RADINFO	01/04/2017	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	US AIRS	10/12/2016	TP	0	-	-	-	-	0	0
	FINDS	04/04/2017	TP	0	-	-	-	-	0	0
	Cortese	12/28/2016	0.500	0	0	0	0	-	0	0
	CUPA Listings		0.250	0	1	2	-	-	0	3
	HAZNET	12/31/2015	0.250	0	4	4	-	-	0	8
	WDS	06/19/2007	TP	0	-	-	-	-	0	0
	- Totals --			0	15	8	0	0	2	25

Site Information Report

Request Date:	AUGUST 3, 2017	**Search Type:**	COORD
Request Name:	FCS	**Job Number:**	NA

Target Site: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	122.627571	122.6275710 - 122° 37' 39.25''	Easting:	532497.5
Latitude:	38.451860	38.4518600 - 38° 27' 6.69''	Northing:	4255810.5
Elevation:	431 ft. above sea level		Zone:	Zone 10

Demographics

Sites: 23 **Non-Geocoded:** 2 **Population:** N/A

RADON

Federal EPA Radon Zone for SONOMA County: 3

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

Federal Area Radon Information for Zip Code: 95409

Number of sites tested: 7

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.029 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

Federal Area Radon Information for SONOMA COUNTY, CA

Number of sites tested: 78

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.437 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.700 pCi/L	100%	0%	0%

Site Information Report

RADON

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95409	17	3

Target Site Summary Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

TOTAL: 25 GEOCODED: 23 NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.

No sites found for target address

Sites Summary Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

TOTAL: 25 GEOCODED: 23 NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	CA FID UST --I --49001660	PACIFIC LIFE CARE CORP	6122 SONOMA HWY SANTA ROSA, CA 95405	0.00 NE	- 66	1
A1	SWEEPS UST --14089	PACIFIC LIFE CARE CORP	6122 SONOMA HWY SANTA ROSA, CA 95405	0.00 NE	- 66	2
A2	HAZNET --CAC000865568	1X PACIFIC LIFE CARE CORP.	6122 SONOMA HWY SANTA ROSA, CA 95409	0.00 NE	- 66	3
A3	HAZNET --CAC000985800	PAC LIFECARE CORP	6100 SONOMA HWY SANTA ROSA, CA 95409	0.00 NE	- 68	4
B4	HAZNET --CAL000120650	CALVARY TIRE & BRAKE	6001 SONOMA HWY SANTA ROSA, CA 95409	0.04 NNE	- 72	5
B4	CUPA Listings --Active --8105	CALVARY TIRE & BRAKE	6001 SONOMA HWY SANTA ROSA, CA 95409	0.04 NNE	- 72	6
B5	UST --49-000-008105	CALVARY TIRE & BRAKE	6001 SONOMA HWY SANTA ROSA, CA 95409	0.04 NNE	- 72	7
B6	HAZNET --CAC001045584	EMILY FREEMAN	6001 SONOMA HIGHWAY SANTA ROSA, CA 95406	0.04 NNE	- 72	8
B7	UST --49-000-000206	FREEMAN, EMILY	6001 SONOMA, STE A SANTA ROSA, CA 95409	0.04 NNE	- 72	9
B8	CA FID UST --A --49003571	CALVARY TIRE & BRAKE	6001 SONOMA (A) SANTA ROSA, CA 95405	0.04 NNE	- 72	10
B8	SWEEPS UST --A --A --1938	CALVARY TIRE & BRAKE	6001 SONOMA (A) SANTA ROSA, CA 95405	0.04 NNE	- 72	11

Sites Summary Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

TOTAL: 25 GEOCODED: 23 NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
B9	LUST --T0609700285	CALVARY TIRE & BRAKE	6001 SONOMA HWY SANTA ROSA, CA	0.04 NNE	- 72	13
B10	LUST --Completed - Case Closed --T0609700285	FREEMAN, EMILY	6001 SONOMA HIGHWAY SANTA ROSA, CA 95404	0.04 NNE	- 72	14
C11	AST	OAKMONT WELL SITE	6200 STONE BRIDGE SANTA ROSA, CA	0.08 ESE	- 29	16
C12	AST	OAKMONT WASTEWATER TREATMENT P	6200 STONE BRIDGE ROAD SANTA ROSA, CA 95409	0.08 ESE	- 29	17
D13	LUST --1TSO395	FREEMAN, EMILY	SONOMA HIGHWAY 6001 SANTA ROSA, CA	0.14 North	- 82	18
D14	HAZNET --CAL000180839	KING'S CLEANERS	5875 SONOMA HWY SANTA ROSA, CA 95404	0.14 North	- 84	19
E15	HAZNET --CAL000313974	VALLEY OF THE MOON PLAZA	5855 SONOMA HWY SANTA ROSA, CA 95409	0.15 NNW	- 84	20
E16	HAZNET --CAC002282129	FAST & EASY MINIMART	5855 SONOMA HWY SANTA ROSA, CA 95409	0.15 NNW	- 84	21
E17	HAZNET --CAL000381924	VALLEY OF THE MOON VALERO	5855 SONOMA HWY SANTA ROSA, CA 95409	0.18 North	- 80	22
E17	CUPA Listings --Active --5023	VALLEY OF THE MOON VALERO	5855 SONOMA HWY SANTA ROSA, CA 95409	0.18 North	- 80	24
E18	UST --49-000-005023	VALLEY OF THE MOON VALERO	5855 SONOMA HWY SANTA ROSA, CA 95409	0.18 North	- 80	25
E19	CUPA Listings --Active --7330	KING CLEANERS	5875 SONOMA HIGHWAY SANTA ROSA, CA 95409	0.18 North	- 80	26

Sites Summary Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

TOTAL: 25 GEOCODED: 23 NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SLIC --1NSR218	SANTA ROSA COMMUNITY DEVELOPME	LUDWIG ROAD/WRIGHT ROAD/H SANTA ROSA, CA 0	NON GC	N/A	N/A
	LUST --1TSR367	MISSION ARBORS	MISSION BLVD AT HIGHWAY 1 SANTA ROSA, CA	NON GC	N/A	N/A

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

CA FID UST

EDR ID: S101595403 **DIST/DIR:** 0.002 NE **ELEVATION:** 365 **MAP ID:** A1

NAME: PACIFIC LIFE CARE CORP

ADDRESS: 6122 SONOMA HWY
SANTA ROSA, CA 95405
SONOMA

SOURCE: CA California Environmental Protection Agency

Rev: 10/31/1994
ID/Status: I
ID/Status: 49001660

CA FID UST:
Facility ID: 49001660
Regulated By: UTNKI
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7075464627
Mail To: Not reported
Mailing Address: 438 FIRST ST
Mailing Address 2: Not reported
Mailing City,St,Zip: SANTA ROSA 95405
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

SWEEPS UST

EDR ID: S101595403 **DIST/DIR:** 0.002 NE **ELEVATION:** 365 **MAP ID:** A1

NAME: PACIFIC LIFE CARE CORP

ADDRESS: 6122 SONOMA HWY
SANTA ROSA, CA 95405
SONOMA

SOURCE: CA State Water Resources Control Board

Rev: 06/01/1994
ID/Status: 14089

SWEEPS UST:
Status: Not reported
Comp Number: 14089
Number: Not reported
Board Of Equalization: 44-034508
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 49-000-014089-000001
Tank Status: Not reported
Capacity: 550
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: LEADED
Number Of Tanks: 1

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

HAZNET

EDR ID: S112848422 **DIST/DIR:** 0.002 NE **ELEVATION:** 365 **MAP ID:** A2

NAME: 1X PACIFIC LIFE CARE CORP.

ADDRESS: 6122 SONOMA HWY
SANTA ROSA, CA 95409
SONOMA

SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2015
ID/Status: CAC000865568

HAZNET:
envid: S112848422
Year: 1995
GEPAID: CAC000865568
Contact: PACIFIC LIFE CARE
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 438 1ST STE 430
Mailing City,St,Zip: SANTA ROSA, CA 954010000
Gen County: Not reported
TSD EPA ID: CAD004771168
TSD County: Not reported
Waste Category: Other empty containers 30 gallons or more
Disposal Method: Recycler
Tons: .1900
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Sonoma

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

HAZNET

EDR ID: S112858625 **DIST/DIR:** 0.002 NE **ELEVATION:** 363 **MAP ID:** A3

NAME: PAC LIFECARE CORP

ADDRESS: 6100 SONOMA HWY
SANTA ROSA, CA 95409
SONOMA

SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2015
ID/Status: CAC000985800

HAZNET:
envid: S112858625
Year: 1994
GEPAID: CAC000985800
Contact: CORP
Telephone: 0005464627
Mailing Name: Not reported
Mailing Address: 438 1ST ST #430
Mailing City,St,Zip: SANTA ROSA, CA 954010000
Gen County: Not reported
TSD EPA ID: CAD982042475
TSD County: Not reported
Waste Category: Asbestos containing waste
Disposal Method: Disposal, Land Fill
Tons: 2.9498
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Sonoma

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

HAZNET

EDR ID: S113067824 **DIST/DIR:** 0.043 NNE **ELEVATION:** 359 **MAP ID:** B4

NAME: CALVARY TIRE & BRAKE

ADDRESS: 6001 SONOMA HWY
SANTA ROSA, CA 95409

Rev: 12/31/2015
ID/Status: CAL000120650

SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113067824
Year: 1996
GEPAID: CAL000120650
Contact: ROY BLINN
Telephone: 7075397817
Mailing Name: Not reported
Mailing Address: 6001 SONOMA HWY
Mailing City,St,Zip: SANTA ROSA, CA 954095714
Gen County: Not reported
TSD EPA ID: CAD980887418
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: .1668
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Sonoma

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

CUPA Listings

EDR ID: S113067824 **DIST/DIR:** 0.043 NNE **ELEVATION:** 359 **MAP ID:** B4

NAME: CALVARY TIRE & BRAKE

ADDRESS: 6001 SONOMA HWY
SANTA ROSA, CA 95409

Rev:
ID/Status: Active
ID/Status: 8105

SOURCE: CA Please see county level database for agency information.

CUPA SONOMA:
Facility ID: 49-000-008105
Permit: 8105
Type: HMBP
HMBP: False
UST: False
HWG: True
calarp: False
AST: False
HW Treatment: False
Fee Schedule: Not reported
CERS ID: 10101115
Experation Date: Not reported

Facility ID: 49-000-008105
Permit: 8105
Type: Hazardous Waste
HMBP: False
UST: False
HWG: True
calarp: False
AST: False
HW Treatment: False
Fee Schedule: SQG > 325 gallons/year to < 5 tons/year w/o source reduction/recycle
CERS ID: 10101115
Experation Date: 02/13/2016

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

UST

EDR ID: U004262700 **DIST/DIR:** 0.043 NNE **ELEVATION:** 359 **MAP ID:** B5

NAME: CALVARY TIRE & BRAKE

ADDRESS: 6001 SONOMA HWY
SANTA ROSA, CA 95409
SONOMA

SOURCE: CA SWRCB

Rev: 03/12/2017
ID/Status: 49-000-008105

UST:
Facility ID: 49-000-008105
Permitting Agency: Sonoma County Fire & Emergency Services Department
Latitude: 38.4559389
Longitude: -122.6279559

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

HAZNET

EDR ID: S112862848 **DIST/DIR:** 0.043 NNE **ELEVATION:** 359 **MAP ID:** B6

NAME: EMILY FREEMAN

ADDRESS: 6001 SONOMA HIGHWAY
SANTA ROSA, CA 95406
SONOMA

SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2015
ID/Status: CAC001045584

HAZNET:
envid: S112862848
Year: 1995
GEPAID: CAC001045584
Contact: FREEMAN, EMILY
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 1995 LAWNDALE ROAD
Mailing City,St,Zip: KENWOOD, CA 954520000
Gen County: Not reported
TSD EPA ID: CAT080011059
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Disposal, Other
Tons: .2293
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Sonoma

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

UST

EDR ID: U004050053 **DIST/DIR:** 0.043 NNE **ELEVATION:** 359 **MAP ID:** B7

NAME: FREEMAN, EMILY

ADDRESS: 6001 SONOMA, STE A
SANTA ROSA, CA 95409
SONOMA

SOURCE: CA SWRCB

Rev: 03/12/2017
ID/Status: 49-000-000206

UST:
Facility ID: 49-000-000206
Permitting Agency: SONOMA COUNTY
Latitude: 38.45513
Longitude: -122.62615

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

CA FID UST

EDR ID: S101595458 **DIST/DIR:** 0.043 NNE **ELEVATION:** 359 **MAP ID:** B8

NAME: CALVARY TIRE & BRAKE

ADDRESS: 6001 SONOMA (A)
SANTA ROSA, CA 95405
SONOMA

SOURCE: CA California Environmental Protection Agency

Rev: 10/31/1994
ID/Status: A
ID/Status: 49003571

CA FID UST:
Facility ID: 49003571
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7075397817
Mail To: Not reported
Mailing Address: 1995 LAWNDALE RD
Mailing Address 2: Not reported
Mailing City,St,Zip: SANTA ROSA 95405
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

SWEEPS UST

EDR ID: S101595458 **DIST/DIR:** 0.043 NNE **ELEVATION:** 359 **MAP ID:** B8

NAME: CALVARY TIRE & BRAKE
ADDRESS: 6001 SONOMA (A)
SANTA ROSA, CA 95405
SONOMA
SOURCE: CA State Water Resources Control Board

Rev: 06/01/1994
ID/Status: A
ID/Status: A
ID/Status: 1938

SWEEPS UST:
Status: Active
Comp Number: 1938
Number: 9
Board Of Equalization: 44-027928
Referral Date: Not reported
Action Date: 10-04-89
Created Date: 03-31-89
Owner Tank Id: Not reported
SWRCB Tank Id: 49-000-001938-000001
Tank Status: A
Capacity: 5000
Active Date: 10-04-89
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 3

Status: Active
Comp Number: 1938
Number: 9
Board Of Equalization: 44-027928
Referral Date: Not reported
Action Date: 10-04-89
Created Date: 03-31-89
Owner Tank Id: Not reported
SWRCB Tank Id: 49-000-001938-000002
Tank Status: A
Capacity: 5000
Active Date: 10-04-89
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 1938
Number: 9
Board Of Equalization: 44-027928
Referral Date: Not reported
Action Date: 10-04-89
Created Date: 03-31-89
Owner Tank Id: Not reported
SWRCB Tank Id: 49-000-001938-000003

- Continued on next page -

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

SWEEPS UST

EDR ID: S101595458 **DIST/DIR:** 0.043 NNE **ELEVATION:** 359 **MAP ID:** B8

NAME: CALVARY TIRE & BRAKE

ADDRESS: 6001 SONOMA (A)
SANTA ROSA, CA 95405
SONOMA

SOURCE: CA State Water Resources Control Board

Rev: 06/01/1994
ID/Status: A
ID/Status: A
ID/Status: 1938

Tank Status: A
Capacity: 7500
Active Date: 10-04-89
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: Not reported

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

LUST

EDR ID: S103954635 **DIST/DIR:** 0.043 NNE **ELEVATION:** 359 **MAP ID:** B9

NAME: CALVARY TIRE & BRAKE

ADDRESS: 6001 SONOMA HWY
SANTA ROSA, CA

Rev: 03/13/2017
ID/Status: T0609700285

SOURCE: CA State Water Resources Control Board

SONOMA CO. LUST:
Region: SONOMA
Regional Board: 1TSO395
Closed or Referred: Referred
Confirm Date: 07/30/1993
LOP Number: 00001938
Staff: Not reported
Decode of Staff: Not reported
Global ID: T0609700285

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

LUST

EDR ID: S103962782 **DIST/DIR:** 0.043 NNE **ELEVATION:** 359 **MAP ID:** B10

NAME: FREEMAN, EMILY
ADDRESS: 6001 SONOMA HIGHWAY
SANTA ROSA, CA 95404
SONOMA
SOURCE: CA State Water Resources Control Board

Rev: 03/13/2017
ID/Status: Completed - Case Closed
ID/Status: T0609700285

LUST:
Region: STATE
Global Id: T0609700285
Latitude: 38.4559389
Longitude: -122.6279559
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 08/11/1995
Lead Agency: NORTH COAST RWQCB (REGION 1)
Case Worker: ZZZ
Local Agency: SONOMA COUNTY LOP
RB Case Number: 1TSO395
LOC Case Number: 00001938
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0609700285
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: craig.hunt@waterboards.ca.gov
Phone Number: 7075762220

Status History:
Global Id: T0609700285
Status: Completed - Case Closed
Status Date: 08/11/1995

Global Id: T0609700285
Status: Open - Case Begin Date
Status Date: 10/22/1990

Global Id: T0609700285
Status: Open - Remediation
Status Date: 08/10/1995

Global Id: T0609700285

- Continued on next page -

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

LUST

EDR ID: S103962782 **DIST/DIR:** 0.043 NNE **ELEVATION:** 359 **MAP ID:** B10

NAME: FREEMAN, EMILY
ADDRESS: 6001 SONOMA HIGHWAY
SANTA ROSA, CA 95404
SONOMA
SOURCE: CA State Water Resources Control Board

Rev: 03/13/2017
ID/Status: Completed - Case Closed
ID/Status: T0609700285

Status: Open - Site Assessment
Status Date: 11/02/1990

Global Id: T0609700285
Status: Open - Site Assessment
Status Date: 02/22/1991

Global Id: T0609700285
Status: Open - Site Assessment
Status Date: 03/20/1991

Global Id: T0609700285
Status: Open - Site Assessment
Status Date: 04/06/1992

Global Id: T0609700285
Status: Open - Verification Monitoring
Status Date: 08/10/1995

Regulatory Activities:
Global Id: T0609700285
Action Type: Other
Date: 10/22/1990
Action: Leak Discovery

Global Id: T0609700285
Action Type: ENFORCEMENT
Date: 11/02/1990
Action: * Historical Enforcement

Global Id: T0609700285
Action Type: Other
Date: 10/22/1990
Action: Leak Stopped

Global Id: T0609700285
Action Type: Other
Date: 10/22/1990
Action: Leak Reported

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

AST

EDR ID: A100323444 **DIST/DIR:** 0.082 ESE **ELEVATION:** 402 **MAP ID:** C11

NAME: OAKMONT WELL SITE **Rev:** 07/06/2016

ADDRESS: 6200 STONE BRIDGE
SANTA ROSA, CA
SONOMA

SOURCE: CA California Environmental Protection Agency

AST:
Certified Unified Program Agencies: Santa Rosa
Owner: City Of Santa Rosa Oakmont
Total Gallons: 1,320
CERSID: Not reported
Facility ID: Not reported
Business Name: Not reported
Phone: Not reported
Fax: Not reported
Mailing Address: Not reported
Mailing Address City: Not reported
Mailing Address State: Not reported
Mailing Address Zip Code: Not reported
Operator Name: Not reported
Operator Phone: Not reported
Owner Phone: Not reported
Owner Mail Address: Not reported
Owner State: Not reported
Owner Zip Code: Not reported
Owner Country: Not reported
Property Owner Name: Not reported
Property Owner Phone: Not reported
Property Owner Mailing Address: Not reported
Property Owner City: Not reported
Property Owner Stat : Not reported
Property Owner Zip Code: Not reported
Property Owner Country: Not reported
EPAID: Not reported

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

AST

EDR ID: A100422896 **DIST/DIR:** 0.082 ESE **ELEVATION:** 402 **MAP ID:** C12

NAME: OAKMONT WASTEWATER TREATMENT PLANT **Rev:** 07/06/2016

ADDRESS: 6200 STONE BRIDGE ROAD
SANTA ROSA, CA 95409
SONOMA

SOURCE: CA California Environmental Protection Agency

AST:
Certified Unified Program Agencies: Not reported
Owner: City of Santa Rosa
Total Gallons: Not reported
CERSID: 10114873
Facility ID: 49-060-000488
Business Name: Oakmont Wastewater Treatment Plant
Phone: (707) 543-3350
Fax: Not reported
Mailing Address: Not reported
Mailing Address City: Not reported
Mailing Address State: Not reported
Mailing Address Zip Code: Not reported
Operator Name: City of Santa Rosa Utilities Dept.
Operator Phone: (707) 543-4200
Owner Phone: (707 543-3930
Owner Mail Address: Not reported
Owner State: CA
Owner Zip Code: 95401
Owner Country: United States
Property Owner Name: Not reported
Property Owner Phone: Not reported
Property Owner Mailing Address: Not reported
Property Owner City: Not reported
Property Owner Stat : Not reported
Property Owner Zip Code: Not reported
Property Owner Country: Not reported
EPAID: Not reported

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

LUST

EDR ID: S101304994 **DIST/DIR:** 0.136 North **ELEVATION:** 349 **MAP ID:** D13

NAME: FREEMAN, EMILY

ADDRESS: SONOMA HIGHWAY 6001
SANTA ROSA, CA
SONOMA

SOURCE: CA State Water Resources Control Board

Rev: 03/13/2017
ID/Status: 1TSO395

LUST REG 1:
Region: 1
Facility ID: 1TSO395
Staff Initials: Closed

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

HAZNET

EDR ID: S113095827 **DIST/DIR:** 0.145 North **ELEVATION:** 347 **MAP ID:** D14

NAME: KING'S CLEANERS
ADDRESS: 5875 SONOMA HWY
SANTA ROSA, CA 95404
SONOMA
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2015
ID/Status: CAL000180839

HAZNET:
envid: S113095827
Year: 2001
GEPAID: CAL000180839
Contact: SONG YI
Telephone: 7075397744
Mailing Name: Not reported
Mailing Address: 5875 SONOMA HWY
Mailing City,St,Zip: SANTA ROSA, CA 954040000
Gen County: Not reported
TSD EPA ID: CAD028409019
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: 0
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Sonoma

envid: S113095827
Year: 1998
GEPAID: CAL000180839
Contact: SONG IN YI
Telephone: 7075397744
Mailing Name: Not reported
Mailing Address: 5875 SONOMA HWY
Mailing City,St,Zip: SANTA ROSA, CA 954040000
Gen County: Not reported
TSD EPA ID: CA0000084517
TSD County: Not reported
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method: Transfer Station
Tons: .1950
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Sonoma

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

HAZNET

EDR ID: S113145363 **DIST/DIR:** 0.149 NNW **ELEVATION:** 347 **MAP ID:** E15

NAME: VALLEY OF THE MOON PLAZA

Rev: 12/31/2015
ID/Status: CAL000313974

ADDRESS: 5855 SONOMA HWY
SANTA ROSA, CA 95409
SONOMA

SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S113145363
Year: 2011
GEPAID: CAL000313974
Contact: INDERJIT KALIA
Telephone: 7075387288
Mailing Name: Not reported
Mailing Address: 5855 SONOMA HWY
Mailing City,St,Zip: SANTA ROSA, CA 95409
Gen County: Not reported
TSD EPA ID: CAD980887418
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons: 4.06575
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Sonoma

envid: S113145363
Year: 2007
GEPAID: CAL000313974
Contact: INDERJIT KALIA
Telephone: 7075387288
Mailing Name: Not reported
Mailing Address: 5855 SONOMA HWY
Mailing City,St,Zip: SANTA ROSA, CA 95409
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons: 0.62
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Sonoma

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

HAZNET

EDR ID: S112909185 **DIST/DIR:** 0.149 NNW **ELEVATION:** 347 **MAP ID:** E16

NAME: FAST & EASY MINIMART
ADDRESS: 5855 SONOMA HWY
SANTA ROSA, CA 95409
SONOMA
SOURCE: CA California Environmental Protection Agency

Rev: 12/31/2015
ID/Status: CAC002282129

HAZNET:
envid: S112909185
Year: 2000
GEPAID: CAC002282129
Contact: MICKEY BOUCHELAGHEM
Telephone: 7075387288
Mailing Name: Not reported
Mailing Address: 6840 GOODYEAR RD BLDG C STE 28
Mailing City,St,Zip: BENICIA, CA 945010000
Gen County: Not reported
TSD EPA ID: WAD991281767
TSD County: Not reported
Waste Category: Not reported
Disposal Method: Treatment, Incineration
Tons: 0.31
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Sonoma

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

HAZNET

EDR ID: S105086618 **DIST/DIR:** 0.185 North **ELEVATION:** 351 **MAP ID:** E17

NAME: VALLEY OF THE MOON VALERO

ADDRESS: 5855 SONOMA HWY
SANTA ROSA, CA 95409

Rev: 12/31/2015
ID/Status: CAL000381924

SOURCE: CA California Environmental Protection Agency

HAZNET:
envid: S105086618
Year: 2014
GEPAID: CAL000381924
Contact: GAWFCO ENTERPRISES, INC
Telephone: 9259790560
Mailing Name: Not reported
Mailing Address: 587 YGNACIO VALLEY RD
Mailing City,St,Zip: WALNUT CREEK, CA 945960000
Gen County: Sonoma
TSD EPA ID: CAD097030993
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0285
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Sonoma

envid: S105086618
Year: 2014
GEPAID: CAL000381924
Contact: GAWFCO ENTERPRISES, INC
Telephone: 9259790560
Mailing Name: Not reported
Mailing Address: 587 YGNACIO VALLEY RD
Mailing City,St,Zip: WALNUT CREEK, CA 945960000
Gen County: Sonoma
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Unspecified oil-containing waste
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.11259
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Sonoma

envid: S105086618
Year: 2013
GEPAID: CAL000381924
Contact: NICK AHMADI
Telephone: 9259790560

- Continued on next page -

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

HAZNET

EDR ID: S105086618 **DIST/DIR:** 0.185 North **ELEVATION:** 351 **MAP ID:** E17

NAME: VALLEY OF THE MOON VALERO

ADDRESS: 5855 SONOMA HWY
SANTA ROSA, CA 95409

Rev: 12/31/2015
ID/Status: CAL000381924

SOURCE: CA California Environmental Protection Agency

Mailing Name: Not reported
Mailing Address: 587 YGNACIO VALLEY RD
Mailing City,St,Zip: WALNUT CREEK, CA 94596
Gen County: Sonoma
TSD EPA ID: CAT080012602
TSD County: Solano
Waste Category: Not reported
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.6255
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Not reported

envid: S105086618
Year: 2013
GEPAID: CAL000381924
Contact: NICK AHMADI
Telephone: 9259790560
Mailing Name: Not reported
Mailing Address: 587 YGNACIO VALLEY RD
Mailing City,St,Zip: WALNUT CREEK, CA 94596
Gen County: Sonoma
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 1
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Not reported

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

CUPA Listings

EDR ID: S105086618 **DIST/DIR:** 0.185 North **ELEVATION:** 351 **MAP ID:** E17

NAME: VALLEY OF THE MOON VALERO

ADDRESS: 5855 SONOMA HWY
SANTA ROSA, CA 95409

Rev:
ID/Status: Active
ID/Status: 5023

SOURCE: CA Please see county level database for agency information.

CUPA SONOMA:
Facility ID: 49-000-005023
Permit: 5023
Type: UST
HMBP: True
UST: True
HWG: True
calarp: False
AST: False
HW Treatment: False
Fee Schedule: Permit to Operate - 2 tanks
CERS ID: 10406836
Experation Date: 03/24/2019

Facility ID: 49-000-005023
Permit: 5023
Type: HMBP
HMBP: True
UST: True
HWG: True
calarp: False
AST: False
HW Treatment: False
Fee Schedule: Range 4
CERS ID: 10406836
Experation Date: 03/24/2019

Facility ID: 49-000-005023
Permit: 5023
Type: Hazardous Waste
HMBP: True
UST: True
HWG: True
calarp: False
AST: False
HW Treatment: False
Fee Schedule: SQG Recyclable - < 5 galllons/month (non-exempt)
CERS ID: 10406836
Experation Date: 03/24/2019

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

UST

EDR ID: U003805026 **DIST/DIR:** 0.185 North **ELEVATION:** 351 **MAP ID:** E18

NAME: VALLEY OF THE MOON VALERO

ADDRESS: 5855 SONOMA HWY
SANTA ROSA, CA 95409
SONOMA

SOURCE: CA SWRCB

Rev: 03/12/2017
ID/Status: 49-000-005023

UST:
Facility ID: 49-000-005023
Permitting Agency: SONOMA COUNTY
Latitude: 38.45654
Longitude: -122.62902

Facility ID: 49-000-005023
Permitting Agency: Sonoma County Fire & Emergency Services Department
Latitude: 38.45692
Longitude: -122.62971

Site Detail Report

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

CUPA Listings

EDR ID: 1006823336 **DIST/DIR:** 0.185 North **ELEVATION:** 351 **MAP ID:** E19

NAME: KING CLEANERS

ADDRESS: 5875 SONOMA HIGHWAY
SANTA ROSA, CA 95409
SONOMA

SOURCE: CA Please see county level database for agency information.

Rev:
ID/Status: Active
ID/Status: 7330

CUPA SONOMA:
Facility ID: 49-000-007330
Permit: 7330
Type: Hazardous Waste
HMBP: True
UST: False
HWG: True
calarp: False
AST: False
HW Treatment: False
Fee Schedule: SQG Recyclable - < 5 galllons/month (non-exempt)
CERS ID: 10111501
Experation Date: 06/12/2017

Facility ID: 49-000-007330
Permit: 7330
Type: HMBP
HMBP: True
UST: False
HWG: True
calarp: False
AST: False
HW Treatment: False
Fee Schedule: Range 2
CERS ID: 10111501
Experation Date: 06/12/2017

Database Descriptions

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

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

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF 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). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG 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). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

Database Descriptions

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

State/Tribal NPL: RESPONSE Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. RESPONSE - State Response Sites

State/Tribal CERCLIS: ENVIROSTOR The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. ENVIROSTOR - EnviroStor Database

State/Tribal SWL: SWF/LF (SWIS) Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF (SWIS) - Solid Waste Information System

State/Tribal LTANKS: LUST REG 6L SAN FRANCISCO CO. LUST - Local Oversite Facilities. LUST - Leaking Underground Fuel Tank Report (GEOTRACKER). SAN MATEO CO. LUST - Fuel Leak List. SONOMA CO. LUST - Leaking Underground Storage Tank Sites. NAPA CO. LUST - Sites With Reported Contamination. LUST REG 8 - Leaking Underground Storage Tanks. LUST REG 7 - Leaking Underground Storage Tank Case Listing. LUST REG 5 - Leaking Underground Storage Tank Database. LUST REG 4 - Underground Storage Tank Leak List. LUST REG 2 - Fuel Leak List. LUST REG 6V - Leaking Underground Storage Tank Case Listing. LUST REG 1 - Active Toxic Site Investigation. VENTURA CO. LUST - Listing of Underground Tank Cleanup Sites. LUST SANTA CLARA - LOP Listing. ORANGE CO. LUST - List of Underground Storage Tank Cleanups. SOLANO CO. LUST - Leaking Underground Storage Tanks. LUST REG 9 - Leaking Underground Storage Tank Report. LUST REG 3 - Leaking Underground Storage Tank Database. SAN DIEGO CO. SAM - Environmental Case Listing. RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites. Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties. RIVERSIDE CO. LUST - Leaking Underground Storage Tank Case Listing INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. SLIC - Statewide SLIC Cases (GEOTRACKER). SLIC REG 1 - Active Toxic Site Investigations. SLIC REG 2 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 3 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 4 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 5 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6V - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6L - SLIC Sites. SLIC REG 7 - SLIC List. SLIC REG 8 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. Sacramento Co. CS - Toxic Site Clean-Up List. SLIC REG 9 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing.

State/Tribal Tanks: UST Active UST facilities gathered from the local regulatory agencies UST - Active UST Facilities AST - Aboveground Petroleum Storage Tank Facilities. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land.

Database Descriptions

State/Tribal VCP: VCP Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs. VCP - Voluntary Cleanup Program Properties

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: WMUDS/SWAT VENTURA CO. LF - Inventory of Illegal Abandoned and Inactive Sites. LOS ANGELES CO. LF - List of Solid Waste Facilities. CA LA LF - City of Los Angeles Landfills. SAN DIEGO CO. LF - Solid Waste Facilities. Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information. SAN DIEGO CO. LF - Waste Management Unit Database

Other Haz Sites: SCH This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose. SCH - School Property Evaluation Program SAN DIEGO CO. HMMD - Hazardous Materials Management Division Database. US CDL - Clandestine Drug Labs.

Other Tanks: SWEEPS UST Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list. SWEEPS UST - SWEEPS UST Listing ALAMEDA CO. UST - Underground Tanks. KERN CO. UST - Underground Storage Tank Sites & Tank Listing. MARIN CO. UST - Underground Storage Tank Sites. NAPA CO. UST - Closed and Operating Underground Storage Tank Sites. ORANGE CO. UST - List of Underground Storage Tank Facilities. RIVERSIDE CO. UST - Underground Storage Tank Tank List. SAN FRANCISCO CO. UST - Underground Storage Tank Information. SOLANO CO. UST - Underground Storage Tanks. SUTTER CO. UST - Underground Storage Tanks. VENTURA CO. UST - Underground Tank Closed Sites List. YOLO CO. UST - Underground Storage Tank Comprehensive Facility Report. EL SEGUNDO UST - City of El Segundo Underground Storage Tank. LONG BEACH UST - City of Long Beach Underground Storage Tank. UST SAN JOAQUIN - San Joaquin Co. UST. UST MENDOCINO - Mendocino County UST Database. TORRANCE UST - City of Torrance Underground Storage Tank. CA FID UST - Facility Inventory Database.

Local Land Records: DEED Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners. DEED - Deed Restriction Listing

Database Descriptions

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System CHMIRS - California Hazardous Material Incident Report System. Orange Co. Industrial Site - List of Industrial Site Cleanups. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: 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. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. CORTESE - "Cortese" Hazardous Waste & Substances Sites List. CUPA - CUPA Resources List. CUPA AMADOR - CUPA Facility List. CUPA BUTTE - CUPA Facility Listing. CUPA CALVERAS - CUPA Facility Listing. CUPA COLUSA - CUPA Facility List. CUPA DEL NORTE - CUPA Facility List. CUPA EL DORADO - CUPA Facility List. CUPA FRESNO - CUPA Resources List. CUPA HUMBOLDT - CUPA Facility List. CUPA LASSEN - CUPA Facility List. CUPA STANISLAUS - CUPA Facility List. CUPA IMPERIAL - CUPA Facility List. CUPA TEHAMA - CUPA Facility List. CUPA TRINITY - CUPA Facility List. CUPA PLUMAS - CUPA Facility List. CUPA SAN BENITO - CUPA Facility List. CUPA GLENN - CUPA Facility List. CUPA TULARE - CUPA Facility List. CUPA INYO - CUPA Facility List. CUPA KINGS - CUPA Facility List. CUPA LAKE - CUPA Facility List. CUPA MADERA - CUPA Facility List. CUPA MERCED - CUPA Facility List. CUPA MONO - CUPA Facility List. CUPA MONTEREY - CUPA Facility Listing. CUPA NEVADA - CUPA Facility List. CUPA SAN LUIS OBISPO - CUPA Facility List. CUPA SANTA BARBARA - CUPA Facility Listing. CUPA SANTA CLARA - Cupa Facility List. CUPA SANTA CRUZ - CUPA Facility List. CUPA SHASTA - CUPA Facility List. CUPA SONOMA - Cupa Facility List. CUPA TUOLUMNE - CUPA Facility List. CUPA YUBA - CUPA Facility List. HAZNET - Facility and Manifest Data. Sacramento Co. ML - Master Hazardous Materials Facility List. San Bern. Co. Permit - Hazardous Material Permits. LA Co. Site Mitigation - Site Mitigation List. WDS - Waste Discharge System.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal NPL: Department of Toxic Substances Control

Updated Quarterly

State/Tribal CERCLIS: Department of Toxic Substances Control

Updated Quarterly

State/Tribal SWL: Department of Resources Recycling and Recovery

Updated Quarterly

State/Tribal LTANKS: California Regional Water Quality Control Board Lahontan Region (6)

No Update Planned

Database Sources

State/Tribal Tanks: SWRCB

Updated Semi-Annually

State/Tribal VCP: Department of Toxic Substances Control

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: State Water Resources Control Board

No Update Planned

Other Haz Sites: Department of Toxic Substances Control

Updated Quarterly

Other Tanks: State Water Resources Control Board

No Update Planned

Local Land Records: DTSC and SWRCB

Updated Semi-Annually

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

Street Name Report for Streets near the Target Property

Target Property: 6160 HIGHWAY 12 AND 300-425 ELNOKA LANE
SANTA ROSA, CA 95409

JOB: NA

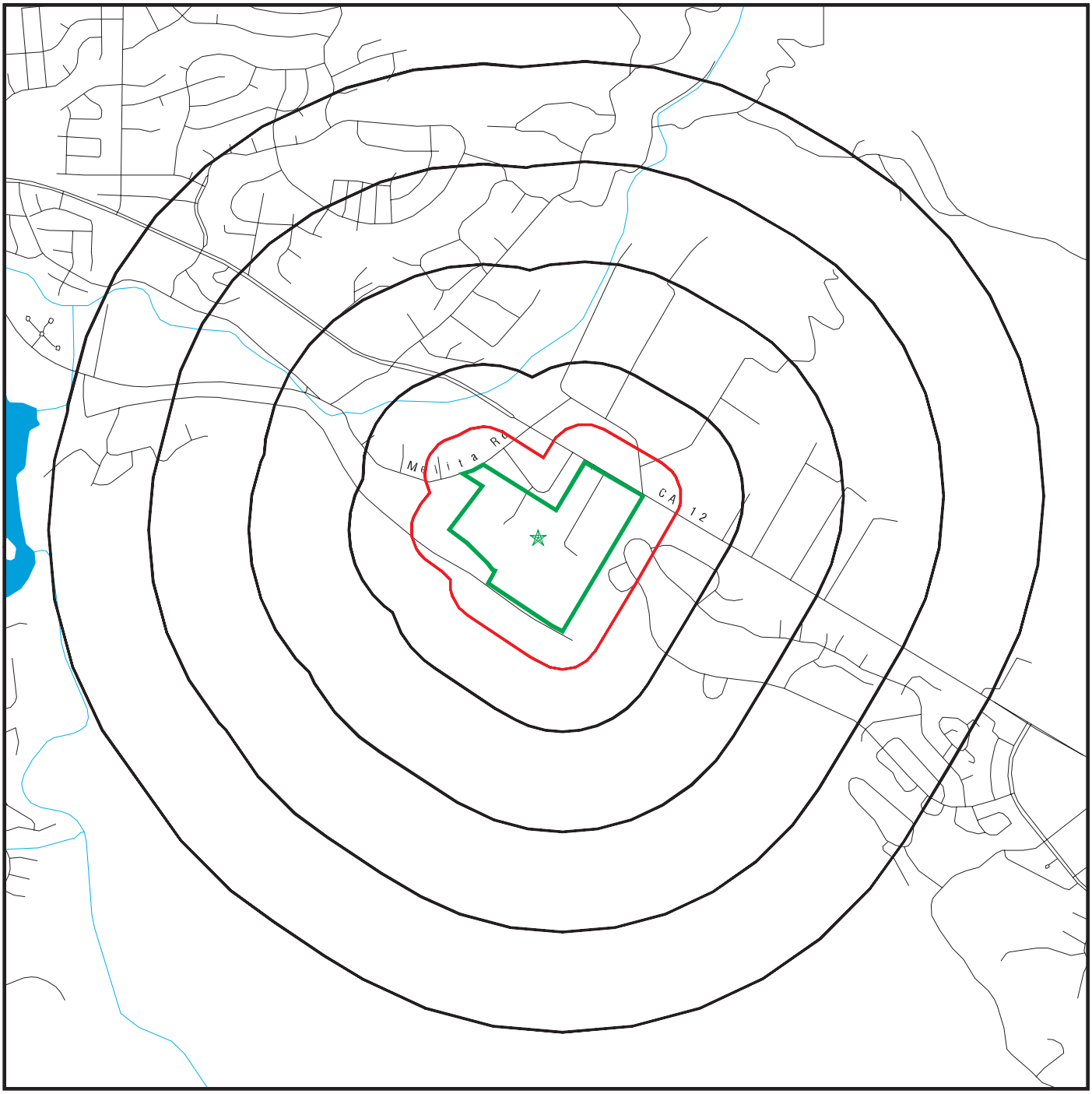
Street Name	Dist/Dir	Street Name	Dist/Dir
Brand Rd	0.09 NW		
CA-12	0.23 NNE		
Channel Dr	0.17 SW		
Elnoka Ln	0.07 East		
Melita Rd	0.23 NW		
Morris Rd	0.22 NE		
Silver Creek Cir	0.19 ESE		
Stone Bridge Rd	0.22 East		
Susan Dr	0.13 North		

Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites

6160 HIGHWAY 12 AND 300-425 ELNOKA LANE SANTA ROSA, CA 95409



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 38.45186 Longitude: 122.627571)

▲ Identified Sites

National Priority List Sites

Indian Reservations BIA

EDR Reference Code (EDR internal use only): 05011694.2r
Copyright © 2017 EDR, Inc. © 2015 TomTom Rel. 2015.
17-08-03.15:51:36.Thu

Environmental FirstSearch

0.500 Mile Radius

ASTM MAP: CERCLIS, RCRATSD, LUST, SWL

6160 HIGHWAY 12 AND 300-425 ELNOKA LANE SANTA ROSA, CA 95409

Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 38.45186 Longitude: 122.627571)

▲ Identified Sites

National Priority List Sites

Indian Reservations BIA

EDR Reference Code (EDR internal use only): 05011694.2r
Copyright © 2017 EDR, Inc. © 2015 TomTom Rel. 2015.
17-08-03.15:51:46.Thu

Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS

6160 HIGHWAY 12 AND 300-425 ELNOKA LANE SANTA ROSA, CA 95409

Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 38.45186 Longitude: 122.627571)

▲ Identified Sites

National Priority List Sites

Indian Reservations BIA

EDR Reference Code (EDR Internal use only): 05011694.2r

Copyright © 2017 EDR, Inc. © 2015 TomTom Rel. 2015.

17-08-03.15:51:56.Thu

Environmental FirstSearch

0.25 Mile Radius

Non ASTM Map, Spills, FINDS

6160 HIGHWAY 12 AND 300-425 ELNOKA LANE SANTA ROSA, CA 95409

Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 38.45186 Longitude: 122.627571)

▲ Identified Sites

Sensitive Receptors

National Priority List Sites

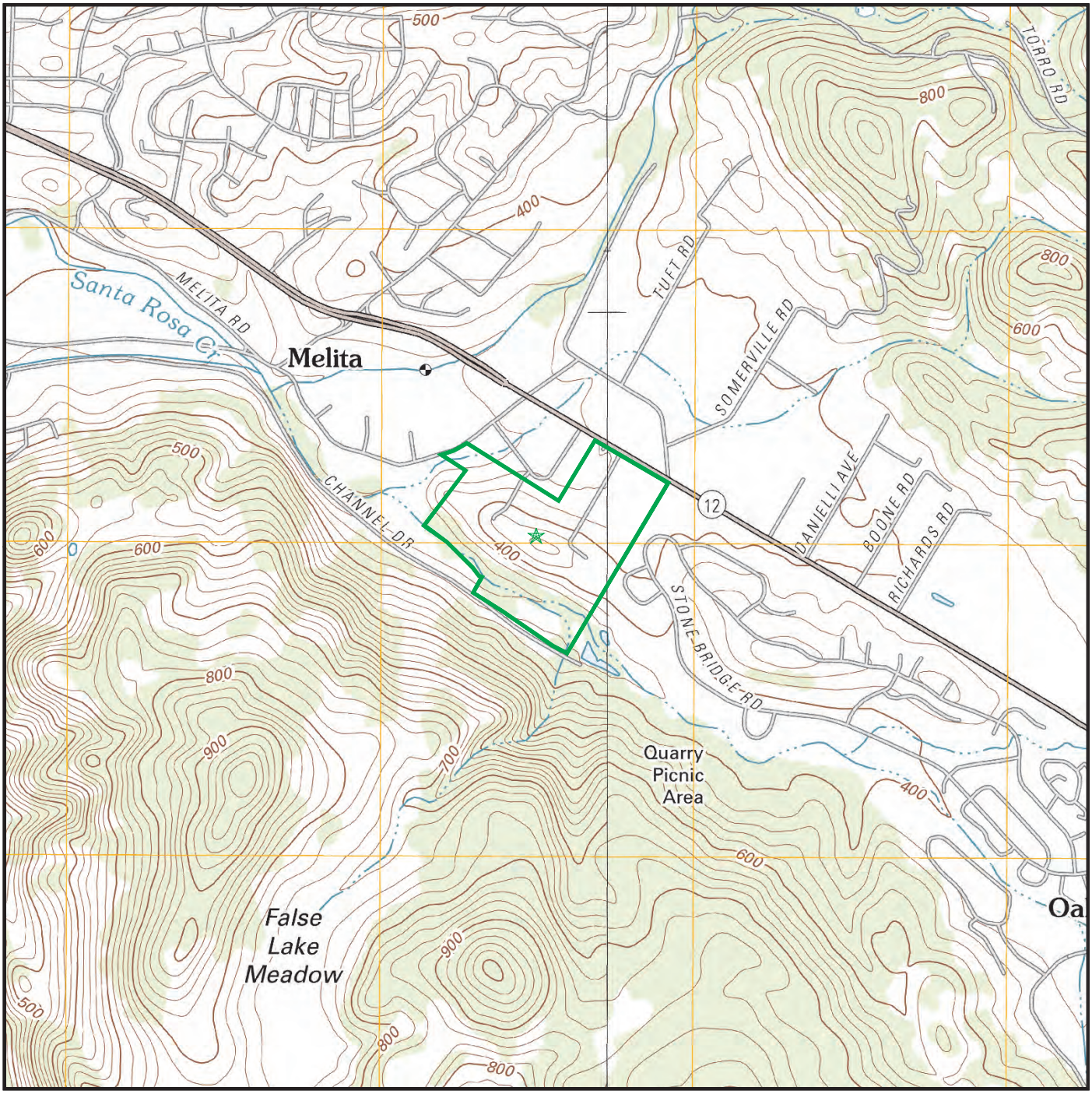
Indian Reservations BIA

EDR Reference Code (EDR Internal use only): 05011694.2r
Copyright © 2017 EDR, Inc. © 2015 TomTom Rel. 2015.
17-08-03.15:52:07.Thu

Site location Map

Topo: 0.75 Mile Radius

6160 HIGHWAY 12 AND 300-425 ELNOKA LANE SANTA ROSA, CA 95409



Map Image Position: TP
Map Reference Code & Name: 5602166 Santa Rosa
Map State(s): CA
Version Date: 2012
Map Image Position: E
Map Reference Code & Name: 5602132 Kenwood
Map State(s): CA
Version Date: 2012

Appendix I:
Questionnaires and Supporting Documents

E1527-13 STANDARD PRACTICE FOR ENVIRONMENTAL SITE ASSESSMENTS:

PHASE I ENVIRONMENTAL SITE ASSESSMENT PROCESS

USER QUESTIONNAIRE

Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, California 95409

INTRODUCTION: In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site.

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? Yes_____ No_X_

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes_____ No_X_

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP.

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes_____ No_X_

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated.

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes_X_ No_____

(5.) Commonly known or reasonably ascertainable information about the property.

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property? Yes_____ No_X_

(b.) Do you know of specific chemicals that are present or once were present at the property? Yes_____ No_X_

(c.)Do you know of spills or other chemical releases that have taken place at the property? Yes_____ No_X_

(d.) Do you know of any environmental cleanups that have taken place at the property? Yes_____ No_X_

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation.

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? Yes_____ No_X_

Landowner Liability Protections, or *LLPs*, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements" Guide) issued on March 6, 2003.

Questionnaire Completed By: Name_Steve McCullagh_ **Date**_8-8-_**, 2017**

PHASE I ENVIRONMENTAL SITE ASSESSMENT PROPERTY REPRESENTATIVE QUESTIONNAIRE

Proposed Elnoka Continuing Care Retirement Community (CCRC)
Santa Rosa, California 95409

Question	Response	If yes, provide description
1a. Is the *property* used for an industrial use?	Yes **No** Unk	
1b. Is any *adjoining property* used for an industrial use?	Yes **No** Unk	
2a. Did you observe evidence or do you have any prior knowledge that the *property* has been used for an industrial use in the past?	Yes **No** Unk	
2b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past?	Yes **No** Unk	
3a. Is the *property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes **No** Unk	
3b. Is any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes **No** Unk	
4a. Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes **No** Unk	
4b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes **No** Unk	

Question	Response	If yes, provide description
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes **No** Unk	
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes **No** Unk	
6a. Are there currently any industrial *drums* (typically 55 gal (208 L)) or sacks of chemicals located on the *property* or at the facility?	Yes **No** Unk	
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial *drums* (typically 55 gal (208 L)) or sacks of chemicals located on the *property* or at the facility?	Yes **No** Unk	
7a. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that originated from a contaminated site?	Yes **No** Unk	
7b. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that is of an unknown origin?	Yes **No** Unk	
8a. Are there currently any *pits, ponds*, or *lagoons* located on the *property* in connection with waste treatment or waste disposal?	Yes **No** Unk	
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any *pits, ponds*, or *lagoons* located on the *property* in connection with waste treatment or waste disposal?	Yes **No** Unk	
9a. Is there currently any stained soil on the *property*?	Yes No **Unk**	

Question	Response	If yes, provide description
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the *property*?	Yes **No** Unk	
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*?	**Yes** ~~No~~ Unk	above ground Water Storage Tank
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the *property*?	Yes **No** Unk	
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes **No** Unk	
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes **No** Unk	
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?	Yes **No** Unk	
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?	Yes **No** Unk	
13a. If the *property* is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes **No** Unk	
13b. If the property is served by a private well or non-pubic water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes **No** Unk	

Question	Response	If yes, provide description
14. Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	Yes **No** Unk	
15a. Has the *owner* or *occupant* of the *property* been informed of the past existence of hazardous substances of *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes **No** Unk	
15b. Has the *owner* or *occupant* of the *property* been informed of the current existence of hazardous substances of *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes **No** Unk	
15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes **No** Unk	
15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes **No** Unk	
16. Does the *owner* or *occupant* of the property have any knowledge of any *environmental site assessment* of the property or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contaminations of, the property or recommended further assessment of the *property*?	Yes **No** Unk	
17. Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* by any *owner* or *occupant* of the *property*?	Yes **No** Unk	
18a. Does the *property* discharge *waste-water* (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a storm water system?	Yes **No** Unk	

Question	Response	If yes, provide description
18b. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a sanitary sewer system?	Yes (No) Unk	
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*?	Yes (No) Unk	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes (No) Unk	

End of Property Representative Questionnaire.

The Property Representative Questionnaire answers were provided by:

Name: Steve McCullagh

Title: Project Manager

Firm: Oakmont Senior Living LLC

Phone number: 707-535-3209

Email: steve.mccullagh@oakmontsl.com

Date: 8-8-17

Relationship to the Property/Project: Project Manager

Number of years with the Property/Project: 5 yrs

These answers were all provided to the best of my knowledge.

S McCullagh
8-9-17

From: Paula Kramer
To: Jeff Randle
Subject: Record Request 6100 Highway 12, SR
Date: Monday, August 07, 2017 9:00:50 AM

Good morning,

Your request for public information for 6100 Highway 12, Santa Rosa, received August 7, 2017, has been managed in accordance with the California Public Records Act, Cal. Govt. Code §§ 6250-6270. Environmental Health and Safety (EHS) has completed its search for this information and does not have any records for this address.

Environmental Health and Safety (EHS) does not have jurisdiction for some of the programs listed in your request. We recommend you submit a records request to the local CUPA and Code Enforcement for these addresses. The CUPA's and Code Enforcements located in Sonoma County are listed below;

- For all records – Geotracker; http://geotracker.waterboards.ca.gov/
- USTs, Hazardous materials/waste, Non-leaking underground storage tanks, above ground storage tanks;

  - **CUPA**
  - Sonoma County Fire and Emergency Services – Alicia.Ponce@sonoma-county.org or 707-565-1152
  - Santa Rosa Fire – cupa@srcity.org or 707-543-3537
  - Petaluma Fire – http://cityofpetaluma.net/firedept/hazmat.html
  - Healdsburg Fire for Sebastopol – jboaz@ci.healdsburg.ca.us or 707-431-3360

  - **Code Enforcement**
  - Sonoma County Permit and Resource Management (PRMD) – 707-565-1992
  - Santa Rosa – 707-543-3198
  - Petaluma – 707-778-4469
  - Sebastopol – 707-823-8597

Please let me know if you require anything further.
Guidelines for Record Requests;

Best regards,
Paula Kramer
Senior Office Assistant

County of Sonoma
Department of Health Services
625 5th Street
Santa Rosa, CA 95404
Phone: 707-565-6565

Fax: 707-565-6525
Paula.Kramer@sonoma-county.org
My office hours:
Monday thru Thursday 7:30 am to 4:30 pm
Friday 7:30 am to 11:15 am

We appreciate your consideration to our no scent policy. Please do not wear scented products.

Warning : The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this message and then destroy this communication in a manner appropriate for privileged information.

Please consider the environment before printing this e-mail, or opt to print on both sides of the paper.

From: Paula Kramer
To: Jeff Randle
Subject: RE: Records request for various sites on Elnoka Ln, Hwy12 & Brand Rd
Date: Thursday, August 03, 2017 11:14:17 AM
Attachments: image002.png
General Admin -PROP 65 - - ELNOKA LANE AT HWY 12 - 12-3-1985 -.tif

---

Good morning,

Regarding your public records request for information regarding 251, 300, 303, 400, 415 & 425 Elnoka Ln, along with 6160 Hwy12 and 440 Brand Rd. We do not have any records for these addresses. We do have on Prop 65, attached here, for the corner of Elnoka Ln and Hwy 12.

Environmental Health and Safety (EHS) does not have jurisdiction for some of the programs listed in your request. We recommend you submit a records request to the local CUPA and Code Enforcement for these addresses. The CUPA's and Code Enforcements located in Sonoma County are listed below;

- For all records – Geotracker; http://geotracker.waterboards.ca.gov/
- USTs, Hazardous materials/waste, Non-leaking underground storage tanks, above ground storage tanks;

  - **CUPA**
  - Sonoma County Fire and Emergency Services – Alicia.Ponce@sonoma-county.org or 707-565-1152
  - Santa Rosa Fire – cupa@srcity.org or 707-543-3537
  - Petaluma Fire – http://cityofpetaluma.net/firedept/hazmat.html
  - Healdsburg Fire for Sebastopol – jboaz@ci.healdsburg.ca.us or 707-431-3360

  - **Code Enforcement**
  - Sonoma County Permit and Resource Management (PRMD) – 707-565-1992
  - Santa Rosa – 707-543-3198
  - Petaluma – 707-778-4469
  - Sebastopol – 707-823-8597

Best regards,

Paula Kramer
Senior Office Assistant

sonomacounty
DEPARTMENT OF HEALTH SERVICES

County of Sonoma
Department of Health Services
625 5th Street
Santa Rosa, CA 95404
Phone: 707-565-6565
Fax: 707-565-6525
Paula.Kramer@sonoma-county.org
My office hours:
Monday thru Thursday 7:30 am to 4:30 pm

Friday 7:30 am to 11:15 am

We appreciate your consideration to our no scent policy. Please do not wear scented products.

Warning : The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this message and then destroy this communication in a manner appropriate for privileged information.

Please consider the environment before printing this e-mail, or opt to print on both sides of the paper.

From: Jeff Randle [mailto:jr1996@easenv.com]
Sent: Thursday, August 03, 2017 10:00 AM
To: EH <EH@sonoma-county.org>
Cc: Jeff Randle <jr1996@easenv.com>
Subject: Records request

Concerning an Environmental Site Assessment for the proposed Elnoka Continuing Care Retirement Community in Santa Rosa, I am interested in any Underground Storage Tank/Aboveground Storage Tank records; notices of spills, releases, or contamination conditions; monitoring well records; or any violations concerning the following residential addresses:

- 251 Elnoka Lane, Santa Rosa, CA
- 300 Elnoka Lane, Santa Rosa, CA
- 303 Elnoka Lane, Santa Rosa, CA
- 400 Elnoka Lane, Santa Rosa, CA
- 415 Elnoka Lane, Santa Rosa, CA
- 425 Elnoka Lane, Santa Rosa, CA
- 6160 Highway 12 (Sonoma Highway), Santa Rosa, CA
- 440 Brand Road, Santa Rosa, CA

Thank you for your time,

-Jeff

Jeff Randle

Environmental Professional

FirstCarbon® SOLUTIONS

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.
Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

MEMO

Elnoka Lane

DATE: December 3, 1985

TO: Diane Evans

FROM: Jack Lee

SUBJECT: Gasoline Spill at Hwy 12 and Elnoka Lane, 2047 Hours on Dec. 2, 1985

Received beeper contact on Dec. 2, 1985 at 2047 hour. Message to contact California Highway Patrol at 584-9004.
Contact made. CHP wanted to report a minor incident at HWY 12 and Elnoka Lane. Apparently, a Beacon Moving Van flipped over, spilling approximately 5 gallons of gasoline. In the process of righting the van, additional spillage occurred. The total spillage was estimated at 20 gallons; some found its way into the culvert. Cal Trans personnel were on hand and the situation under control. CHP informed all agencies concerned; CA Fish & Game, OES, RWQCB, and the Health Dept.

No on scene response was required.

JL/cln

cc: Vinatieri

COUNTY of SONOMA
DEPARTMENT OF HEALTH SERVICES

Mark A. Kostielney - Director

Environmental Health Division
Jonathan J. Krug - Director

October 12, 1995

TO: George R. Flores, M. D., Health Officer

FROM: Jeff Lewin, Supervising Hazardous Materials Specialist

SUBJECT: Prop 65 Reporting of Release or Threatened Discharge of Hazardous Waste

This information is submitted on behalf of all designated employees of the Sonoma County Public Health Department pursuant to Health and Safety Code Section 25180.7. This information reveals actual or alleged discharge or threatened discharge of a hazardous waste, and includes information from an agency/company report or citizen report. The subject sites/addresses for this reporting are:

Three Bridges Project	6122 Sonoma Highway, Santa Rosa	The County of Sonoma Division of Environmental Health reported construction workers uncovered a buried underground storage tank. A fluid with a petroleum odor leaked from the tank. County Emvironmental Health is awaiting results from soil samples taken.

Many of these sites have not been fully characterized, making it impossible to completely assess risk or lack of risk. It should also be noted that few standards presently exist with which local officials can compare laboratory results for determining health risks. In addition, time and staffing have allowed minimal or no processing of this information received from the State or elsewhere to determine accuracy or to exercise discretion as to what information is released. Since the information that such actual or alleged discharges or threatened discharges may be likely to cause substantial injury to the public health, such information is being disclosed to you in accordance with Section 25180.7 of the Health and Safety Code.

JDL/ah

cc: Jonathan J. Krug, Director of Environmental Health

1030 Center Drive, Suite A, Santa Rosa, CA 95403-2067 • *phone* (707) 525-6565 • *fax* (707) 525-6525

STATE WATER RESOURCES CONTROL BOARD

& GEOTRACKER

PROJECT SEARCH RESULTS

SEARCH CRITERIA: PACIFIC HEALTH CARE CORP, 6122 SONOMA HWY, SANTA ROSA, 95405, SONOMA, 49-000-014089-000001, NORTH COAST RWQCB (REGION 1), LUFT, SLIC, LANDFILL, DOD, DODPRIV, DODUST, WDR, IRRIGATED_LANDS, SAMPPOINTPUBLIC, UST, NONCLEANUP, PROJECT, WATERPONDS, INJECTION, GWMPLAN, GWMPEX, OTHEROILGAS

0 RECORDS FOUND EXPORT TO EXCEL PAGE 1 OF 1

NO PROJECTS FOUND WITH THOSE SEARCH PARAMETERS.

Back to Top Conditions of Use

Privacy Policy Accessibility

Contact Us

Copyright © 2015 State of California

From:	Hunt, Craig@Waterboards
To:	Jeff Randle
Cc:	Reynolds, Evelyn@Waterboards
Subject:	RE: Records Request for 6122 Sonoma Highway in Santa Rosa, CA - SWRCB Tank ID 49-000-014089-000001
Date:	Wednesday, August 09, 2017 2:00:51 PM
Attachments:	image001.png UST Database listing for 6122 Sonoma Highway.pdf

---

Dear Mr. Randle –

We don't have any records for this UST or this location. If you haven't already, I recommend contacting the CUPA regarding their UST records. This address would be within the city limits of Santa Rosa, so the CUPA is the Santa Rosa Fire Department (cupa@srcity.org, (707) 543-3500).

Craig S. Hunt, Ph.D., P.E.
Senior Water Resource Control Engineer
Cleanup Programs Supervisor

California Regional Water Quality Control Board, North Coast Region
5550 Skylane Blvd, Suite A
Santa Rosa, CA 95403
Office: (707) 570-3767, Fax: (707) 523-0135
Craig.Hunt@waterboards.ca.gov

From: Jeff Randle [mailto:jr1996@easenv.com]
Sent: Saturday, August 5, 2017 2:33 PM
To: NorthCoast <NorthCoast@Waterboards.ca.gov>
Cc: Jeff Randle <jr1996@easenv.com>
Subject: Records Request for 6122 Sonoma Highway in Santa Rosa, CA - SWRCB Tank ID 49-000-014089-000001

For the purposes of an Environmental Site Assessment:

Concerning a listing on the SWEEPS UST regulatory database, I am interested in any records you may have relating to an Underground Storage Tank located at 6122 Sonoma Highway in Santa Rosa, CA ... According to the SWEEPS UST database, the SWRCB Tank ID is 49-000-014089-000001.

I have attached a copy of the database listing for your reference.

Thank you for your time,

-Jeff

Jeff Randle

Environmental Professional
JR1996@easenv.com
Cell 818-389-6668

City of Santa Rosa

APPLICATION FOR RELEASE OF INFORMATION STREET OR OCCUPANCY FILE

NAME: Jeff Randle

REPRESENTING: FirstCarbon Solutions

ADDRESS: 250 Commerce #250, Irvine, CA 92602

STREET CITY ZIP CODE

TELEPHONE: (818) 389-6668 jr1996@easenv.com

STREET ADDRESS OF FILE(S) FOR REVIEW

1. 6100 Highway 12
2. 6122 Highway 12
3.
4.
5.
6.
7.
8.
9.
10.

Please briefly explain your purpose for reviewing these files:

Environmental Site Assessment for proposed Elnoka Continuing Care Retirement Community, Santa Rosa, CA. I am interested in any fuel storage tank files; notices of spill, releases, or violations; building construction dates (if possible). Thank you for your time !!

Jeff Randle

APPLICANT SIGNATURE

August 5, 2017

DATE

F:\Operations\Forms\K\FD-177.FRM

From:	Buckheit, Gwyn
To:	Jeff Randle
Subject:	RE: Records request for 6100 and 6122 Highway 12, Santa Rosa, CA
Date:	Monday, August 07, 2017 6:50:37 AM
Attachments:	image004.png

We have a file for 6122 Sonoma Hwy but not for 6100. If you'd like to view the file, please let me know.

Thanks.

Gwyn Buckheit | Administrative Technician
Santa Rosa Fire Department |2373 Circadian Way | Santa Rosa, CA 95407
Tel. (707) 543-3537 | Fax (707) 543-3520| gbuckheit@srcity.org

---

From: Jeff Randle [mailto:jr1996@easenv.com]
Sent: Saturday, August 05, 2017 1:14 PM
To: Buckheit, Gwyn <GBuckheit@srcity.org>
Cc: Jeff Randle <jr1996@easenv.com>
Subject: Records request for 6100 and 6122 Highway 12, Santa Rosa, CA

Hi Gwyn,

Another records request please …

Please see attached records request for 6100 and 6122 Highway 12, Santa Rosa, CA.

I have also attached EDR report database findings for these two addresses.

Thank you again for your time,

-Jeff

Jeff Randle

Environmental Professional
JR1996@easenv.com
Cell 818-389-6668

City of Santa Rosa

APPLICATION FOR RELEASE OF INFORMATION STREET OR OCCUPANCY FILE

NAME: Jeff Randle

REPRESENTING: FirstCarbon Solutions

ADDRESS: 250 Commerce #250, Irvine, CA 92602
STREET CITY ZIP CODE

TELEPHONE: (818) 389-6668 jr1996@easenv.com

STREET ADDRESS OF FILE(S) FOR REVIEW

1. 251 Elnoka Lane
2. 300 Elnoka Lane
3. 303 Elnoka Lane
4. 400 Elnoka Lane
5. 410 Elnoka Lane
6. 415 Elnoka Lane
7. 425 Elnoka Lane
8. 6160 Highway 12
9. 440 Brand Road
10.

Please briefly explain your purpose for reviewing these files:

Environmental Site Assessment for proposed Elnoka Continuing Care Retirement Community, Santa Rosa, CA. I am interested in any fuel storage tank files; notices of spill, releases, or violations; building construction dates (if possible). Thank you for your time !!

Jeff Randle
APPLICANT SIGNATURE

August 3, 2017
DATE

F:\Operations\Forms\K\FD-177.FRM

From: Buckheit, Gwyn
To: Jeff Randle
Subject: RE: Emailing - Application For Release of Info Street File.pdf
Date: Tuesday, August 08, 2017 11:36:23 AM
Attachments: image004.png

No problem Jeff. I just checked and we do not have a file for 440 Brand Ave.

Thanks.

Gwyn Buckheit | Administrative Technician
Santa Rosa Fire Department |2373 Circadian Way | Santa Rosa, CA 95407
Tel. (707) 543-3537 | Fax (707) 543-3520| gbuckheit@srcity.org

---

From: Jeff Randle [mailto:jr1996@easenv.com]
Sent: Tuesday, August 08, 2017 11:31 AM
To: Buckheit, Gwyn <GBuckheit@srcity.org>
Cc: Jeff Randle <jr1996@easenv.com>
Subject: FW: Emailing - Application For Release of Info Street File.pdf

Hi Gwyn,

Thank you for your time yesterday during the file review for 6122 Highway 12 and thanks again for checking on 6160 Highway 12 and on the Elnoka Lane addresses while I was at your office.

One last request please, do you have any records concerning 440 Brand Road?

Have a great day,

-Jeff

Jeff Randle

Environmental Professional
JR1996@easenv.com
Cell 818-389-6668

From: Jeff Randle

Sent: Thursday, August 03, 2017 11:11 AM
To: 'Buckheit, Gwyn'
Cc: 'JR'
Subject: RE: Emailing - Application For Release of Info Street File.pdf

Gwyn,

Please see attached records request for Elnoka Continuing Care Retirement Community.

Thank you for your time and have a great day !!

-Jeff

Jeff Randle

Environmental Professional

FirstCarbon® SOLUTIONS

From: Buckheit, Gwyn [mailto:GBuckheit@srcity.org]
Sent: Thursday, August 03, 2017 10:30 AM
To: Jeff Randle
Subject: FW: Emailing - Application For Release of Info Street File.pdf

G.2 - Phase I ESA Process User Questionnaire

THIS PAGE INTENTIONALLY LEFT BLANK

E1527-13 STANDARD PRACTICE FOR ENVIRONMENTAL SITE ASSESSMENTS:

PHASE I ENVIRONMENTAL SITE ASSESSMENT PROCESS

USER QUESTIONNAIRE

Proposed Elnoka Continuing Care Retirement Community (CCRC), Santa Rosa, California 95409

INTRODUCTION: In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site.

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? Yes_____ No_____

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes_____ No_____

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP.

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes_____ No_____

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated.

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes_____ No_____

(5.) Commonly known or reasonably ascertainable information about the property.

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property? Yes_____ No_____

(b.) Do you know of specific chemicals that are present or once were present at the property? Yes_____ No_____

(c.)Do you know of spills or other chemical releases that have taken place at the property? Yes_____ No_____

(d.) Do you know of any environmental cleanups that have taken place at the property? Yes_____ No_____

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation.

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? Yes_____ No_____

Landowner Liability Protections, or *LLPs*, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements" Guide) issued on March 6, 2003.

Questionnaire Completed By: Name_____Date_____, 2017

THIS PAGE INTENTIONALLY LEFT BLANK

G.3 - Phase I ESA Property Representative Questionnaire

THIS PAGE INTENTIONALLY LEFT BLANK

PHASE I ENVIRONMENTAL SITE ASSESSMENT PROPERTY REPRESENTATIVE QUESTIONNAIRE

Proposed Elnoka Continuing Care Retirement Community (CCRC)
Santa Rosa, California 95409

Question	Response	If yes, provide description
1a. Is the *property* used for an industrial use?	Yes No Unk	
1b. Is any *adjoining property* used for an industrial use?	Yes No Unk	
2a. Did you observe evidence or do you have any prior knowledge that the *property* has been used for an industrial use in the past?	Yes No Unk	
2b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past?	Yes No Unk	
3a. Is the *property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes No Unk	
3b. Is any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes No Unk	
4a. Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes No Unk	
4b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes No Unk	

Question	Response			If yes, provide description
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes	No	Unk	
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes	No	Unk	
6a. Are there currently any industrial *drums* (typically 55 gal (208 L)) or sacks of chemicals located on the *property* or at the facility?	Yes	No	Unk	
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial *drums* (typically 55 gal (208 L)) or sacks of chemicals located on the *property* or at the facility?	Yes	No	Unk	
7a. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that originated from a contaminated site?	Yes	No	Unk	
7b. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that is of an unknown origin?	Yes	No	Unk	
8a. Are there currently any *pits, ponds*, or *lagoons* located on the *property* in connection with waste treatment or waste disposal?	Yes	No	Unk	
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any *pits, ponds*, or *lagoons* located on the *property* in connection with waste treatment or waste disposal?	Yes	No	Unk	
9a. Is there currently any stained soil on the *property*?	Yes	No	Unk	

Question	Response			If yes, provide description
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the *property*?	Yes	No	Unk	
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*?	Yes	No	Unk	
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the *property*?	Yes	No	Unk	
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes	No	Unk	
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes	No	Unk	
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?	Yes	No	Unk	
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?	Yes	No	Unk	
13a. If the *property* is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	
13b. If the property is served by a private well or non-pubic water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	

Question	Response			If yes, provide description
14. Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	
15a. Has the *owner* or *occupant* of the *property* been informed of the past existence of hazardous substances of *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	
15b. Has the *owner* or *occupant* of the *property* been informed of the current existence of hazardous substances of *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	
15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	
15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	
16. Does the *owner* or *occupant* of the property have any knowledge of any *environmental site assessment* of the property or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contaminations of, the property or recommended further assessment of the *property*?	Yes	No	Unk	
17. Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* by any *owner* or *occupant* of the *property*?	Yes	No	Unk	
18a. Does the *property* discharge *waste-water* (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a storm water system?	Yes	No	Unk	

Question	Response	If yes, provide description
18b. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a sanitary sewer system?	Yes No Unk	
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*?	Yes No Unk	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes No Unk	

End of Property Representative Questionnaire.

The Property Representative Questionnaire answers were provided by:

Name:_____

Title:_____

Firm: _____

Phone number:_____

Email:_____

Date:_____

Relationship to the Property/Project:_____

Number of years with the Property/Project:_____

THIS PAGE INTENTIONALLY LEFT BLANK