MITIGATED NEGATIVE DECLARATION / INITIAL STUDY

Huntley Square
7950 Bodega Avenue

CITY OF SEBASTOPOL
PLANNING DEPARTMENT
CITY HALL
7120 BODEGA AVENUE
SEBASTOPOL, CALIFORNIA 95472

September 27, 2021

I. Environmental Checklist Forms - Mitigated Negative Declaration

1. Project Title	Huntley Square
2. Lead Agency Name and Address	City of Sebastopol 7120 Bodega Avenue Sebastopol, CA 95472
3. Contact Person and Phone Number	Kari Svanstrom (707) 823-6167
4. Project Location	7950 Bodega Avenue Sebastopol, CA 95472
5. Project Sponsor's Name and Address	Bob Massaro/Huntley Square LLC 630 Airpark Road, Suite A Napa, CA 94558
6. General Plan Designation	High Density Residential (HDR)
7. Zoning	R7 (Existing); PC (Proposed)
8. Description of Project	The project proposes to construct two ownership residential buildings on a 0.39-acre parcel. Each building will include five studio “townhome” units for a total of ten units. All units will be under 600 sq. ft. Six of the units will include lofts, while the remaining four units will be single story units. The residential structures would be located along the southern two thirds of the property. The driveway entrance to the resident parking is off Golden Ridge Avenue across a deeded easement along the northern third of the property and includes 10 carport-covered parking spaces. The project includes nine parallel parking spaces on Bodega Avenue for guests. There will be a landscaped pedestrian access path going from Bodega Avenue that connects to a shared courtyard between the residential structures and to the resident parking area. The project will be designed to mitigate urban runoff and includes a Priority 1 Swale with Bioretention for on-site stormwater treatment so that overland runoff is minimized before being dissipated off-site. Currently, there are no sidewalks on the south side of Bodega Avenue and on a section of the north side of Bodega Avenue from 260 feet east of Pleasant Hill Avenue North to approximately 100 feet west of Golden Ridge Avenue. As part of the project improvements, Bodega

	Avenue will be widened along the project frontage to accommodate bike lanes, on-street parking, and a new sidewalk to fill this gap. The project includes multiple entitlements, which require hearings by different City bodies. The entitlements include: 1) a request to modify the zoning from R7 to a Planned Community; 2) a Use Permit; 3) a Tentative Map; 4) and Design Review. While much of the project conforms with the standards and context of the existing R7 zoning district, there are key elements essential to the configuration of proposed project that fall outside the parameters of the current R7 zoning standards. Specific changes that will enable development of project include subdividing with reduced minimum lot size, reduced setbacks and reduced minimum yards, including zero lot line construction, and reduced minimum usable private outdoor space requirements. The zoning change requires Planning Commission and City Council approval to ensure that it is consistent with General Plan land use goals and policies and will not negatively impact the surrounding neighborhood. The project will also require Design Review Board approval to ensure that it meets the City's design objectives.
9. Surrounding Land Uses and Setting	The property is one of the few remaining vacant parcels in an established residential neighborhood fronting on the north side of Bodega Avenue about a mile west of downtown Sebastopol. The tract on the south side of Bodega Avenue is the privately owned Sebastopol Memorial Lawn Cemetery. To the east of the cemetery is the City's Burbank Farm historic site and city park and Burbank Heights & Orchards senior housing complex. The project site is presently notable for its elevation above the street level and the prominent embankment that interrupts the pedestrian sidewalk and supports a thick a cluster of mature oak trees. The neighborhood is notable for its residential environment amid a consistent canopy of mature trees, with small neighborhood commercial developments interspersed along the corridor. The surrounding properties are all residential in character occupied by one- and two-story structures. The current underlying zoning of the properties along the north side of Bodega Avenue is R7 Multifamily Residential, and within that district are several planned community developments. The adjacent parcel on the east side at 120-132 Golden Ridge Avenue is a planned community of six two-story townhome condominiums on small zero lot line lots with a common area. The adjacent parcel on the north side is

	also a planned community of seven one- and two-story condominium residences. The adjacent parcel on the west side is also occupied by several multiple family residences. There is another planned community of residential apartments on the north side of the block at 220 Golden Ridge Ave.
10. Other public agencies whose approval is required (Permits, financing approval, or participation agreement.)	No outside public agency approval is required for the proposed project.
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?	Yes, a referral letter and attachments were sent to the Tribal Heritage Preservation Office for the Federated Indians of Graton Rancheria on April 6, 2021. No response has been received as of compiling this study.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
The environmental factors checked below would be potentially affected by this project. Please see the checklist that follows for additional information.

☒	Aesthetics	☐	Agriculture and Forestry Resources	☒	Air Quality
☒	Biological Resources	☒	Cultural Resources	☐	Energy
☐	Geology/Soils	☐	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials
☐	Hydrology/Water Quality	☐	Land Use/Planning	☐	Mineral Resources
☒	Noise	☐	Population/Housing	☐	Public Services
☐	Recreation	☐	Transportation	☒	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	☒	Mandatory Findings of Significance

DETERMINATION: On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

9/27/2021

Kari Svanstrom, CEQA Coordinator

Date

II. Project Description

The project proposes to construct two ownership residential buildings on a 0.39-acre parcel. Each building will include five studio “townhome” units for a total of ten units. All units will be under 600 sq. ft. Six of the units will include lofts, while the remaining four units will be single story units. The residential structures would be located along the southern two thirds of the property. The driveway entrance to the resident parking is off Golden Ridge Avenue across a deeded easement along the northern third of the property and includes 10 carport-covered parking spaces. The project includes nine parallel parking spaces on Bodega Avenue for guests. There will be a landscaped pedestrian access path going from Bodega Avenue that connects to a shared courtyard between the residential structures and to the resident parking area. The project will be designed to mitigate urban runoff and includes a Priority 1 Swale with Bioretention for on-site stormwater treatment so that overland runoff is minimized before being dissipated off-site.

Currently, there are no sidewalks on the south side of Bodega Avenue and on a section of the north side of Bodega Avenue from 260 feet east of Pleasant Hill Avenue North to approximately 100 feet west of Golden Ridge Avenue. As part of the project improvements, Bodega Avenue will be widened along the project frontage to accommodate bike lanes, on-street parking, and a new sidewalk to fill this gap.

The property is the last vacant parcel in an established residential neighborhood fronting on the north side of Bodega Avenue about a mile west of downtown Sebastopol. The tract on the south side of Bodega Avenue is the permanent open space of Sebastopol Memorial Lawn Cemetery. The project site is presently notable for its elevation above the street level and the prominent embankment that interrupts the pedestrian sidewalk and supports a thick a cluster of mature oak trees. The neighborhood is notable for its quiet residential environment amid a consistent canopy of mature trees. The surrounding properties are all residential in character occupied by one- and two-story structures. The current underlying zoning of the properties along the north side of Bodega Avenue is R7 Multifamily Residential, and within that district are several planned community developments. The adjacent parcel on the east side at 120-132 Golden Ridge Avenue is a planned community of six two-story townhome condominiums on small zero lot line lots with a common area. The adjacent parcel on the north side is also a planned community of seven one- and two-story condominium residences. The adjacent parcel on the west side is also occupied by several multiple family residences. There is another planned community of residential apartments on the north side of the block at 220 Golden Ridge Ave.

The applicant is requesting to modify the zoning from R7 to Planned Community. While much of the project conforms with the standards and context of the existing R7 zoning district, there are key elements essential to the configuration of proposed project that fall outside the parameters of the current R7 zoning standards. Specific changes that will enable development of project include subdividing with reduced minimum lot size, reduced setbacks and reduced minimum yards, including zero lot line construction, and reduced minimum usable private outdoor space requirements.

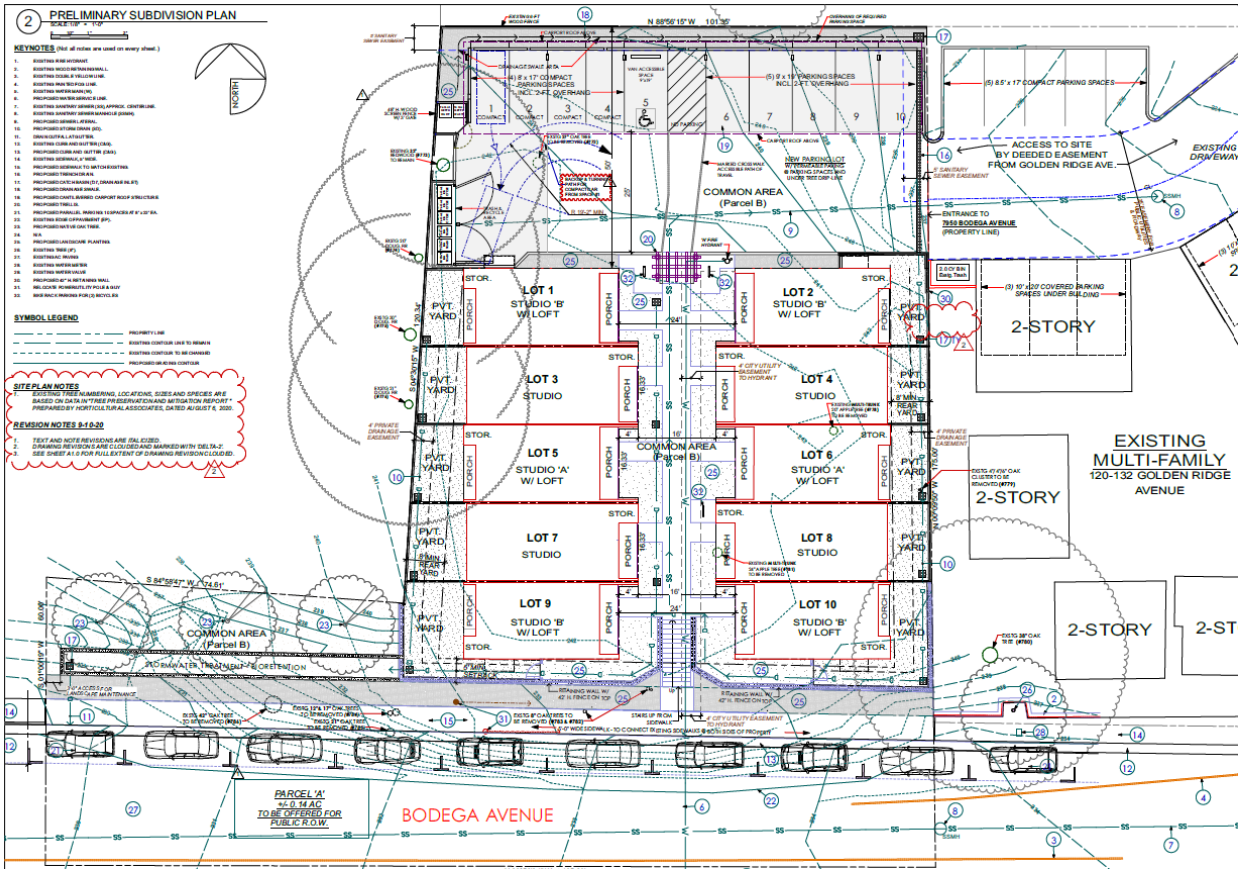
The zoning change requires Planning Commission and City Council approval to ensure that it is consistent with General Plan land use goals and policies and will not negatively impact the surrounding neighborhood. The project will also require Design Review Board approval to ensure that it meets the City’s design objectives.

The following pages contain images showing the existing and proposed conditions.

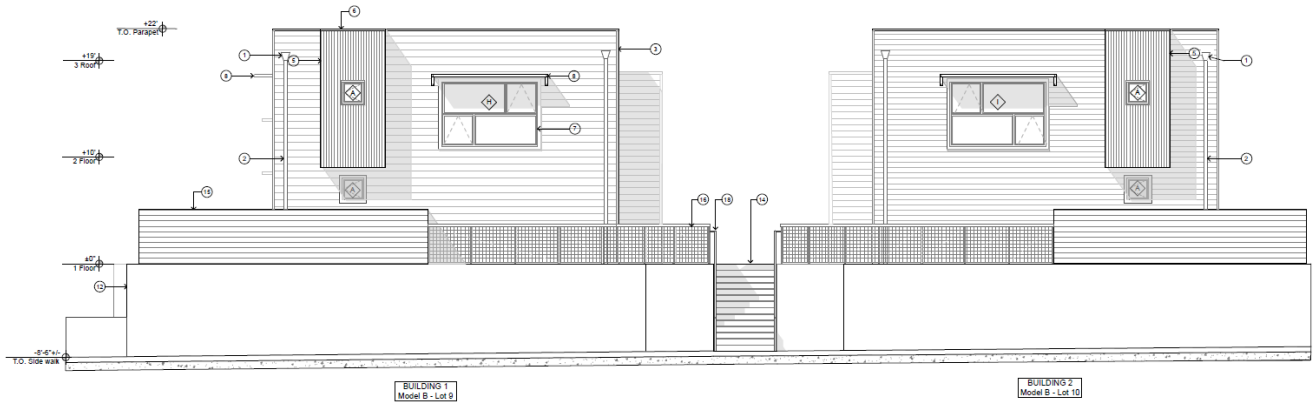
Existing Condition – Aerial View

Existing Condition – View from Bodega Avenue

Proposed Condition – Site Plan



Proposed Condition – Southern Elevation



1 A3.1 BODEGA AVENUE ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

III. Evaluation of Potential Environmental Impacts

I. AESTHETICS: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☒	☐	☐
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	☐
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion:

Items a & c: Less Than Significant with Mitigation Incorporated.
A scenic vista is a public view of a valued visual resource. Scenic vistas generally include public views that provide visual access to large panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene, or feature of interest.

The proposed project will introduce residential development on a site that is currently vacant. The project site is surrounded by existing residential development to the north, east and west. The applicant is requesting to modify the zoning from R7 to Planned Community. The zoning change requires Planning Commission and City Council approval to ensure that it is consistent with General Plan land use goals and policies and will not negatively impact the surrounding neighborhood. The project will also require Design Review Board approval to ensure that it meets the City's design objectives.

The project site's High Density Residential (HDR) Land Use Designation is in accordance with the City's General Plan and will be in conformance with the Zoning Code upon adoption of the Planned Community rezone. Furthermore, consistency with the General Plan and compliance with the provisions of Zoning Ordinance are in place to guide future development in a manner that will result in less than significant impacts on the visual character of the area.

Visual resources are primarily limited to those located adjacent to the project site due to the existing developments in the surrounding areas. To the south of the project site is Sebastopol Memorial Lawn Cemetery, which is designated as Community Facility zoning. The project site is not viewable from any panoramic vistas located nearby. The increase in development at the project site would be difficult to discern within the greater fabric of the surrounding development. The two-story units would be similar in height as the existing adjacent development and would not interfere with skyline views that are available from neighboring parcels.

Construction activities generally cause a temporary contrast to, and disruption in, the general order and aesthetic character of an area. Although temporary in nature, construction activities may create a visually unappealing look on the project site. During construction activities for the project, the visual appearance of the site would be altered due to the presence of construction equipment and activities. Some of the activity would be visible from the roadway (Bodega Avenue) located to the south of the project site, as well as from neighboring parcels. However, temporary construction fencing would be placed along the periphery of the project site to screen much of the construction activity from view at the street level.

Overall, while affecting the visual character of the project area on a short-term basis, project construction activities would not substantially alter or degrade the existing visual character or quality of the project site and surrounding area, for the following reasons: 1) views of construction would be limited in duration and locations; 2) the project site appearance would be typical of construction sites in urban areas; 3) construction fencing would be placed along the periphery of the project site to screen much of the construction from view at street and bike path level.

Mitigation:

- AES-1: Construction fencing shall be placed along the periphery of the project site to screen construction activity from view.

<u>Item b: Less Than Significant with Mitigation Incorporated.</u>
The project site is not located along a state scenic highway. The nearest officially designated scenic highway (Highway 116) is 0.5 mile north of the project site, and views of the project site are not available from Highway 116; therefore, the project would not substantially damage scenic resources located within a state scenic highway.

The project site currently contains numerous mature trees including native coast live oaks. Six of the eight coast live oaks present are planned for removal, including several large trees of diameter at breast height (DBH) ranging from 21” to 42”. Two apple trees will also be removed. Other trees may be damaged by grading and construction. All trees on the project site are regulated under the City’s Tree Protection Ordinance, which includes trees on a Protected Native Tree list with a DBH of 10” or greater, or any tree with a DBH of 20” or greater (except those identified as “escaped exotics”). Most of the trees proposed for removal meet these criteria for protection, so proposed removals will require a permit from the City with review by the Tree Board, and replacement trees or fees as determined by the Tree Board. Impacts are expected to be less than significant with incorporation of mitigation measure BIO-3, detailed in Section IV. Biological Resources. Additionally, any impacts to off-site trees from the project would require a Tree Permit, which requires authorization from the property owner as well as the project advocate.

<u>Item d:</u> Less Than Significant Impact.
The proposed project will include exterior lighting typical of residential developments such as LED wall lights and address numbers, which will be reviewed by the Design Review Board to ensure that there is no substantial increase in light levels on adjacent properties and to minimize overspill and impacts on the night sky. As a standard condition of approval, all lighting will also be required to be dark-sky compliant. No substantial light or glare will result, and impacts will be less than significant.

II. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion:

Item a: No Impact.

The project site is located at the edge of an urbanized area within the City of Sebastopol. As discussed in the project description, the project site is surrounded on three sides by existing residential development. No agricultural uses or operations occur on the site or in the vicinity of the project site. The project site and surrounding area are also not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and

Monitoring Program of the California Resources Agency Department of Conservation. As such, the project would not convert farmland to a nonagricultural use. No impacts would occur, and no mitigation measures are required.

Item b: No Impact.
The project site is currently zoned by the City of Sebastopol as multifamily residential. The project site is not zoned for agricultural use. Furthermore, none of the surrounding properties are zoned for agricultural use. The project site and surrounding area are also not enrolled under a Williamson Act Contract. Therefore, the project would not conflict with any zoning for agricultural uses or a Williamson Act Contract. No impacts would occur, and no mitigation measures are required.

Item c: No Impact.
As previously discussed, the project site is located in an urbanized area surrounded by residential development. The project site is currently zoned for residential use and is not zoned and/or use as forest land. Therefore, the project would not conflict with the existing zoning for, or cause rezoning of, forest land or timberland as defined by the Public Resources Code. No impacts would occur, and no mitigation measures are required.

Item d: No Impact.
As previously discussed, the project site is located within an urbanized area, zoned as multi-family residential, and does not include any forest land or timberland. Therefore, the project would not result in the loss or conversion of forest land to non-forest use. No impacts would occur, and no mitigation measures are required.

Item e: No impact.
The project site is located in an urbanized area of the City of Sebastopol and does not include farmland. The project site and surrounding area are not mapped as farmland, are not zoned as farmland or agricultural use, and do not contain any agricultural uses. As such, the project would not result in the conversion of farmland to non-agricultural use. No impacts would occur, and no mitigation measures are required.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard	☐	☐	☒	☐

(including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Discussion:

The project site is in central/southern Sonoma County, where air quality is regulated by the Bay Area Air Quality Management District (BAAQMD). The region is designated as nonattainment for the federal and state ozone standards, the state PM10 standards, and the federal and state PM2.5 standards. The region is designated as attainment or unclassified for all other ambient air quality standards. BAAQMD prepares air quality plans (AQPs) that include projected emissions inventories and account for emission reductions strategies to demonstrate how the region will achieve the ambient air quality standards by the given deadlines.

Item a: Less Than Significant Impact.
The project will not exceed thresholds of significance of the BAAQMD, nor will it obstruct air quality plans. Impacts will be less than significant.

Item b: Less Than Significant with Mitigation Incorporated.
The project will not violate any BAAQMD standard, nor will it contribute substantially to an existing or projected air quality violation. The project would result in increased air pollutant emissions from the project site during construction (short-term) and operation (long-term). Construction-related pollutants would be associated with sources such as construction worker vehicle trips, the operation of construction equipment, site grading and preparation activities, and the application of architectural coatings. During project operation, air pollutants would be minimal and would mainly be associated with pollutants emitted daily from motor vehicle travel. With incorporation of mitigation measure AQ-1, the project will have a less than significant impact as it relates to community risk caused by constructions activities.

Mitigation:

- AQ-1: Basic measures to control dust and exhaust shall be utilized during construction. During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. The contractor shall implement the following best management practices that are required of all projects:
    - All haul trucks transporting soil, sand, and other loose material off-site shall be covered.
    - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per week. The use of dry power sweeping is prohibited.
    - All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
    - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Item c: Less Than Significant Impact.
Operational-period emissions for the project would be less than significant due to its size and nature. The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Item d: Less Than Significant Impact.
Sensitive receptors are groups of individuals, including children, the elderly, the acutely ill, and the chronically ill, that may be more susceptible to health risks due to chemical exposure, and sensitive-receptor population groups are likely to be located at hospitals, medical clinics, schools, playgrounds, childcare centers, residences, and retirement homes. There are no existing senior residential apartments, schools, day care centers, playgrounds, hospitals, or medical clinics adjacent to the project site. On the north, east and west there are multifamily residential developments, including a senior housing complex (Burbank Heights). The proposed project is a residential development, and there will not be any on-site Toxic Air Contaminant (TAC) emission sources during operation. Because most passenger vehicles are gasoline-combusted, the project would not generate significant amount of Diesel Particulate Matter (DPM) emissions during operation. Therefore, the project would not result in significant health impacts on sensitive receptors during operation.

Item e: Less Than Significant Impact.
Land uses typically considered to be associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The project does not contain land uses typically associated with emitting objectionable odors. During operation of the project, odors would primarily consist of vehicles traveling to and from the project site. Diesel exhaust and volatile organic compounds would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore would not create objectionable odors affecting a substantial number of people. As such, construction odor impacts would be less than significant. These occurrences would not produce significant odors; therefore, operational impacts would be less than significant.

IV. BIOLOGICAL RESOURCES: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☒	☐	☐
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion:

The responses to the biological resources questions are based upon findings within the Biological Resources Assessment prepared by Prunuske Chatham, Inc. (PCI) in August 2021, included as Exhibit A, the Tree Preservation and Mitigation Report prepared by John C. Meserve in August 2020, included as Exhibit B, and Peer Review of the Tree Preservation and Mitigation Report prepared by Ben Anderson in September 2021, included as Exhibit C.

The Biological Resources Assessment describes biological resources observed on the site, reviews potential for special-status species occurrence, and provides general recommendations

to protect biological resources during project implementation. The assessment determined the impacts of the proposed project on sensitive biological resources and whether there are any biological constraints associated with the proposed project.

Items a, b & d: Less Than Significant with Mitigation Incorporated.
In California, special-status plants and animals include those species that are afforded legal protection under the federal and California Endangered Species Acts (ESA and CESA, respectively) and other regulations. These species must be considered during project evaluation to comply with CEQA, during consultation with State and federal resources agencies, and in development of specific mitigation and avoidance measures for resource protection.

Special-status species were evaluated for their potential to occur within the project site, and the findings are detailed below.

Special-status Plants
Based on a background literature review, a number of special-status species were identified as having the potential to occur within the project vicinity. Based on a field assessment of the suitability of habitat within the project site completed on July 7, 2021, in combination with the proximity of recorded sightings, no special-status plant species were found to have potential to occur, and none were observed. The site's highly disturbed nature and urban setting strongly limit plant diversity. No mitigation measures are recommended.

Special-status Animals
Based on the background literature review, a number of special-status animal species were identified as having the potential to occur within the project vicinity. Based on a field assessment of the suitability of habitat within the project site completed on July 7, 2021 and surrounding lands and proximity of recorded sightings, these species were evaluated for potential occurrence. Species known from the region but with limited or no potential for occurrence within the project site due to the lack of suitable habitat or those species not formally listed are not described further.

The background review identified two special-status bat species, one amphibian, and one mammal. Additional special-status aquatic species, California freshwater shrimp, California red-legged frog, coho salmon, green turtle, western pond turtle, are reported in the vicinity of the project; however, suitable aquatic habitat is not present within the project site. Additional bird species of concern are reported for the project site. Some of these species may occur within the project site on a regular basis (i.e., Allen's hummingbird, Nuttall's woodpecker, oak titmouse, wrentit) and others are highly unlikely. Vegetation removal and/or construction activities in areas with suitable nesting habitat during the breeding period, typically mid-February to mid-August in this area, could result in nest abandonment or loss of native nesting birds. Impacts are expected to be less than significant with incorporation of mitigation measures BIO-1 and BIO-2.

Mitigation:

- BIO-1: Special-status and Common Bats

  To avoid impacts on special-status and common bat species within the project site, the following protection measures shall be implemented.

  Prior to tree removal or trimming (for all trees greater than 6 inches DBH), a qualified biologist shall survey for bat roosts. If active bat roosts area identified, disturbance shall not be allowed until the roost is abandoned or unoccupied. If

the qualified biologist determines special-status bat species area present, CDFW consultation may be required.

If occupied roosting habitat is identified by the qualified biologist, disturbance of roost trees shall not be allowed until the roost is abandoned or unoccupied and/or CDFW is consulted. If bats are present, a number of deterrent methods can be used to encourage bats to relocate (for non-CDFW listed species). This could include changes to lighting, air flow patterns, and noise disturbance. Exclusion methods shall be developed based on the species present and location of occupied roosts. Bat exclusion shall not be performed during the maternity season (June through August) or during winter hibernation (November through February). Bat exclusion shall be overseen by a qualified biologist. This could only occur in March, April, May, September, and October.

If tree trimming or removal is postponed or interrupted for more than two weeks from the date of the initial bat survey, the biologist shall repeat the pre-construction survey.

Construction shall be limited to daylight hours to avoid interference with the foraging abilities of bats and other nocturnal wildlife.

- BIO-2: Nesting Birds

  To the extent feasible, vegetation and tree removal shall occur during the non-breeding season (late August to early March) to limit the potential for birds to nest within the project site.

  To avoid potential losses of nesting native birds, if work occurs from February through August, preconstruction breeding bird surveys shall be completed for special-status, migratory birds, and raptors. The preconstruction surveys shall be conducted within two weeks prior to initiation of vegetation clearing, tree removal and trimming, or other construction related activities within vegetated areas. The survey shall be completed within the construction area and an appropriate buffer around it.

  - If the biologist finds no active nesting or breeding activity, then work can proceed without restrictions.
  - If active raptor or owl nests are identified within 100 feet of the construction area or active nests of other birds are identified within 50 feet of the construction area, a qualified biologist shall determine whether or not construction activities may impact the active nest or disrupt reproductive behavior. If it is determined that construction would not affect an active nest or disrupt breeding behavior, construction can proceed without restrictions. The determination of disruption shall be based on the species' sensitivity to disturbance (which can vary among species); the level of noise or construction disturbance and the line of sight between the nest and the disturbance.
  - If a qualified biologist determines that construction activities would likely disrupt breeding or nesting activities, then a no-disturbance buffer shall be placed around the nesting location. The no-disturbance buffer shall include the active nest or breeding areas plus a 50-foot buffer for small

songbirds and a 100-foot buffer for larger birds (e.g., raptors, owls); buffer distances are applicable for urban settings with existing levels of human disturbance. Construction activities in the no disturbance buffers shall be avoided until the nests have been vacated.

- If the site is left unattended for more than one week following the initial surveys, additional surveys shall be completed. If state and/or federally listed birds are found breeding within the area, activities shall be halted, and consultation with the CDFW and USFWS should occur to identify how to proceed.

Item c: No Impact.
The project site is outside of the wetlands area shown in the City's adopted Laguna Wetlands Preserve Restoration and Management Plan. No grading, separation, fill or removal of wetlands is associated with the project.

Item e: Less Than Significant with Mitigation Incorporated.
The project site currently contains numerous mature trees including native coast live oaks. Six of the eight coast live oaks present are planned for removal, including several large trees of diameter at breast height (DBH) ranging from 21" to 42". Two apple trees will also be removed. Other trees may be damaged by grading and construction. All trees on the project site are regulated under the City's Tree Protection Ordinance, which includes trees on a Protected Native Tree list with a DBH of 10" or greater, or any tree with a DBH of 20" or greater (except those identified as "escaped exotics"). Most of the trees proposed for removal meet these criteria for protection, so proposed removals will require a permit from the City with review by the Tree Board, and replacement trees or fees as determined by the Tree Board or City Arborist. Impacts are expected to be less than significant with incorporation of mitigation measure BIO-3.

Mitigation:

- BIO-3: Native Trees

  Where compatible with safety requirements, pruning instead of removal for mature oaks shall be considered. To offset the impacts from removal of protected trees, replacement trees shall be planted, following the Tree Ordinance ratios and species with replacement of native oaks with native oaks, to provide similar benefits to the site and community. If on-site planting of an adequate number of native trees is not possible, off-site planting of native oaks in a suitable nearby location (e.g., a City park) shall be considered.

  Protective measures defined in the Tree Preservation and Mitigation Report shall be followed during construction activities to minimize impacts to trees that will be retained.

Item f: No Impact.
The project site is within an urbanized area and is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion:

The responses to the cultural resources questions are based upon findings within the Cultural Resources Study (CRS) completed by Evans & De Shazo, Inc. (EDS) in July 2021, included as Exhibit D.

Items a, b, c & d: Less Than Significant with Mitigation Incorporated.

NWIC/CHRIS Record Search

EDS completed a record search at the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS) on July 1, 2021 (NWIC File No. 20-2451). This included a review of previous cultural resource studies and primary resource records pertaining to properties located within 0.5 miles of the project area, as well as additional documentation pertaining to listed or eligible cultural resources located in the vicinity. The NWIC/CHRIS record search indicates that the project area has not been subject to a previous cultural resource survey; however there have been 15 previous cultural resource studies completed within 0.5-mile of the project area. Four cultural resources have been identified within 0.-5miles of the project area including one contemporary obsidian workshop, one prehistoric archaeological resource, and two historic built-environment resources. The Built Environment Resource Directory (BERD) was also reviewed to identify built-environment resources near the project area. The BERD lists 19 resources along Bodega Avenue. There are four properties in Sebastopol that are listed on the NRHP, including the Luther Burbank's Experimental Farm and Cottage, approximately 975 feet southeast of the project area.

Review of Geology, Soils, and Geoarchaeological Information

EDS reviewed geological and soil/sediment studies in the region and a regional geoarchaeological study (Meyer and Rosenthal 2007) that focuses on landform evolution and the potential/sensitivity for encountering archaeological resources, in order to assess the project area's potential/sensitivity for buried prehistoric archaeological resources.

The review of geological maps, soil maps, and regional geoarchaeological study indicates that the project area has a low potential/sensitivity for containing buried prehistoric archaeological

resources based on the Pliocene (5.333 million to 2.58 million years ago) and Miocene age (23.03 to 5.333 million years ago) of the landform on which the project area is situated, and the presence of residuum soils that lack buried A horizons (paleosols).

Review of Historical Maps, Aerial Photographs, and Other Documents
EDS reviewed various historical maps and aerial photographs dating from 1867 to 1980, as well as other documents to determine past land use activities within the project area that could indicate the likelihood of encountering historic-period archaeological resources, as well as researching for any historical persons associated with the project area. The detailed results of this review are presented in Exhibit D.

The review of historical maps, aerials, and other information indicates that the project area was part of *Rancho Cañada de Jonive* that was owned by James Black from 1845 until 1848, then Jasper O'Farrell from 1848 to ca. 1860. By 1867, the project area was part of a 120-acre parcel owned by J.H.P. Morris, one of the first settlers of Sebastopol. By 1877, the project area was part of a 76-acre property owned by A. Crawford, until 1882, when the land was purchased by George Washington Huntley. Huntley used the land to grow a variety of fruit trees and berries. George died in 1901, and it is not known who owned the land after his death. By 1952, one building had been constructed within the project area, which appears to have been a house. By 1993, the building was no longer present. Based on the agricultural use of the project area during most of the historic-period and the lack of buildings within the project area until ca. 1950, it was determined that the project area has a low potential/sensitivity to contain buried historic-period archaeological resources.

Pedestrian Field Survey
A Secretary of Interior-qualified archaeologist with EDS conducted a pedestrian field survey to physically inspect the project area for potentially significant cultural resources. The surveyor examined the ground surface for evidence of cultural materials and changes in soil color, texture, or composition. This included examining the ground surface for any prehistoric artifacts and sediment discolorations that could indicate the presence of prehistoric-era cultural features. Additionally, the field surveyor inspected the project area for evidence of historic-era artifacts; features such as alignments of stone or brick, foundation elements from previous structures; minor earthworks; and historic-era plantings.

The pedestrian survey did not result in the identification of any prehistoric artifacts or changes in soil color, texture, or composition that could indicate the presence of prehistoric-era cultural features; however, one fragment of a saw-cut rib bone (possibly domestic sheep or pig), a concrete perimeter foundation and various construction materials, and two apple trees were identified within the project area. These historic-period resources were determined ineligible for listing on the California Register of Historic Resources (CRHR) and are not considered historically significant in accordance with CCR § 15064.5 or PRC § 5020.1(k).

In conclusion, the CRS did not result in the identification of any significant cultural resources that have the potential to be impacted by the proposed project. No project-specific recommendations are warranted at this time; however, general recommendations are provided in the (low potential) event that buried archaeological resources are encountered during earthmoving activities.

Sacred Lands Inventory and Tribal Outreach
EDS performed a Sacred Lands inventory and conducted outreach with each tribal organization and individual on the Native American contact list provided by the Native American Heritage

Commission (NAHC). This is discussed in more detail in Section XVII. Tribal Cultural Resources.

Mitigation

- CR-1: Post-Review Discovery

  If a prehistoric or historic-era resource(s) is encountered by equipment operators during project-related ground-disturbing activities, work shall be halted within 50-feet of the discovery area until a Secretary of Interior-qualified Archaeologist is retained to inspect the material and provide further recommendations for appropriate treatment of the resource.

- CR-2: Human Remains

  If human remains are encountered within the project area, all work shall stop within 100-feet of the discovery area, the area shall be secured to prevent further disturbance, and the Sonoma County Coroner shall be notified immediately. The Coroner will determine if the remains are pre-contact period Native American remains or of modern origin and if there are any further investigation by the Coroner or Sonoma County Sheriff is warranted. If the remains are suspected to be those of a pre-contact period Native American, the Coroner shall contact the NAHC by telephone within 24-hours. The NAHC will immediately notify the person it believes to be the most likely descendant (MLD) of the remains. The MLD has 48-hours to make recommendations to the landowner for treatment or disposition of the human remains. If the MLD does not make recommendations within 48-hours, the landowner shall reinter the remains in an area of the property secure from further disturbance. If the landowner does not accept the descendant's recommendations, the owner or the descendant may request mediation by NAHC. According to the California Health and Safety Code, six (6) or more human burials at one (1) location constitute a cemetery (Section 8100), and willful disturbance of human remains is a felony (Section 7052). An archaeologist shall also be retained to evaluate the historical significance of the discovery, the potential for additional remains, and to provide further recommendations for treatment of the site in coordination with the MLD.

VI. ENERGY: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion:

Items a & b: Less Than Significant Impact.
The means to achieve the goal of conserving energy include decreasing overall energy consumption, decreasing reliance on natural gas and oil, and increasing reliance on renewable energy sources.

Construction
Construction of the project would result in fuel consumption from construction tools and equipment, vendor and haul truck trips, and vehicle trips generated from construction workers traveling to and from the project site. Construction activities and corresponding fuel energy consumption would be temporary and localized. The use of diesel fuel and heavy-duty equipment would not be a typical operational condition of the project. Construction equipment used during the construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. There are no unusual project characteristics that would cause the use of construction equipment that would be less energy efficient compared with other similar construction sites in other parts of the State. Therefore, the project's construction-related fuel consumption would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the region.

The project would comply with applicable CARB regulation regarding retrofitting, repowering, or replacement of diesel off‐road construction equipment. Additionally, CARB has adopted the Airborne Toxic Control Measure to limit heavy‐duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Compliance with these measures would result in a more efficient use of construction related energy and would minimize or eliminate wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Additionally, as required by California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints.

Operations
Energy consumption related to project operations would include typical transportation energy demands (energy consumed by resident, visitor, and delivery vehicles accessing the project site) and typical residential energy demands.

The project is required to comply with the California Green Building Standard Code (CalGreen) requirements for energy efficient buildings and appliances, including Tier 1 standards required by the City of Sebastopol (which are higher than the base State requirements for green design). Additionally, the City of Sebastopol has mandatory solar photovoltaic system requirements the project must comply with. CalGreen Standards require that buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant‐emitting finish materials. The project also incorporates many sustainable features which help reduce energy consumption, such as:

- A highly insulated, tightly sealed building envelope, with heat recovery fresh air ventilation

- High quality windows
- Solar photovoltaic system
- LED lighting throughout
- Energy efficient appliances and low flow water fixtures
- Durable and low maintenance exterior materials
- There will be No Natural Gas installed at the site, which coupled with the solar array will push the project to true “Zero Net Energy” which are homes that produce as much energy as they consume

As demonstrated in Section VIII. Greenhouse Gas Emissions, the project would be consistent with the applicable strategies of the City’s General Plan. The proposed project would not violate local, State, or federal energy standards and/or result in significant adverse impacts related to project energy requirements, energy inefficiencies, energy intensiveness of materials, cause significant impacts on local and regional energy supplies or generate requirements for additional capacity, fail to comply with existing energy standards, otherwise result in significant adverse impacts on energy resources, or conflict or create an inconsistency with applicable plan, policy, or regulation.

VII. GEOLOGY AND SOILS: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Discussion:

The responses to the geology and soils questions are based in part upon findings within the Soil Engineering Consultations prepared by Reese & Associates in October 2015 (Exhibit E) and August 2020 (Exhibit F), and the Initial Storm Water Low Impact Development Submittal prepared by Robertson Engineering, Inc. in May 2020 (Exhibit G). The applicant will be required to submit a detailed soils report certified by an engineer registered in the State of California and qualified to perform soils work to the City for its review. The soils report would include geotechnical investigation with details on liquefaction, expansive soils, and seismic safety. Site preparation and construction would be required to comply with the recommendations identified in the report and by the City Engineer.

Item a.i: Less Than Significant Impact.
The geologic maps reviewed as part of the Soil Engineering Consultation did not indicate the presence of active faults at the project site, and the property is not located within a presently designated Alquist-Priolo Earthquake Fault Zone. Therefore, there is little risk of fault-related ground rupture during earthquakes. In a seismically active region such as Northern California, there is always some possibility for future faulting at any site. Because the site will be subject to strong ground shaking during earthquakes, it will be necessary to design the project in strict accordance with current standards for earthquake-resistant construction and procedures outlined in Section 1613 of the 2019 California Building Code (CBC).

Item a.ii: Less Than Significant Impact.
The Healdsburg-Rodgers Creek and the San Andreas Fault, which are the nearest active faults, are located approximately 8 miles northeast and 12 miles southeast of Sebastopol, respectively. The project site would be subjected to very strong ground-shaking during a major to moderate earthquake along these faults. It is reasonable to assume on the basis of current technology and historical evidence that the project site will be subjected to at least one moderate to severe earthquake that could produce potentially damaging ground shaking. It is also anticipated that the project site will periodically experience small to moderate magnitude earthquakes; however, adherence to the CBC will reduce potential impacts from seismic activity at the project site to a less than significant level.

Item a.iii: Less Than Significant Impact.
The project site is located in an area with low to very low susceptibility to liquefaction according to the Hazard Viewer Map[1] as published by the Metropolitan Transportation Commission / Association of Bay Area Governments. The new buildings will be developed to address potential impacts from seismic-related ground failure, including liquefaction, and will be required to comply with current CBC seismic safety standards.

[1] https://abag.ca.gov/our-work/resilience/data-research/hazard-viewer

Item a.iv: Less Than Significant Impact.
There are no identified landslide hazards on the project site. The project site consists of predominantly flat terrain with an approximate eleven (11) foot elevation change along the frontage, placing the project approximately 9' above the proposed sidewalk grade. To improve site drainage frontage access, the sloped area will be excavated and a 6-8' tall retaining wall along Bodega Avenue will be constructed.

Item b: Less Than Significant Impact.
The project site does not contain any streams or rivers, and the existing drainage sheet flows from the center of the site in a northeasterly and southeasterly direction. With proper site grading and subgrade preparation, the potential for erosion or siltation on- or off-site will be very low. Final elevations on the project site will be planned so that drainage is directed away from all foundations. The parking area will be sloped, and drainage gradients maintained to carry all surface water off site. Ponding of water or concentrated seepage will not be permitted under buildings, adjacent to the foundation systems, or under paved areas. Final grading plans will be reviewed by the City Engineer prior to project approval and issuance of grading and building permits. The applicant will be required to submit an erosion control plan as part of the Improvement Plan submittal, as conditioned by the Engineering Department.

Item c: Less Than Significant Impact.
The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project. The soils underlying the project site are considered adequate for the support of the proposed units.

Item d: No Impact.
The project site is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code.

Item e: No Impact.
The project will be connected to the City's wastewater system.

VIII. GREENHOUSE GAS EMISSIONS: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion:

Items a & b: Less Than Significant Impact.
The proposed project is consistent with the 2016 City of Sebastopol General Plan. The greenhouse gas (GHG) emissions anticipated by the implementation of the General Plan fall

below the Bay Area Air Quality Management District (BAAQMD) thresholds of significance for greenhouse gas emissions.

Additionally, the General Plan incorporates provisions to further reduce greenhouse gas emissions. In 2016, the City of Sebastopol partnered with the Sonoma County Regional Climate Protection Authority (RCPA) to produce personalized goals that will reduce greenhouse gases in each city and town as part of the Climate Action Plan 2020 (CAP). Most of the policies in the CAP are related to transportation, “green building”, energy efficiency, and renewable energy. The CAP is not included in the General Plan itself, but integrates the strategies and actions identified in the relevant elements of the General Plan. The Project incorporates many of the sustainable features which help reduce greenhouse gas emissions, such as:

- A highly insulated, tightly sealed building envelope, with heat recovery fresh air ventilation
- High quality windows
- Solar photovoltaic system
- LED lighting throughout
- Energy efficient appliances and low flow water fixtures
- Durable and low maintenance exterior materials
- There will be No Natural Gas installed at the site, which coupled with the solar array will push the project to true “Zero Net Energy” which are homes that produce as much energy as they consume

The proposed project would comply with Green Building Code requirements, would have a less than significant impact on the environment, and would have no impact on implementation of plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would	☐	☐	☐	☒

it create a significant hazard to the public or the environment?				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Discussion:

The responses to the hazards and hazardous materials questions are based in part upon findings within the Phase 1 Environmental Site Assessment prepared by Environmental Geology Services (EGS) in August 2015 (Exhibit H) and the Limited Phase 2 Investigation prepared by Environmental Geology Services in October 2015 (Exhibit I).

The Phase 1 Environmental Site Assessment determined there were no active or historical environmental investigations documented at the project site. As part of the records review, EGS researched the California State Geotracker Database and the Department of Toxic Substances Control EnviroStor Database to identify current or historic environmental concerns at or near the project site, and found no investigations reported. The only investigation within 1,000 feet of the project site appears on the Geotracker Database as follows:

1) Fujihara & Zettler Properties, located at 8031 Bodega Avenue, approximately 500 feet west of the project site, Geotracker Global ID T0609700397, former UST site, case closed as of June 19, 1996.

Based on site research, file reviews, site reconnaissance, and in accordance with the US EPA's All Appropriate Inquiries (AAI) and ASTM E1527-13 Standard of Practice, EGS provided the following conclusions:

- **Recognized Environmental Conditions (REC)[2]:** There were no REC's observed on or nearby the project site;

[2] The terms Recognized Environmental Conditions (REC), Historical REC's (HREC's), Controlled REC's (CREC's), migrate/migration (related to VEC's), and de minimis conditions are defined, pursuant to the ASTM E1527-13 Standard of Practice, in section 2.1.1 of the Phase 1 Environmental Site Assessment.

- **Historical REC's (HREC's):** There were no HREC's observed on or nearby the project site;
- **Controlled REC's (CREC's)**: There were no CREC's observed on or nearby the project site;
- **Vapor Encroachment Conditions (VEC's):** There were no VEC's observed on or nearby the project site;
- ***De minimus* Conditions:** Since the project site was vacant at the time of inspection, EGS did not observe conditions that would be considered *de minimus*.

EGS concluded that under the US EPA's All Appropriate Inquiry rule and the ASTM E1527-13 Standard of Practice (discussed further in Section 2.1 of Phase 1 Environmental Site Assessment), there were no current conditions observed at this site, and adjacent sites, at the time of their site reconnaissance that were indicative of an existing release, a past release or a material threat of a release of hazardous substances including petroleum products to the environment.

Based on EGS's property inspection, it appears that there has been some dumping of soil and other construction debris on the project site. Since the source of this soil and debris is unknown, there is a potential that this material may be impacted with residual contaminants. Based on a historic review of the property, an orchard was located on the site dating back to at least 1942. Since there had been an older orchard on the site, there is a potential for residual pesticide and/or herbicide contamination to shallow soils. EGS recommended that since the site was a former, older orchard, conducting shallow soil sampling should be conducted on the project site for analysis of pesticides and herbicides, and, since there has been dumping on the project site by and from an unknown source, these soils should be sampled to identify potential contaminants.

EGS conducted a Limited Phase 2 Investigation to perform the recommended soil sampling and laboratory analysis and found the following:

There were no detections of compounds analyzed for in the composite soil samples collected from the soil stockpiles on site. The concentrations of metals detected appear to be within background levels for this region with the exception of lead. However, the concentration of lead detected (30 mg/kg or parts per million, ppm) is below the State Regional Water Quality Control Board (RWQCB) Environmental Screening Level (ESL) for lead which is 80 ppm. The level of pH detected was low (5.81) but not considered to be harmful to human health.

There were no detections of herbicides or arsenic in the composite upper soil samples collected from the former orchard area of the site. Additionally, there were no detections of pesticides from the composite upper soil samples collected from the former orchard area of the site with the exception of 4,4-DDE at a concentration of 2.5 ug/kg (or parts per billion, ppb) and 4,4-DDT at a concentration of 3.4 ppb. However, the concentration of DDE and DDT are well below the State RWQCB ESL for these compounds which is 1.7 ppm.

Based on EGS's review, the analytical results of soil samples collected from the subject property were favorable, and additional investigation of the project site is not warranted at this time.

Item a: No Impact.
The residential nature of the proposed project will not involve the transport, use, and disposal of hazardous resources on a commercial scale. Households would use chemically based products and pesticides in small amounts, which may be defined as hazardous. A Condition of Approval has been added which requires the CC&Rs for this development to include details regarding the maintenance of common and/or private open space located on the project site, which must also include a prohibition of the use of nonbiodegradable and toxic chemicals in maintenance of both common and private open space areas.

Item b: No Impact.
The residential nature of the proposed project will not involve uses that could potentially produce accident conditions that could cause a release of hazardous materials.

Item c: No Impact.
While the project site is less than a quarter mile south of Brook Haven School, there are no uses associated with the proposed project that produce, use, or transport hazardous materials, so no impact upon the school would result.

Item d: No Impact.
The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Item e & f: No Impact.
The project site is not located within an area subject to an airport land use plan or within two miles of an airport, nor in the vicinity of a private airstrip. The closest airport is the Charles M. Schulz – Sonoma County Airport located approximately seven miles from the project site. Given the distance between the project site and the Sonoma County Airport, the project would not have the potential to result in a safety hazard, and no impact would occur.

Item g: No Impact.
The project would not impair implementation of or physically interfere with the City or County's adopted emergency response plan or emergency evacuation plan. The City's Police and Fire Departments have reviewed the application and reported no concerns with emergency vehicle access, detailed in Section XVI. Transportation/Traffic, item e.

Item h: No Impact.
The project site is not located in a Wildland Urban Interface Zone.

X. HYDROLOGY AND WATER QUALITY: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there	☐	☐	☒	☐

would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☒	☐
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f. Otherwise substantially degrade water quality?	☐	☐	☒	☐
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	☐	☐	☐	☒
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion:

The responses to the geology and soils questions are based in part upon findings within the Soil Engineering Consultations prepared by Reese & Associates in October 2015 (Exhibit E) and August 2020 (Exhibit F), and the Initial Storm Water Low Impact Development Submittal prepared by Robertson Engineering, Inc. in May 2020 (Exhibit G). The applicant will be required to submit a detailed soils report certified by an engineer registered in the State of California and qualified to perform soils work to the City for its review. The soils report would include geotechnical investigation with details on liquefaction, expansive soils, and seismic safety. Site preparation and construction would be required to comply with the recommendations identified in the report and by the City Engineer.

Items a & f: Less Than Significant Impact.
The project site has no existing natural water features. The project will be required to meet all City of Sebastopol urban runoff/storm water requirements as set forth in the Municipal Code and in addition may be required to obtain a Construction General Storm Water Permit from the State Regional Water Quality Control Board to ensure compliance with State requirements.

Item b: Less Than Significant Impact.
The City's Public Works Department produces an annual Level of Service (LOS) Report which includes statistics for water production, usage, and wastewater flow. The report also contains information about groundwater levels in City wells. The total annual water production was approximately 27% of maximum potential production in 2019, according to the LOS Report. Sebastopol's water demand remains significantly lower than when production peaked at 500 million gallons in 2004. The estimated water demand from projects currently approved by the City but not yet constructed (including Huntley Square) is 6.4 million gallons per year. This represents the equivalent of approximately 2% of total production in 2019. The water demand for projects pending approval is estimated at an additional 1.5 million gallons per year. This is equivalent to an additional 0.5% of 2019 annual production. There is substantial remaining production capacity sufficient to accommodate the proposed project. The City has determined that there is adequate water system capacity, production, and distribution to accommodate this project. Additionally, the City of Sebastopol is part of the Santa Rosa Plain Groundwater Sustainability Agency (GSA) which is one of three new GSAs created to manage groundwater in Sonoma County as required by the State of Sustainable Groundwater Management Act.

The City of Sebastopol has an adopted Water Efficient Landscape Ordinance which the project must comply with. These standards help to minimize on-going use of water resources for landscaping.

Items c, d & e: Less Than Significant Impact.
The project site does not contain any streams or rivers, and the existing drainage sheet flows from the center of the site in a northeasterly and southeasterly direction. With proper site grading and subgrade preparation, the potential for erosion or siltation on- or off-site will be very low. Final elevations on the project site will be planned so that drainage is directed away from all foundations. The parking area will be sloped, and drainage gradients maintained to carry all surface water off site. Ponding of water or concentrated seepage will not be permitted under buildings, adjacent to the foundation systems, or under paved areas. Final grading plans will be reviewed by the City Engineer prior to project approval and issuance of building permits. The applicant will be required to submit an erosion control plan as part of the Improvement Plan submittal, as conditioned by the Engineering Department.

The project will be designed to mitigate urban runoff and include storm-water control measures consistent with state and local regulations. This includes a Priority 1 Swale with Bioretention for on-site stormwater treatment so that overland runoff is minimized before being dissipated off-site. Therefore, the project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, nor will it create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Items g & h: No Impact.
The project site is not located within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

Item i: No Impact.
The project site is not located downstream from a levee or dam.

Item j: No Impact.
The project site is not located in an area that is susceptible to inundation by seiche, tsunami, or mudflow.

XI. LAND USE AND PLANNING: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☐	☒
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion:

Item a: No Impact.
The project is an infill development within an urbanized area of Sebastopol, and therefore will not physically divide an established community.

Item b: Less Than Significant Impact.
The project includes multiple entitlements, which require hearings by different City bodies. The entitlements include: 1) a request to modify the zoning from R7 to a Planned Community; 2) a Use Permit; 3) a Tentative Map; 4) Design Review; and 5) Environmental Review (California Environmental Quality Act, or CEQA review).

General Plan Consistency
The General Plan Land Use Designation for the site is High Density Residential (HDR). The General Plan states that the HDR designation includes “areas suitable for multifamily dwellings at a density of 12.1 to 25 units per acre. This designation is suitable for duplexes, apartments, townhouses, and other attached dwelling units.” The project is consistent with the intention of the HDR designation in that the project is proposing ten (10) studio units that are less than 600 sq. ft. and therefore count as .5 of a dwelling unit. Based on five (5) dwelling units the density per acre would be equivalent to 12.8 units per acre, which is consistent with the HDR Land Use Designation.

Zoning Ordinance Consistency
The applicant is requesting to modify the zoning from R7 to Planned Community. The purpose of Planned Community zoning is to allow for comprehensively designed and well-planned residential developments. The goal is to create an integrated community wherein all land uses are planned and designed in a comprehensive "master plan" approach, including shared access and roadways, open space, infrastructure, architecture, and landscaping. While much of the project conforms with the standards and context of the existing R7 zoning district, there are key elements essential to the configuration of proposed project that fall outside the parameters of the current R7 zoning standards. Specific changes that will enable development of project include subdividing with reduced minimum lot size, reduced setbacks and reduced minimum yards, including zero lot line construction, and reduced minimum usable private outdoor space requirements.

The zoning change requires Planning Commission and City Council approval to ensure that it is consistent with General Plan land use goals and policies and will not negatively impact the surrounding neighborhood. The project will also require Design Review Board approval to ensure that it meets the City's design objectives. With these approvals, impacts will be less than significant.

Item c: No Impact.
The City has not adopted a habitat conservation plan or natural community conservation plan applicable to the project site.

XII. MINERAL RESOURCES: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion:

Items a & b: No Impact.
There are no known mineral resources at the project site and there are no locally important mineral resource recovery sites delineated in the General Plan.

XIII. NOISE: Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion:

Items a, b & c: Less Than Significant Impact.
Long-term operation of the project would result in typical noise generated by a residential development. The City's Noise Ordinance states that noise levels in a residential zone shall not exceed 55 dBA during daytime hours or 45 dBA during nighttime hours. Based on the location and residential nature of the project, it will not result in noise levels that would contribute substantially to the noise environment. The project will not be a significant noise generator and therefore impacts will be less than significant.

Items d: Less Than Significant with Mitigation Incorporated.
Construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. Construction would be limited to the permissible hours in accordance with the City's Municipal Code, excluding Sundays. To further ensure that construction activities do not disrupt adjacent land uses, Mitigation Measure NOI-1 would be implemented to incorporate best management practices and ensure that noise impacts associated with project construction activities are less than significant.

Mitigation:

- NOI-1: Prior to Grading Permit issuance, the applicant shall demonstrate, to the satisfaction of the City Engineer, that the project complies with the following:
  - Construction hours are specified as 7:00 a.m. to 8:00 p.m., Monday through Friday, and from 8:00 a.m. to 5:00 p.m. on Saturdays.
  - During construction, the contactor shall ensure all construction equipment is equipped with appropriate noise attenuating devices that will reduce noise levels 3 to 10 dBA.
  - The contractor shall locate equipment staging areas in order to create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
  - Idling equipment shall be turned off when not in use.
  - Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

Items e & f: No Impact.
The project site is not located within an airport land use plan or within two miles of a public airport or in the vicinity of a private airstrip.

XIV. POPULATION AND HOUSING: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:

Item a: Less Than Significant Impact.
The proposed project would create 10 new units under 600 sq. ft., and based on the size of the units, result in approximately 20 new residents. This represents incremental residential growth that will not induce substantial growth in the area, and it also consistent with the City's Growth Management Program.

Items b & c: No Impact.
The project site is currently undeveloped; therefore, the project will not displace existing housing or people.

XV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	☐	☐	☒	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☒	☐
d. Parks?	☐	☐	☒	☐
e. Other public facilities?	☐	☐	☒	☐

Discussion:

Item a & b: Less Than Significant Impact.
The City's Police and the Fire Departments have reviewed the application and determined that the project can be adequately serviced by existing police and fire facilities and services. The project would not have a significant effect on acceptable service ratios, response times, or other performance objectives.

Item c: Less Than Significant Impact.
The project may generate an incremental increase in school-aged children to the Sebastopol Union School District; however, the applicant will be required to contribute to school resources via payment of a standard school impact fee, calculated through net new square footage of the project. Additionally, Sebastopol area schools have seen declining enrollment in recent years, so additional school-aged children could easily be accommodated within existing facilities.

Item d: Less Than Significant Impact.
The project is subject to payment of the Park In-Lieu fee, and such revenues are used for capital improvements in City parks or expansion of parkland. Impacts to the City parks are expected to be modest in scope in that this is a relatively small residential development. Routine maintenance of City parks and public facilities can be accommodated by existing public facilities and City staff. The 2016 General Plan requires one (1) acre of parkland for each 200 residents (which equates to five (5) acres for every 1,000 residents). According to the City's 2020 LOS Report, there are a total of 23.6 acres of developed parkland, and 89.7 acres of dedicated open space in Sebastopol. With the 25% calculation for open space parks, this equates to 22.425 acres of counted open space area, for a total 'counted' parkland of 46.025 acres. With 7,826 residents, the total parkland ratio is 5.98 acres for each 1,000 residents, which means that the City has met the parkland General Plan standard. The proposed project would result in the addition of 10 units and approximately 20 new residents, which will not result in a significant increase to the use or deterioration of surrounding recreational facilities.

Item e: Less Than Significant Impact.
The project is subject to payment of standard City Impact Fees which provide a funding source to construct the police, fire, community amenities, government facilities, and roadway infrastructure necessary to mitigate the impacts of the growth expected in the City of Sebastopol. Therefore, no significant impacts would result with implementation of the project.

XVI. RECREATION: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion:

Item a: Less Than Significant Impact.
The 2016 General Plan requires one (1) acre of parkland for each 200 residents (which equates to five (5) acres for every 1,000 residents). According to the City's 2020 LOS Report, there are a total of 23.6 acres of developed parkland, and 89.7 acres of dedicated open space in Sebastopol. With the 25% calculation for open space parks, this equates to 22.425 acres of counted open space area, for a total 'counted' parkland of 46.025 acres. With 7,826 residents, the total parkland ratio is 5.98 acres for each 1,000 residents, which means that the City has met the parkland General Plan standard. The proposed project would result in the addition of 10 units and approximately 20 new residents, which will not result in a significant increase to the use or deterioration of surrounding recreational facilities.

Item b: No Impact.
The applicant will pay park-in-lieu fees instead of dedicating and constructing park facilities.

XVII. TRANSPORTATION: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the	☐	☐	☒	☐

performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e. Result in inadequate emergency access?	☐	☐	☒	☐
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

Discussion:

The responses to the transportation/traffic questions are based upon findings within the Focused Transportation Analysis prepared by W-Trans in July 2021, included as Exhibit J.

Items a, b & f: Less Than Significant Impact.
Transportation impacts used to be evaluated by examining whether the project is likely to cause automobile delay at intersections and congestion on nearby individual highway segments, and whether this delay will exceed a certain amount (this is known as Level of Service or LOS analysis).

Starting on July 1, 2020, agencies analyzing the transportation impacts of new projects must now look at a metric known as vehicle miles traveled (VMT) instead of LOS. VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto our roads, the project may cause a significant transportation impact.

Under Senate Bill 743[3], a proposed project can demonstrate that it will generate a less than significant level of VMT if the project includes affordable housing, housing within ½ mile of

[3] https://opr.ca.gov/ceqa/updates/sb-743/faq.html

transit, housing projects generating fewer than 110 trips per day, or new housing in existing low-VMT neighborhoods.

The anticipated vehicle trip generation for the proposed project was estimated using standard rates published in the 10th Edition of the *Trip Generation Manual*, 2018, using the rate for "Multifamily Housing (Low-Rise)" (LU #220). As shown in Table 1, the proposed project would be expected to generate an average of 73 trips per day, including five trips during the a.m. peak hour and six trips during the p.m. peak hour, which is considered less than significant, and no mitigation is necessary.

Table 1 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Multifamily Housing	10 du	7.32	73	0.46	5	1	4	0.56	6	4	2

Note: du = dwelling unit

Pedestrian Facilities

Currently, there are no sidewalks on the south side of Bodega Avenue and on a section of the north side of Bodega Avenue from 260 feet east of Pleasant Hill Avenue North to approximately 100 feet west of Golden Ridge Avenue. The City of Sebastopol's *Bicycle and Pedestrian Plan* (amended November 2011) and Sonoma County Transportation Authority's (SCTA) *Countywide Bicycle & Pedestrian Master Plan* (2019) recommends curb, gutter, and sidewalk improvements on Bodega Avenue between Golden Ridge and Pleasant Hill Avenue, which includes the project frontage. The Sebastopol Municipal code also requires such frontage improvements whenever a parcel is developed (SMC 12.28). As part of the project improvements, Bodega Avenue will be widened along the project frontage to accommodate bike lanes, on-street parking, and a new sidewalk to fill this gap. The other adjacent streets near the project site including Golden Ridge Avenue and Pleasant Hill Avenue provide adequate sidewalks on both sides.

Bicycle Facilities

Currently, bicycle lanes do not exist on Bodega Avenue along the project frontage. The City of Sebastopol's *Bicycle and Pedestrian Plan* (amended November 2011) and SCTA's *Countywide Bicycle & Pedestrian Master Plan* (2019) includes a plan for Class II bicycle lanes on Bodega Avenue between Ragle Road and Washington Avenue, which includes the project frontage. Design plans for these bike lanes have previously been completed and the City is currently working on pavement rehabilitation plans and additional funding to complete these improvements. Other existing bicycle facilities within the project vicinity include Class III Bicycle Routes on Pleasant Hill Road, Washington Avenue, and Jewell Avenue. Bicyclists can ride in the roadway and/or on sidewalks along all other streets within the project area. As a result, access for bicyclists to and from the project site would be adequate upon completion of planned bicycle projects.

Consideration was also given to the adequacy of Bodega Avenue along the project frontage to accommodate the planned Class II bicycle lanes. The project's Tentative Map shows widening along the project frontage which would include curb, gutter and sidewalk to match up with the existing sidewalk sections to the east and west. The 42-foot-wide road cross section from north to south indicates the following:

- 8 feet of parking
- 5-foot westbound bike lane
- 12-foot westbound vehicle lane
- 12-foot eastbound vehicle lane
- 5-foot eastbound bike lane

This proposed cross section would be adequate to match up with the proposed bike lane striping project.

Transit
The nearest transit stops are located on Bodega Avenue near the intersection of Pleasant Hill Road and Virginia Avenue. Both stops are served by Sonoma County Transit Route 24, which provides service within the City of Sebastopol. The buses for this route operate from 7:45 a.m. to 5:30 p.m. with nearly one-hour headways during weekdays and from 9:00 a.m. to 3:00 p.m. with approximately one-hour headways on Saturday. These transit stops are located within one-quarter of a mile of the project site and therefore would provide adequate access for project residents.

Item c: No Impact.

The project site is not located near any public or private airstrips; therefore, the project will not result in a change in air traffic patterns.

Item d: Less Than Significant Impact.

Access
Primary vehicular access for residents will be via the existing access easement over the driveway on Golden Ridge Avenue which has a *prima facie* speed limit of 25 mph. It is noted that on Bodega Avenue, which has a posted speed limit of 35 mph, an eastbound left-turn onto Golden Ridge Avenue is prohibited, though the No Left-Turn pavement marking is extremely faded and likely unnoticed by most drivers. Mitigation measure TR-1 is incorporated to improve safety. All necessary pavement markings will be included in the scope of work for the project and all markings other that red curb paint shall be thermo-plastic.

Sight Distance
Sight distances along Golden Ridge Avenue at the project access point as well as Bodega Avenue at Golden Ridge Avenue were field measured and evaluated based on sight distance criteria contained in the Highway Design Manual published by Caltrans. The recommended sight distance at intersections of public streets is based on corner sight distances, while recommended sight distances for minor street approaches that are either a private road or a driveway are based on stopping sight distance. Both use the approach travel speeds as the basis for determining the recommended sight distance. Additionally, following sight distance was evaluated based on the stopping sight distance criteria.

For the *prima facie* 25-mph speed limit on Golden Ridge Avenue, the minimum stopping sight distance needed is 150 feet. Based on a review of field conditions, sight lines from the project driveway are more than 200 feet to the north and approximately 150 feet to the south to the intersection with Bodega Avenue, which is adequate for the posted speed limit. Additionally, given the straight, flat alignment of Golden Ridge Avenue, following sight lines exceed 200 feet, providing adequate sight distance to allow a following driver to observe and react to a vehicle slowing or stopping before turning left into the project site.

For Bodega Avenue with a posted 35-mph speed limit, the minimum corner sight distance needed for vehicles turning onto Bodega Avenue from Golden Ridge Avenue is 385 feet. Based on a review of field conditions, the available sight distance to the east is obstructed by vegetation on the northeast corner of the intersection when measured from behind the crosswalk. When measured from 15 feet back of the edge of the travel lane, or the point at which bike lane striping would be added on the corridor, the sight distance increases and provides more than 385 feet of sight distance which would meet standards.

The available sight distance to the west is slightly obstructed by the unimproved frontage of the project site, but available sight distance exceeds 385 feet. To improve safety on Bodega Avenue, white edgeline striping will be provided five feet out from the northern edge of curb which would coincide with the future bike lane striping. This striping will be provided between Virginia Avenue and Golden Ridge Avenue. The edgeline striping would provide guidance to vehicles exiting Golden Ridge Avenue when pulling forward to gain adequate sight distance.

Item e: Less Than Significant Impact.
The City's Police and Fire Departments have reviewed the application and reported no concerns with emergency vehicle access. The Fire Department has noted that fire trucks do not typically pull up directly next to a burning building. In the event of a fire, lots 1-4 would be accessed from the driveway on Golden Ridge Avenue, and the fire truck would back out. Lots 5 & 6 could be accessed from either Golden Ridge Avenue or Bodega Avenue. Lots 7-10 would be accessed from Bodega Avenue.

XVIII. TRIBAL CULTURAL RESOURCES: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code Section 21074 as either a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for a listing in the California Register of Historic Resources, or in a local register of historic resources as defined in Public Resources Code Section 5020.1(k)?	☐	☒	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 (In applying the criteria asset fort in this Section, the lead agency shall consider the significance of the resource to a California Native American Tribe)?	☐	☒	☐	☐

Discussion:

The responses to the tribal cultural resources questions are based upon findings within the Cultural Resources Study (CRS) prepared by Evans & De Shazo, Inc. (EDS) in July 2021, included as Exhibit D.

A Sacred Lands inventory request was sent by email to the Native American Heritage Commission (NAHC) on June 21, 2021, to inquire about listed sacred sites located within or near to the project area and to obtain a list of local Native American tribes who may have additional information about sacred sites, traditional cultural resources, or other properties of traditional religious and cultural importance located within or near to the project area. The NAHC works to identify, catalogue, and protect places of special religious or social significance, graves, and cemeteries of Native Americans per the authority given in PRC § 5097.9.

The NAHC responded to EDS by email on July 13, 2021, with information that the record search of the Sacred Lands File was negative for the presence of any sacred sites for the project area. In addition, the NAHC provided a list of 14 Native American tribal contacts. As recommended by the NAHC, EDS sent a letter via email or U.S. Postal Service (USPS) to the 14 individuals and organizations on the Native American contact list to request further information about sacred sites, traditional cultural resources, or other properties of traditional religious and cultural importance located within or near to the project area, and to inquire about Native American issues related to the overall project. A list of individuals contacted, and their responses are included in Exhibit D. As of the date of this report, one response has been received from Lytton Rancheria, detailed below.

Lytton Rancheria Response
On July 16, 2021, EDS received an email response from Brenda Tomaras of Tomaras & Ogas, LLP, the law firm representing Lytton Rancheria. The email states that the Tribe has no specific information which it could provide to include in this report, but the subject property is within traditional Pomo territory and the Tribe believes there is the potential for finding tribal cultural resources within the project area. As such, the Tribe will evaluate whether further consultation on the project with the City is necessary and intends to request a copy of the CRS report at that time. Ms. Tomaras also requested that all cultural resources found within the project area, including isolated prehistoric artifacts, be documented within the CRS even if the resource does not reach the level of significance under CEQA. EDS verified that no prehistoric artifacts were identified within the project area.

Point Rancheria Kashia Band of Pomo Indians Response
On August 10, 2021, EDS received an email from Mr. Anthony Macias with the Stewarts Point Rancheria Kashia Band of Pomo Indians stating they have no comments or concerns about the project, as it is outside of their aboriginal territory.

Federated Indians of Graton Rancheria Response
On August 19, 2021, EDS received an email from Buffy McQuillen with the Federated Indians of Graton Rancheria stating the project area is within the Tribe's ancestral territory and there may be tribal cultural resource impacts. She requested EDS to provide the Tribe with the results of their research efforts and recommendations, which were provided via email.

The City of Sebastopol mailed a referral letter and attachments (included as Exhibit K) to the Tribal Heritage Preservation Office for the Federated Indians of Graton Rancheria on April 6, 2021, to comply with PRC § 21080.3.1. No response has been received as of compiling this study.

Item a &b: Less Than Significant with Mitigation Incorporated.
As detailed in Section V. Cultural Resources, the CRS determined no historic-period resources were eligible for listing on the CRHR and are not considered historically significant in accordance with CCR § 15064.5 or PRC § 5020.1(k). The CRS did not identify any prehistoric artifacts or archaeological resources within the project area. Mitigation measures CR-1 and CR-2 are incorporated in the unlikely event that that buried archaeological resources are encountered during earthmoving activities.

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project' s projected demand in addition to the provider' s existing commitments?	☐	☐	☒	☐
f. Be served by a landfill with sufficient permitted capacity to accommodate the project' s solid waste disposal needs?	☐	☐	☒	☐
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion:

Item a: Less Than Significant Impact.
The project will discharge wastewater to the City's sewer system and will not discharge any pollutants in concentrations exceeding water quality objectives that could affect the quality of the waters of the State. It will not exceed wastewater treatment requirements of the North Coast Regional Water Quality Control Board.

Items b & e: Less Than Significant Impact.
Based on the 2020 LOS Report, ample capacity remains in the City of Sebastopol's wastewater treatment allocation to serve this development and meet applicable requirements of the Regional Water Quality Control Board. The LOS Report indicates that City-wide wastewater flows were at approximately 55% of treatment capacity. That figure includes allowances for known undeveloped projects. The project is within the planned growth identified in the General Plan.

Item c: Less Than Significant Impact.
The City has a Low Impact Development (LID) program, which requires that site planning address storm water control and mitigation. According to the Initial Storm Water Low Impact Development Submittal prepared by Robertson Engineering, Inc. in May 2020 (Exhibit G), the project will be designed to mitigate urban runoff and include storm-water control measures consistent with state and local regulations. This includes a Priority 1 Swale with Bioretention for on-site stormwater treatment so that overland runoff is minimized before being dissipated off-site. Therefore, the project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. In addition, a Regional Water Quality Board Construction General Stormwater Permit may be required to ensure compliance with State stormwater requirements.

Item d: Less Than Significant Impact.
The 2020 LOS Report includes statistics for water production, usage, and wastewater flow. The report also contains information about groundwater levels in City wells. The total annual water production was approximately 27% of maximum potential production in 2019, according to the LOS Report. Sebastopol's water demand remains significantly lower than when production peaked at 500 million gallons in 2004. The estimated water demand from projects currently approved by the City but not yet constructed (including Huntley Square) is 6.4 million gallons per year. This represents the equivalent of approximately 2% of total production in 2019. The water demand for projects pending approval is estimated at an additional 1.5 million gallons per year. This is equivalent to an additional 0.5% of 2019 annual production. There is substantial remaining production capacity sufficient to accommodate the proposed project. The City has determined that there is adequate water system capacity, production, and distribution to accommodate this project. Additionally, the project will be subject to the City's Water Efficient Landscape Ordinance requirements as specified in SMC 15.36.

Item f & g: Less Than Significant Impact.
The solid waste from the development will be collected and disposed of by the City's franchise hauler Recology. There is sufficient capacity in the disposal system to accommodate the additional solid waste that will be generated by the project, and it will be handled in compliance with federal, state, and local statutes.

XX. WILDFIRE: If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion:

Items a, b, c & d: No Impact.
According to the General Plan and CalFire Fire Hazard Severity Zone Maps, the project site is not located in or near a state responsibility area or within a Very High Fire Hazard Severity Zone (VHFHSZ)[4]. Further, none of the properties within the surrounding area are located within a state responsibility area or within a VHFHSZ. No impact associated with wildfires would occur as a result of the proposed project.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or	☐	☒	☐	☐

[4] https://egis.fire.ca.gov/FHSZ/

animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion:

Item a: Less Than Significant with Mitigation Incorporated.
As discussed throughout this Initial Study, the project does not have the potential to substantially degrade the quality of the environmental or result in significant environmental impacts that cannot be reduced to a less than significant level with compliance with the established regulatory framework and implementation of mitigation measures.

As discussed in Section IV. Biological Resources, the project would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. The project would be required to implement mitigation measure BIO-1 to avoid impacts on special-status and common bat species, and mitigation measure BIO-2 to avoid potential losses of nesting native birds. It will also be required to implement mitigation measure BIO-3 to offset the impacts from removal of protected trees. Impacts are expected to be less than significant with incorporation of these mitigation measures.

As discussed in Section V. Cultural Resources and Section XVII. Tribal Cultural Resources, project construction activities have low potential to encounter significant cultural resources. Out of an abundance of caution, mitigation measures CR-1 and CR-2 are recommended in the event that buried archaeological resources or human remains are encountered during earthmoving activities.

With implementation of identified mitigation, the project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory with the implementation of mitigation measures. Impacts would be less than significant.

Item b: Less Than Significant with Mitigation Incorporated.
Based on the analysis contained in this Initial Study, the proposed project would not have cumulatively considerable impacts with implementation of project mitigation measures. Compliance with the regulatory requirements and implementation of mitigation measures at the project-level would reduce the potential for the incremental effects that would occur with construction and operation of the proposed project relevant to the environmental topical areas discussed within this Initial Study.

Item c: Less Than Significant with Mitigation Incorporated.
Previous sections of this Initial Study reviewed the proposed project's potential impacts to human beings related to several environmental topical areas. As determined throughout this Initial Study, the proposed project would not result in any potentially significant impacts that cannot be mitigated or reduced with compliance with the established regulatory requirements and implementation of mitigation measures by the City. The project would not cause a substantial adverse effect on human beings, either directly or indirectly and impacts would be less than significant.

EXHIBITS

Exhibit A: Biological Resources Assessment; Prunuske Chatham, Inc. (PCI); August 2021

Exhibit B: Tree Preservation and Mitigation Report; John C. Meserve; August 2020

Exhibit C: Peer Review of the Tree Preservation and Mitigation Report; Ben Anderson; September 2021

Exhibit D: Cultural Resources Study; Evans & De Shazo, Inc.; July 2021

Exhibit E: Soil Engineering Consultation; Reese & Associates; October 2015

Exhibit F: Soil Engineering Consultation; Reese & Associates; August 2020

Exhibit G: Initial Storm Water Low Impact Development Submittal; Robertson Engineering, Inc.; May 2020

Exhibit H: Phase 1 Environmental Site Assessment prepared by Environmental Geology Services; August 2015

Exhibit I: Limited Phase 2 Investigation prepared by Environmental Geology Services; October 2015

Exhibit J: Focused Transportation Analysis; W-Trans; July 2021

Exhibit K: Tribal Consultation Letter sent by City of Sebastopol; April 2021

DOCUMENTS INCORPORATED BY REFERENCE

Pursuant to State CEQA Guidelines Section 15150, a MND may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the MND's text. The references outlined below were utilized during preparation of this Initial Study. Copies of these documents are available for review at Sebastopol City Hall, located at 7120 Bodega Avenue, Sebastopol, CA 95472.

City of Sebastopol General Plan

The City of Sebastopol General Plan (General Plan) was adopted in 2016 and serves as a long-term policy document which identifies the community's vision for the future and provides a framework to guide decisions on growth, development, and conservation of open space and resources in a manner consistent with the quality of life desired by residents and businesses. Each General Plan element provides a set of goals, policies, and implementation actions that will guide future decisions within the City. The General Plan also includes a land use diagram, which serves as a general guide to the distribution of land uses throughout the City. The General Plan Environmental Impact Report (EIR) is also intended to be used in conjunction with the General Plan.

City of Sebastopol Municipal Code and Zoning Code

The City of Sebastopol Municipal Code (Municipal Code) consists of all the regulatory, penal, and administrative ordinances of the City of Sebastopol. It is the method the City uses to

implement control of land uses in accordance with the General Plan goals and policies. The City of Sebastopol Zoning Code (Zoning Code), Title 17 of the Municipal Code, identifies land uses permitted and prohibited according to the zoning category of specific parcels.

Annual Level of Service (LOS) Report – May 19, 2020

The City's Growth Management Ordinance requires the provision of an Annual LOS Report to the City Council. The LOS Report includes information on the status of the General Plan and progress of its implementation, as well as the status of LOS standards for City services. The LOS Report includes an update on Planning projects, annual housing totals, and the status of City services, which include water, wastewater, drainage, parks, fire, police, schools and traffic.

EXHIBIT A

Biological Resources Assessment; Prunuske Chatham, Inc. (PCI); August 2021

Biological Resources Assessment
Huntley Square Townhome Development
7950 Bodega Avenue, Sebastopol
August 2021

Prepared for:
Kari Svanstrom, Planning Director
City of Sebastopol
7120 Bodega Avenue
Sebastopol, CA 95472

Prepared by:
Prunuske Chatham, Inc.
400 Morris Street, Suite G
Sebastopol, CA 95472

PRUNUSKE CHATHAM, INC.

Table of Contents

1. Introduction

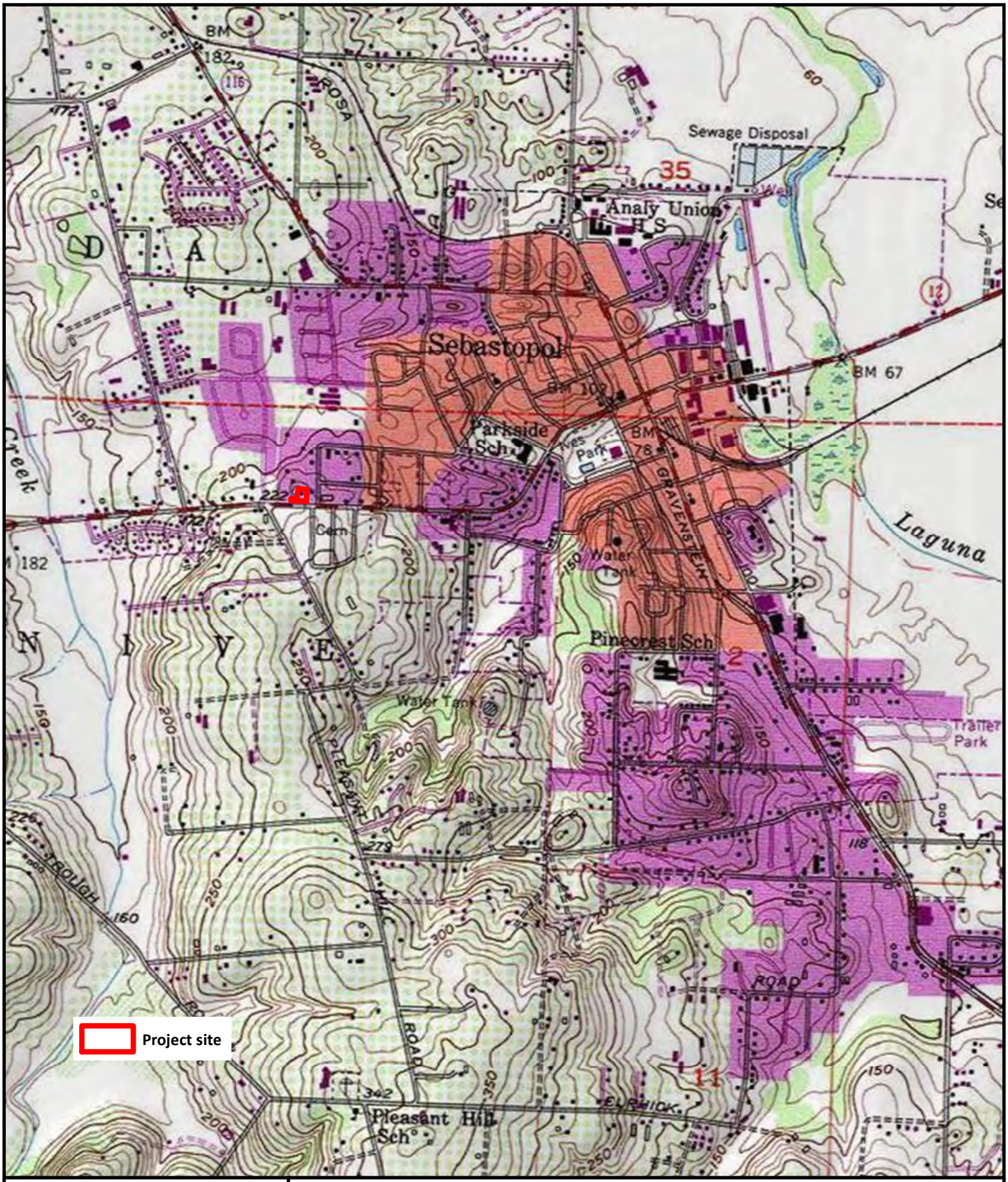
Huntley Square, LLC, is proposing to develop a townhome development at 7950 Bodega Avenue, Sebastopol, Sonoma County (APN 004-350-024-000; Figure 1). The property is a 0.39-acre parcel currently zoned R7 (multifamily residential or small lot subdivision); it is an urban infill lot with no existing developments.

The project design includes 10 townhome units that are each under 600 square feet. The residential structures will occupy the central and southern portions of the parcel and will be separated by a pedestrian access path that connects a city sidewalk on Bodega Avenue to a parking area in the northern portion of the parcel. Vehicle access to the townhomes will occur through an easement at 120-132 Gold Ridge Avenue.

Prunuske Chatham, Inc. (PCI) was retained by the City of Sebastopol (City) to prepare a biological resources assessment of the project site. The following assessment has been completed to determine 1) the impacts of the proposed project on sensitive biological resources and 2) whether there are any biological constraints associated with the proposed project. This report describes biological resources observed on the site, reviews potential for special-status species occurrence, and provides general recommendations to protect biological resources during project implementation.

2. Setting

The project site (i.e., the parcel) is located within the southwestern portion of the city of Sebastopol, off of Golden Ridge Avenue, approximately 100 feet northwest of the intersection of Golden Ridge Avenue and Bodega Avenue. The site is mapped on the Sebastopol 7.5' USGS quadrangle (38.235447°N, 122.501698°W) and the elevation ranges from approximately 240 to 250 feet. The site drains toward Atascadero Creek, a tributary to the Russian River. Beyond the parcel, the site is bordered by housing developments to the north, west, and east and Bodega Highway to the south.



PRUNUSKE CHATHAM, INC.

Figure 1. Project Location
Huntley Square Biological Assessment
7950 Bodega Highway, Sebastopol

0 500 1,000 2,000 Feet

August 2021
Topography: ESRI/Natl Geographic Society

3. **Methods**

Plan Review. PCI reviewed the proposed site plan prepared by Healthy Buildings Architects (2020), the City of Sebastopol Design Review Board Staff Report (2021), and the *Tree Preservation and Mitigation Report* prepared by Horticultural Associates (2020). The tree report provides an inventory of trees within the project area and identifies which trees are proposed for removal and preservation.

Background Research. A background literature and database search was conducted to determine the potential for special-status species and sensitive habitats to occur within or adjacent to the project site. The search focused on reported occurrences for the Sebastopol 7 ½' USGS quadrangle and a several mile buffer around the project site. General references were also consulted to evaluate the potential for unique biological communities and special-status species to occur. References consulted include:

- California Natural Diversity Database (CNDDB)[1] (CDFW 2021a)
- California Sensitive Natural Communities (CDFW 2020)
- A Manual of California Vegetation Online (CNPS 2021a)
- CNPS Inventory of Rare and Endangered Vascular Plants of California (CNPS 2021b)
- Calflora database (Calflora 2021)
- Information for Planning and Conservation (IPaC) Trust Resource List for the project area (USFWS 2021)
- Natural Resources Conservation Service Web Soil Survey (NRCS 2021)

Field Survey. A biological field survey of the project site was completed on July 7, 2021, by PCI's Ecologist, who is familiar with the region's flora and fauna. The field assessment was a general inventory of habitats within the project site and of species observed or potentially occurring within and in close proximity to the project site; it did not include focused surveys for special-status plants or animal species. Observations were limited in scope due to the seasonal phenology, distribution and/or rarity of some species. The potential for presence of special-status species and habitats was determined based on habitat conditions, presence or absence of unique habitat features, proximity of the project site to reported occurrences (CDFW 2021a), and geographic ranges of relevant species.

[1] The California Natural Diversity Data Base (CNDDB) is a repository of information on sightings and collections of rare, threatened, or endangered plant and animal species within California. It is maintained by CDFW. CNDDB reports occurrences of special-status species that have been entered into the database and does not generally include inventories of more common animals or plants. The absence of a species from the database does not necessarily mean that they do not occur in the area, only that no sightings have been reported. In addition, sightings are subject to observer judgment and may not be entirely reliable as a result.

PCI's biological assessment followed the protocol described in Sonoma County's guidelines for biological studies (Agricultural Commissioner 2014). During the survey, an inventory of all species observed was compiled and is incorporated into the *Existing Conditions* text below. All plants observed were identified using the *Jepson eFlora* (Jepson Flora Project 2021) and *Sonoma County Flora* (Best et al. 1996) to the taxonomic level necessary to determine whether they were rare. Botanical nomenclature follows the *Jepson eFlora*. Representative photographs taken during the field survey are provided at the end of this report.

This biological assessment is specific to the project identified above; impacts beyond the project boundaries were not evaluated. It does not include an evaluation of the cumulative effects of the project within the context of potential future development at the site or within the region. This report represents PCI's best professional effort to identify sensitive habitats, species, and resources of concern based on the proposed project and current site conditions.

4. Soils

Soils within the project site are mapped as Goldridge fine sandy loam (NRCS 2021). Goldridge fine sandy loam is derived from residuum weathered from sandstone. The typical soil profile is fine sandy loam from 0 to 24 inches and sandy clay loam from 24 to 72 inches. It is moderately well drained and not subject to flooding or ponding.

5. Existing Conditions

Vegetation within the project site includes non-native grasses and forbs, native coast live oak trees, and planted conifer and apple trees. See Figure 2.

The central portion of the site supports non-native grasses and forbs, which had been recently mown (limiting the ability to identify plant species). Dominant species that were identifiable include grasses such as wild oat (*Avena* spp.), ripgut brome (*Bromus diandrus*), rattlesnake grass (*Briza maxima*), velvetgrass (*Holcus lanatus*), and farmer's foxtail (*Hordeum murinum*) and forbs such as spring vetch (*Vicia sativa*), English plantain (*Plantago lanceolata*), wild radish (*Raphanus sativus*), hairy cat's ear (*Hypochaeris radicata*), sheep sorrel (*Rumex acetosella*), and sweet pea (*Lathyrus* sp.). Invasive plants observed were Himalayan blackberry (*Rubus armeniacus*), Italian thistle (*Carduus pycnocephalus*), milk thistle (*Silybum marianum*), English ivy (*Hedera helix*), and periwinkle (*Vinca major*). Several other landscaping ornamentals were growing through the surrounding fences onto the site and include Aaron's beard (*Hypericum calycinum*), bluecrown passionflower (*Passiflora caerulea*), and Japanese honeysuckle (*Lonicera japonica*).

There are 15 mature trees on the parcel or near the parcel boundary: eight coast live oak (*Quercus agrifolia*), one redwood (*Sequoia sempervirens*), three Douglas fir (*Pseudotsuga menziesii*) one tulip poplar (*Liriodendron tulipifera*), and two apples (*Malus domestica*). The coast live oaks are native to the immediate vicinity and are likely naturally-occurring; the redwood and Douglas fir are native to the region but appear to be planted; the tulip poplar is an ornamental planting and the apples are likely remnants of the extensive orchards which once occurred here and throughout much of Sebastopol. One coast live oak and two apple trees on the parcel are tagged for removal. The coast live oak (#772 in the arborist report) tagged for removal is a large (27" diameter at breast height [DBH]) tree that is providing wildlife resources and shade, as well as aesthetic value. A bird nest was found in the tree and the upper canopy was occupied by birds during the site visit. The four planted conifers to be protected are located along the western parcel boundary. These trees were also occupied by birds and providing the site with shade. Five coast live oak trees along Bodega Avenue (outside the parcel boundary) are also tagged for removal; these range in size from 6" + 8" DBH (multi-trunked) to a large, 42" DBH tree. These trees, especially the largest three (#784-786), are providing valuable native cover and wildlife resources.

The parcel provides valuable habitat for a variety of birds, mammals, and reptiles despite its proximity to development. Birds represent the most common wildlife taxa in urban settings. Common species typical of urban parcels such as this one include American crow, American goldfinch, Anna's hummingbird, California towhee, common bushtit, house finch, northern mockingbird, Pacific-slope flycatcher, red-shouldered hark, and western scrub-jay. Typical mammals include native Botta's pocket gopher, broad-footed mole, striped skunk, and northern raccoon. Reptiles include gopher and garter snakes and fence lizards. The parcel is across Bodega Highway from a large cemetery, which increases the potential for wildlife occurrences.

6. **Sensitive Natural Communities**

Sensitive Natural Communities are defined by CDFW as "communities that are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects." CDFW maintains a list of vegetation alliances present within the state, and ranks each in terms of their rarity and vulnerability on both the global (G) and state (S) level (CDFW 2020). Ranks range from 1 (very rare and threatened) to 5 (demonstrably secure). Natural communities with ranks of S1 to S3 are considered sensitive and must be considered during CEQA evaluation of projects. In addition, other communities may be considered sensitive based on local policies.

The disturbed grassy areas and coast live oak woodland (G5S4) fragment present on this site are not considered sensitive. However, native trees provide multiple ecological and human benefits, especially in an urban setting, and are protected by City of Sebastopol ordinance. Removal of native trees will reduce habitat quality, shade and cooling, carbon

sequestration, soil and watershed protection, and visual appeal, privacy screening, and noise buffering. Some but not all of these values may be provided eventually by the trees called for in the landscape plan, which are primarily small ornamental trees but include three coast live oaks along Bodega Avenue.

PRUNUSKE CHATHAM, INC.

Figure 2. Site Map
Huntley Square Biological Assessment
7950 Bodega Highway, Sebastopol

0 12.5 25 50 Feet

August 2021
Aerial: Sonoma County 2018

7. Special-status Species

Definition of Special-status Species

In California, special-status plants and animals include those species that are afforded legal protection under the federal and California Endangered Species Acts (ESA and CESA, respectively) and other regulations. These species must be considered during project evaluation to comply with CEQA, during consultation with State and federal resources agencies, and in development of specific mitigation and avoidance measures for resource protection. Special-status species are defined as the following:

- Species listed or proposed for listing as threatened or endangered under the federal ESA;
- Species listed or proposed for listing as threatened or endangered under CESA;
- Species that are recognized as candidates for future listing by agencies with resource management responsibilities, such as U.S. Fish and Wildlife Service (USFWS), NOAA's National Marine Fisheries Service (NOAA Fisheries), and California Department of Fish and Wildlife (CDFW);
- Species defined by CDFW as California Species of Special Concern;
- Species classified as Fully Protected by CDFW;
- Plant species, subspecies, and varieties defined as rare or threatened by the California Native Plant Protection Act (California Fish and Game Code Section 1900, et seq.);
- Plant species listed by the California Native Plant Society (CNPS) as California Rare Plant Rank 1, 2 and 3 under CEQA (CEQA Guidelines Section 15380); and some list 4 plants based on CNPS guidelines;
- Species that otherwise meet the definition of rare, threatened, or endangered pursuant to Section 15380 of the CEQA Guidelines; and
- Mountain lions protected under the California Wildlife Protection Act of 1990 (Proposition 117) and designated as a "specially protected mammal in California."

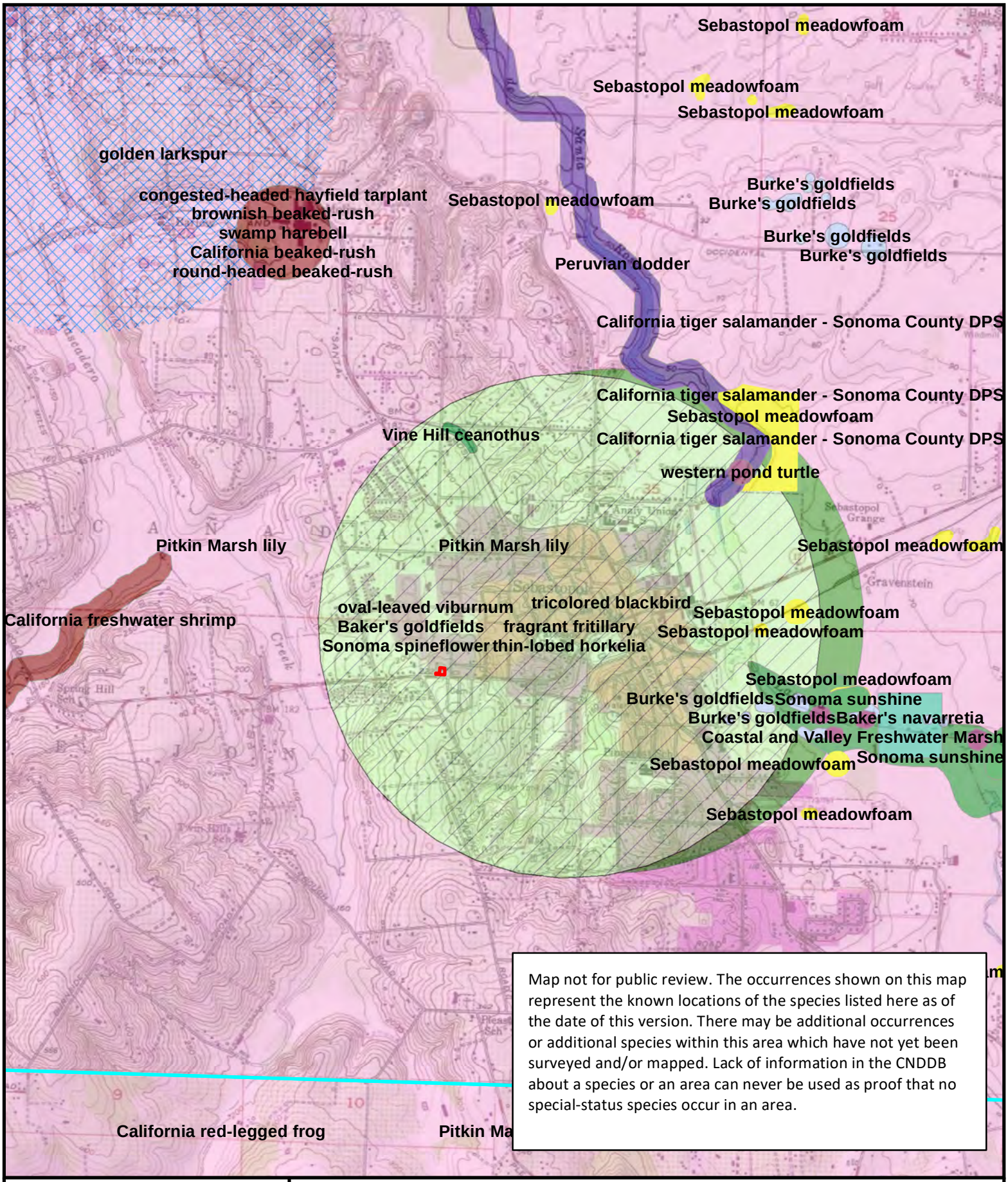
Special-status Species Evaluation Criteria

Special-status species were evaluated for their potential to occur within the project site. Potential for occurrence was classified as not present, low, moderate, high, or present based on the following criteria:

Not Present – Suitable habitat is not present within the project site and/or project site is outside the range of the species.

Low – One or more key habitat components is absent from the project site; no known occurrences in vicinity, or habitat present but species not observed during field surveys that would be expected to discover species, if present, based on season and level of effort. Species is unlikely to occur within the project site.

Moderate – Some of the habitat components required by this species are present within the project site and/or marginally suitable habitat is present within surrounding areas. Species may occur within the project site.
High – All of the habitat components required by this species are present within the project site and/or it is known to occur in surrounding areas. Species is likely to occur within the project site.
Present – Species has reported occurrences within the project site and/or was observed within the project site during field surveys.



Map not for public review. The occurrences shown on this map represent the known locations of the species listed here as of the date of this version. There may be additional occurrences or additional species within this area which have not yet been surveyed and/or mapped. Lack of information in the CNDDB about a species or an area can never be used as proof that no special-status species occur in an area.

PRUNUSKE CHATHAM, INC.

Figure 3. Reported Occurrences of Special-status Species
Huntley Square Biological Assessment
7950 Bodega Highway, Sebastopol

0 0.125 0.25 0.5 Miles

August 2021
Basemap: ESRI
Occurrences: CNDDB (CDFW 2021)

Special-status Plants

Based on the background literature review, a number of special-status species were identified as having the potential to occur within the project vicinity. Figure 3 shows reported occurrences of special-status species in the project vicinity, based on CNDDB data (CDFW 2021a). Species with reported observations in the project region, in habitat types of relevance, were evaluated; see Table 1. Species that are known from the region, but that require habitat types not present here (e.g., marsh, vernal pools) are not shown.

Based on a field assessment of the suitability of habitat within the project site, in combination with the proximity of recorded sightings, no special-status plant species were found to have potential to occur, and none were observed. The site's highly disturbed nature and urban setting strongly limit plant diversity.

Table 1. Special-status Plants Evaluated for the Huntley Square Project

Scientific Name	Common Name	Listing Status USFWS/ CDFW/ CRPR	Life Form, Blooming Period, and General Habitat	Potential for Species Occurrence
Ceanothus foliosus var. vineatus	Vine Hill ceanothus	--/SE/ 1B.1	Perennial evergreen shrub. Blooms March-May. Chaparral. 45 - 305 meters.	Not present. Known primarily from Vine Hill area. No ceanothus plants present, and no chaparral present within the project site.
Chorizanthe valida	Sonoma spineflower	FE/SE/1B.1	Annual herb. Blooms June-August. Sandy coastal prairie. 10-305 m.	Not present. Historic record in Sebastopol vicinity, believed extirpated. No suitable habitat present.
Clarkia imbricata	Vine Hill clarkia	FE/SE/ 1B.1	Annual herb. Blooms June-August. Chaparral, grassland (acidic sandy loam - Goldridge sandy loam, "Sonoma Barrens" subtype). 50-75 m.	Not present. Known only from the Vine Hill area. Suitable soil subtype not likely to be present. Only grassy areas present are highly disturbed.
Delphinium luteum	golden larkspur	FE/SR/ 1B.1	Perennial herb. Blooms March-May. Rocky locations in chaparral, coastal prairie, coastal scrub. 0-100 m.	Not present. Historic recorded occurrence shown in vicinity thought to be extirpated. No suitable habitat present.
Fritillaria liliacea	fragrant fritillary	--/--/ 1B.2	Perennial bulbiferous herb. Blooms February-April. Woodland, coastal prairie, coastal scrub, grassland (often serpentinite). 3-410 m.	Not present. Only nearby occurrence reported is a historic record in general vicinity of Sebastopol. Most often occurs in open grassland with limited disturbance, not present on site.

Scientific Name	Common Name	Listing Status USFWS/ CDFW/ CRPR	Life Form, Blooming Period, and General Habitat	Potential for Species Occurrence
Hemizonia congesta ssp. congesta	white seaside tarplant (congested-headed hayfield tarplant)	--/--/ 1B.2	Annual herb. Blooms April-November. Grassland, sometimes roadsides. 20-560 m.	Not present. Only occurrences reported in the Sebastopol area are historic. No suitable habitat present; grassy areas present are highly disturbed.
Microseris paludosa	marsh microseris	--/--/ 1B.2	Perennial herb. Blooms April-June (rarely July). Closed-cone coniferous forest, woodland, coastal scrub, grassland. 5-300 m.	Not present. One historic CNDDB occurrence east of Sebastopol. No suitable habitat present.
Trifolium amoenum	two fork clover	FE/--/ 1B.1	Annual herb. Blooms April-June. Coastal bluff scrub, grassland (sometimes serpentinite). Open, sunny sites, swales. 5-415 m.	Not present. Only historic records in Sebastopol region. No suitable habitat present; grassy areas highly disturbed.

Special-status Animals

Based on the background literature review, a number of special-status animal species were identified as having the potential to occur within the project vicinity (CDFW 2021a, USFWS 2021; Figure 3). Based on a field assessment of the suitability of habitat within the project site and surrounding lands and proximity of recorded sightings, these species were evaluated for potential occurrence. Species known from the region but with limited or no potential for occurrence within the project site due to the lack of suitable habitat or those species not formally listed are not described further.

The background review identified two special-status bat species, one amphibian, and one mammal. Additional special-status aquatic species, California freshwater shrimp, California red-legged frog, coho salmon, green turtle, western pond turtle, are reported in the vicinity of the project; however, suitable aquatic habitat is not present within the project site. Additional bird species of concern are reported for the project site (CDFW 2021a; USFWS 2021). Some of these species may occur within the project site on a regular basis (i.e., Allen's hummingbird, Nuttall's woodpecker, oak titmouse, wrentit) and others are highly unlikely. These species are not described further in this report, but should be protected in accordance with measures as outlined below. Additional information on protected nesting birds is provided in *Protected Nesting Birds*.

Table 2. Special-status Animals Evaluated for the Huntley Square Project

Common Name (*Scientific Name*)	Listing Status[2] (Federal/ State)	Description	Local Observations and Potential for Occurrence within the Project Site
Amphibians			
California tiger salamander (*Ambystoma californiense*)	FE*/SSC	Occupies grassland and foothill regions of California. Breeds during the rainy season in ephemeral ponds and pools. Adult emerge from underground burrows during winter and migrate to breeding ponds. Males remain at the breeding ponds 6 to 8 weeks, females 1 to 2. Eggs hatch after 10 to 14 days. Larvae reach maturity in 60 to 94 days and leave pond in late spring or early summer. * Sonoma and Santa Barbara County populations are listed as endangered.	Not present. California tiger salamanders have been documented 2 miles from the project site on the east side of the Laguna de Santa Rosa. There are no reports of California tiger salamander west of the Laguna de Santa Rosa. Suitable habitat is not present within the project site. Impacts to this species are unlikely.
Mammals			
American badger *Taxidea taxus*	--/SSC	Occur in a variety of habitat types (e.g., herbaceous, shrub, or forest habitats) with dry, friable soils. Badgers are carnivorous. Consume primarily fossorial rodents but will also eat reptiles, insects, eggs, birds, and carrion. They are active year-round, although less active in winter. Badgers are territorial throughout the year with size of the territory dependent on the availability of food. Typical territory size is approximately three or four square miles. Territories may be shared. Badgers dig their own burrows which are often quite extensive. Mating occurs in summer and early fall with young (average 2 to 3) born in early spring.	Not present. There are no nearby reported occurrences of American badgers. The nearest sightings are south of Sebastopol from the 2000s and near Freestone from early 1900s. No suitable habitat is present within the project site. The site is highly disturbed and separated from less-developed lands by heavily trafficked roads. Impacts to this species are unlikely.
pallid bat *Antrozous pallidus*	--/SSC	Grassland, shrubland, forest, and woodland habitats at low elevations up through mixed coniferous forests. A social species forming small colonies. Roosting sites include caves, mines, crevices, buildings, and hollow trees during day, more open sites used at night. Pallid bats feed on large flightless arthropods. A yearlong resident throughout most of its range. During non-breeding season, both sexes may be found roosting in groups of	Low. Pallid bats have been documented within several miles of the project site. There are sightings reported near Occidental (1996) and Forestville (1950s and 2000s). Bats are typically underrepresented in the CNDDB. Bats may forage over the site. Bats could potentially roost within the

[2] Listing Status (CDFW 2021b): FE-federally listed as endangered, FT-federally listed as threatened, BCC-Bird of Conservation Concern, SE-state listed as endangered, ST-state listed as threatened, Candidate SE-state candidate to be listed as endangered under CESA, Candidate ST-state candidate to be listed as threatened under CESA, FP-State of California fully-protected species, SSC-California Species of Special Concern, and WL-Watch List.

Common Name (*Scientific Name*)	Listing Status[2] (Federal/ State)	Description	Local Observations and Potential for Occurrence within the Project Site
		20 or more individuals. One to three (typically twins) pups born from April to July.	trees proposed for removal. Projection measures should be in place to avoid impacts.
hoary bat *Lasiurus cinereus*	--/--	Occur in open habitat or habitat mosaics. Requires medium to large trees for cover and habitat edges and/or open areas for foraging habitat. Tend to be solitary roosting in trees and foliage, and they are widespread in California except patchy in desert regions. Mating occurs during fall migration and young are born the following June. Favored food is moths.	Low. Hoary bats have been documented within several miles of the project site. There are sightings reported near Forestville (1940s). Bats are typically underrepresented in the CNDDB. Bats may forage over the site. Bats could potentially roost within the trees proposed for removal. Projection measures should be in place to avoid impacts.

Protected Bird Species

Nesting native bird species are protected under both federal and state regulations. According to US Fish and Wildlife Service, under the federal Migratory Bird Treaty Act of 1918 (MBTA; 50 CFR 10.13), "it is unlawful to pursue, hunt, take, capture, kill, possess, sell, purchase, barter, import, export, or transport any migratory bird, or any part, nest, or egg or any such bird, unless authorized under a permit issued by the Secretary of the Interior. Some regulatory exceptions apply. Take is defined as: 'pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to pursue, hunt, shoot, wound, kill, trap, capture, or collect." Bald and golden eagles are also protected under the federal Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c) of 1940.

Birds and their nests are also protected under the California Fish and Wildlife Code (§3503 and §3513). Under §3503, "it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." Under §3513, "it is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Treaty Act." The federal Endangered Species Act and California Endangered Species Act also protect nesting threatened and endangered bird species.

Vegetation removal and/or construction activities in areas with suitable nesting habitat during the breeding period, typically mid-February to mid-August in this area, could result in nest abandonment or loss of native nesting birds unless appropriate actions are taken (e.g., preconstruction surveys, avoidance, monitoring, etc.; RHJV 2004).

8. Conclusions

The proposed project includes the construction of 10 townhome units and associated development, on a vacant lot in an urban infill setting. Based on the background literature, data search, and field survey, the following biological resource concerns were identified:

- The project site supports mature trees including native coast live oaks. These trees are regulated under the City's Tree Ordinance. Six of the eight coast live oaks present are planned for removal, including several large trees of DBH ranging from 21" to 42". Two apple trees will also be removed. Other trees may be damaged by grading and construction.
- No special-status plants were observed and none are likely to occur.
- The project site is likely to support a number of common native wildlife species (e.g., birds, reptiles, small mammals, invertebrates).
- The project site supports potential breeding/wintering/foraging habitat for a number of native bird species. Nesting birds are protected under the Migratory Bird Treaty Act, California Fish and Game Code, and federal and state ESAs.
- The project site and the surrounding habitat may support special-status and common bat species. The mature trees may be used as roosting habitat for a small number of individual bats. Bats may forage over the project site.

To avoid significant impacts to biological resources, the following measures should be incorporated into the project.

Native Trees

The City of Sebastopol Tree Ordinance calls for the protection of certain types of trees. For properties like this one, (i.e., those that do not house a single family residence), protections cover trees of species on a Protected Native Tree list with DBH of 10" or greater, or any tree with a DBH of 20" or greater (except those identified as "escaped exotics"). Most of the trees proposed for removal meet these criteria for protection, so proposed removals will require a permit from the City with review by the Tree Board, and replacement trees or fees as determined by the Tree Board or City Arborist. Where compatible with safety requirements, consider pruning instead of removal for mature oaks. To offset the impacts from removal of protected trees, replacement trees should be planted, following the Tree Ordinance, Tree Board, and/or City Arborist ratios and species. PCI recommends the replacement of native oaks with native oaks, to provide similar benefits to the site and community. If on-site planting of an adequate number of native trees is not possible, off-site planting of native oaks in a suitable nearby location (e.g., a City park) could be considered.

Protective measures defined in the Tree Preservation and Mitigation Report should be followed to minimize impacts to trees that will be retained.

PCI recommends incorporation of additional locally native shrubs and perennials into the landscaping palette to support habitat value for birds and other wildlife. Potentially suitable species include coffeeberry (*Frangula californica*), manzanita (*Arctostaphylos manzanita*), flowering currant (*Ribes sanguineum*), and California fuchsia (*Epilobium canum*).

Nesting Birds

To avoid potential losses of nesting native birds, if work occurs from February through August, preconstruction breeding bird surveys should be completed for special-status, migratory birds, and raptors. The preconstruction surveys should be conducted within two weeks prior to initiation of vegetation clearing, tree removal and trimming, or other construction related activities within vegetated areas. The survey should be completed within the construction area and an appropriate buffer around it.

- If the biologist finds no active nesting or breeding activity, then work can proceed without restrictions.
- If active raptor or owl nests are identified within 100 feet of the construction area or active nests of other birds are identified within 50 feet of the construction area, a qualified biologist should determine whether or not construction activities may impact the active nest or disrupt reproductive behavior. If it is determined that construction would not affect an active nest or disrupt breeding behavior, construction can proceed without restrictions. The determination of disruption should be based on the species' sensitivity to disturbance (which can vary among species); the level of noise or construction disturbance and the line of sight between the nest and the disturbance.
- If a qualified biologist determines that construction activities would likely disrupt breeding or nesting activities, then a no-disturbance buffer should be placed around the nesting location. The no-disturbance buffer should include the active nest or breeding areas plus a 50-foot buffer for small songbirds and a 100-foot buffer for larger birds (e.g., raptors, owls); buffer distances are applicable for urban settings with existing levels of human disturbance. Construction activities in the no disturbance buffers should be avoided until the nests have been vacated.
- If the site is left unattended for more than one week following the initial surveys, additional surveys should be completed. If state and/or federally listed birds are found breeding within the area, activities should be halted, and consultation with the CDFW and USFWS should occur to identify how to proceed.

To the extent feasible, vegetation and tree removal should occur during the non-breeding season (late August to early March) to limit the potential for birds to nest within the project site.

Special-status and Common Bats

To avoid impacts on special-status and common bat species within the project site, the following protection measures should be implemented.

Prior to tree removal or trimming (for all trees greater than 6 inches DBH), a qualified biologist should survey for bat roosts. If active bat roosts area identified, disturbance should not be allowed until the roost is abandoned or unoccupied. If the qualified biologist determines special-status bat species area present, CDFW consultation may be required.

If occupied roosting habitat is identified by the qualified biologist, disturbance of roost trees should not be allowed until the roost is abandoned or unoccupied and/or CDFW is consulted. If bats are present, a number of deterrent methods can be used to encourage bats to relocate (for non-CDFW listed species). This could include changes to lighting, air flow patterns, and noise disturbance. Exclusion methods should be developed based on the species present and location of occupied roosts. Bat exclusion should not be performed during the maternity season (June through August) or during winter hibernation (November through February). Bat exclusion should be overseen by a qualified biologist. This could only occur in March, April, May, September, and October.

If tree trimming or removal is postponed or interrupted for more than two weeks from the date of the initial bat survey, the biologist should repeat the pre-construction survey.

Construction should be limited to daylight hours to avoid interference with the foraging abilities of bats and other nocturnal wildlife.

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10. **Project Photographs**

Southeast corner of parcel

Southwest corner of parcel

Northwest corner of parcel

Northeast corner of parcel

Native conifer trees (# 773-776) to be protected along western parcel boundary

Access gate along eastern edge of the parcel- future driveway

Cemented area with young coast live oak and Himalayan blackberry

Large coast live oak (#772), tagged for removal

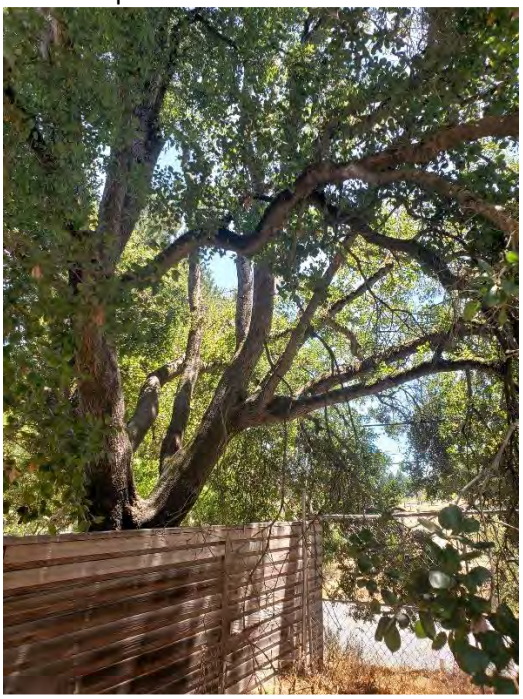
Coast live oak (#772); trunk is 27” DBH

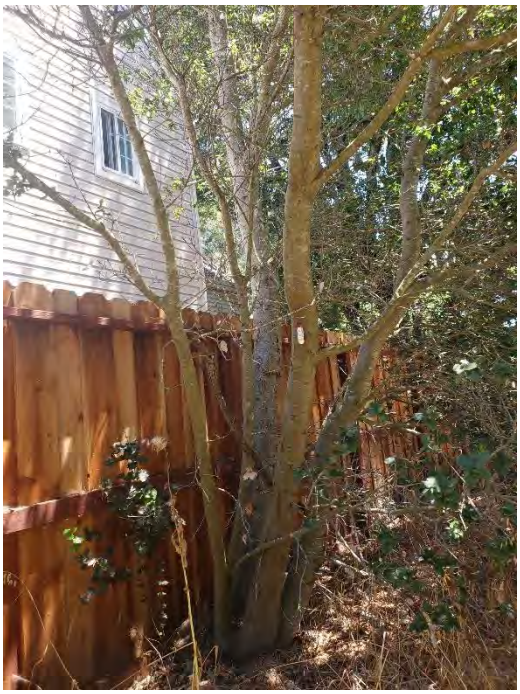
Bird nest in large coast live oak (#772)

Apple tree (#778) tagged for removal

Apple tree (#781) tagged for removal

Large coast live oak (#780) to be protected; located between the parcel and the existing housing development in the southeast corner.





Coast live oak (#779) to be protected

Redwood (#773) to be protected

Douglas fir (#774) to be protected

Douglas firs (# 775 right and # 776 left) to be protected

Path along Bodega Avenue

Coast live oaks along road that are tagged for removal (#782-786)

Trees to be removed along Bodega Avenue

EXHIBIT B

Tree Preservation and Mitigation Report; John C. Meserve; August 2020

HORTICULTURAL
Associates

Consultants in Horticulture and Arboriculture

TREE INVENTORY REPORT

7950 Bodega Highway
Sebastopol, CA

Prepared for:

Healthy Buildings Management Group
630 Airpark Road, Suite A
Napa, CA 94559

Prepared by:

John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ

August 28, 2021

HORTICULTURAL Associates

Consultants in Horticulture and Arboriculture
P.O Box 1261, Glen Ellen, CA 95442

August 28, 2021

Beth Farley
Healthy Buildings Management Group, Inc.
630 Airpark Road, Suite A
Napa, CA 94559

Re: Updated *Tree Preservation and Mitigation Report*, 7950 Bodega Highway, Sebastopol, California

Beth,

Attached you will find our updatedd *Tree Preservation and Mitigation Report* for the above noted site in Sebastopol based on new information since out last report was completed. A total of 15 trees were evaluated and this includes all trees that were present at the site and overhanging the site.

Each site tree is identified in the field with a numbered aluminum tag placed on the trunk at approximately eye level. Off-site trees were not physically numbered

All trees in this report were evaluated and documented for species, size, health, and structural condition. The *Tree Inventory Chart* also includes information about expected impacts of the proposed development plan and recommendations for action based on the plan reviewed. The *Tree Location Plan* shows the location and numbering sequence of all evaluated trees. Also included are *Pruning Guidelines*, *Tree Preservation Guidelines*, and a *Fencing Detail.*

This report is intended to be a basic inventory of trees present at this site, which includes a general review of tree health and structural condition. No in-depth evaluation has occurred on any tree, and assessment has included only external visual examination without probing, drilling, coring, root collar examination, root excavation, or dissecting any tree part. Failures, deficiencies, and problems may occur in these trees in the future, and this inventory in no way guarantees or provides a warranty for their health or structural condition. No other trees beyond those listed have been included in this report. If other trees need to be included it is the responsibility of the client to provide that direction.

EXISTING SITE CONDITION SUMMARY

The project site consists of an urban infill lot with no existing development. It is surrounded on three sides by existing housing, and Bodega Highway borders the fourth side.

EXISTING TREE SUMMARY

Species native to the site and adjacent properties include Coast Live Oak.

~ Voice 707-935-3911 Fax 707-935-7103 ~

Species native to California but most likely planted at this and adjacent sites include Coast Redwood and Douglas Fir.

Non-native species include Apples and Tulip Tree.

CONSTRUCTION IMPACT SUMMARY

Three existing trees on the actual parcel will require removal including #772 (Coast Live Oak, 27″), #778 (Apple, 5+6+7+8+9), and #781 (Apple, 5.5+6+8+14).

Existing trees #773 (Coast Redwood, 32″) and #774 (Douglas Fir, 20″) are proposed for preservation and an aerated paving material has been specified over the root system to maintain soil aeration, per our recommendations. Trash trucks will not be accessing the site and clearance pruning will not be necessary.

One existing small tree #779 (Coast Live Oak, 4+4+6) can be preserved in the back yard area of Lot 6.

Two off-site overhanging trees from the west #775, #776 (Douglas Firs, ±30″, ±21″) will be moderately impacted by the development.

One off-site overhanging tree from the north #777 (Tulip Tree), and one from the east #780 (Coast Live Oak) should only receive a minor impact, if any at all.

Retaining wall footings have been modified in the area of #780 to include support with piers, and this design should minimally impact tree roots.

Yard drains will be shallow where they are being placed beneath driplines, and excavation will be done by hand or high pressure air.

It also appears that 5 large trees #782, #783, #784, #785, #786 (Coast Live Oak) that are growing on the steep bank along Highway 12 will also be removed due to improvements in that area.

Please feel free to contact me if you have questions regarding this report, or if further discussion would be helpful.

Regards,

John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ

INTERNATIONAL SOCIETY OF ARBORICULTURE
JOHN C. MESERVE
WC-0478A
Signature
CERTIFIED ARBORIST

TREE INVENTORY CHART

TREE INVENTORY
7950 Bodega Avenue
Sebastopol, CA

August 28, 2021

Tree #	Species	Common Name	Trunk (dbh inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
772	*Quercus agrifolia*	Coast Live Oak	27	45	30	4	3	3	2
773	*Sequoia sempervirens*	Coast Redwood	32	75	21	5	3	2.5	1, 6, 7, 10
774	*Pseudotsuga menziesii*	Douglas Fir	±20	50	25	4	3	2.5	1, 6, 7, 8, 11
775	*Pseudotsuga menziesii*	Douglas Fir	±30	60	25	4	3	2	1, 6, 7, 8, 11
776	*Pseudotsuga menziesii*	Douglas Fir	±21	50	25	4	3	2	1, 6, 7, 8, 11
777	*Liriodendron tulipifera*	Tulip Tree	±14	35	25	4	3	1	1, 6
778	*Malus domestica*	Apple	5+6+7+8+9	20	16	4	1.5	3	4
779	*Quercus agrifolia*	Coast Live Oak	4+4+6	20	15	4	3	2	1, 6, 7, 8
780	*Quercus agrifolia*	Coast Live Oak	±38	50	28	3	3	1	1, 6, 7, 8, 11
781	*Malus domestica*	Apple	5.5+6+8+14	15	18	4	1.5	3	4
782	*Quercus agrifolia*	Coast Live Oak	6+8	18	14	4	3	3	2
783	*Quercus agrifolia*	Coast Live Oak	8	16	12	4	3	3	2
784	*Quercus agrifolia*	Coast Live Oak	12+17	25	24	4	3	3	2
785	*Quercus agrifolia*	Coast Live Oak	21	45	25	2	2	3	4
786	*Quercus agrifolia*	Coast Live Oak	±42	45	30	2	2	3	4

KEY TO TREE INVENTORY CHART

KEY TO TREE INVENTORY CHART

Tree Number

Each tree has been identified by number on the *Tree Location Plan* showing the location of each tree.

Species

Each tree has been identified by genus, species and common name. Many species have more than one common name.

Trunk

Each trunk has been documented to the nearest inch, to illustrate its diameter at 24" above adjacent grade. Trunk diameter is a good indicator of age, and is commonly used to determine mitigation replacement requirements.

Height

Height is estimated in feet, using visual assessment.

Radius

Radius is estimated in feet, using visual assessment. Since many canopies are asymmetrical, it is not uncommon for a radius estimate to be an average of the canopy size.

Health

The following descriptions are used to rate the health of a tree. Trees with a rating of 4 or 5 are very good candidates for preservation and will tolerate more construction impacts than trees in poorer condition. Trees with a rating of 3 may or may not be good candidates for preservation, depending on the species and expected construction impacts. Trees with a rating of 1 or 2 are generally poor candidates for preservation.

(5) Excellent - health and vigor are exceptional, no pest, disease, or distress symptoms.

(4) Good - health and vigor are average, no significant or specific distress symptoms, no significant pest or disease.

(3) Fair - health and vigor are somewhat compromised, distress is visible, pest or disease may be present and affecting health, problems are generally correctable.

(2) Marginal - health and vigor are significantly compromised, distress is highly visible and present to the degree that survivability is in question.

(1) Poor - decline has progressed beyond the point of being able to return to a healthy condition again. Long-term survival is not expected. This designation includes dead trees.

Structure

The following descriptions are used to rate the structural integrity of a tree. Trees with a rating of 3 or 4 are generally stable, sound trees which do not require significant pruning, although

cleaning, thinning, or raising the canopy might be desirable. Trees with a rating of 2 are generally poor candidates for preservation unless they are preserved well away from improvements or active use areas. Significant time and effort would be required to reconstruct the canopy and improve structural integrity. Trees with a rating of 1 are hazardous and should be removed.

(4) Good structure - minor structural problems may be present which do not require corrective action.

(3) Moderate structure - normal, typical structural issues which can be corrected with pruning.

(2) Marginal structure - serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.

(1) Poor structure - hazardous structural condition which cannot be effectively corrected with pruning or other measures, may require removal depending on location and the presence of targets.

Tree Protection Zone (TPZ)

The area to be protected by temporary fencing during construction. Represented by 1 foot of radius for each inch of trunk diameter measured at 4.5 feet above adjacent grade.

Development Impacts

Considering the proximity of construction activities, type of activities, tree species, and tree condition - the following ratings are used to estimate the amount of impact on tree health and stability. Most trees will tolerate a (1) rating, many trees could tolerate a (2) rating with careful consideration and mitigation, but trees with a (3) rating are poor candidates for preservation due to their very close proximity to construction or because they are located within the footprint of construction and cannot be preserved.

(3) A significant impact on long term tree integrity can be expected as a result of proposed development.

(2) A moderate impact on long term tree integrity can be expected as a result of proposed development.

(1) A minor impact on long term tree integrity can be expected as a result of proposed development.

(0) No impact is expected based on distance away from proposed construction activity.

Recommendations

Recommendations are provided for removal or preservation. For those being preserved, protection measures and mitigation procedures to offset impacts and improve tree health are provided.

(1) Preservation appears to be possible.

(2) Removal is required due to significant development impacts.

(3) Removal is recommended due to poor health or hazardous structure.

(4) Removal is required due to significant development impacts and poor existing health or structure.

(5) Removal is recommended due to poor species characteristics.

(6) Install temporary protective fencing at the edge of the Tree Protection Zone (TPZ), or edge of approved construction, prior to beginning grading or construction. Maintain fencing in place for duration of all construction activity in the area.

(7) Maintain existing grade within the fenced portion of the TPZ. Route drainage swales and all underground work outside the dripline.

(8) Place a 4" layer of chipped bark mulch over the soil surface within the fenced TPZ prior to installing temporary fencing. Maintain this layer of mulch throughout construction.

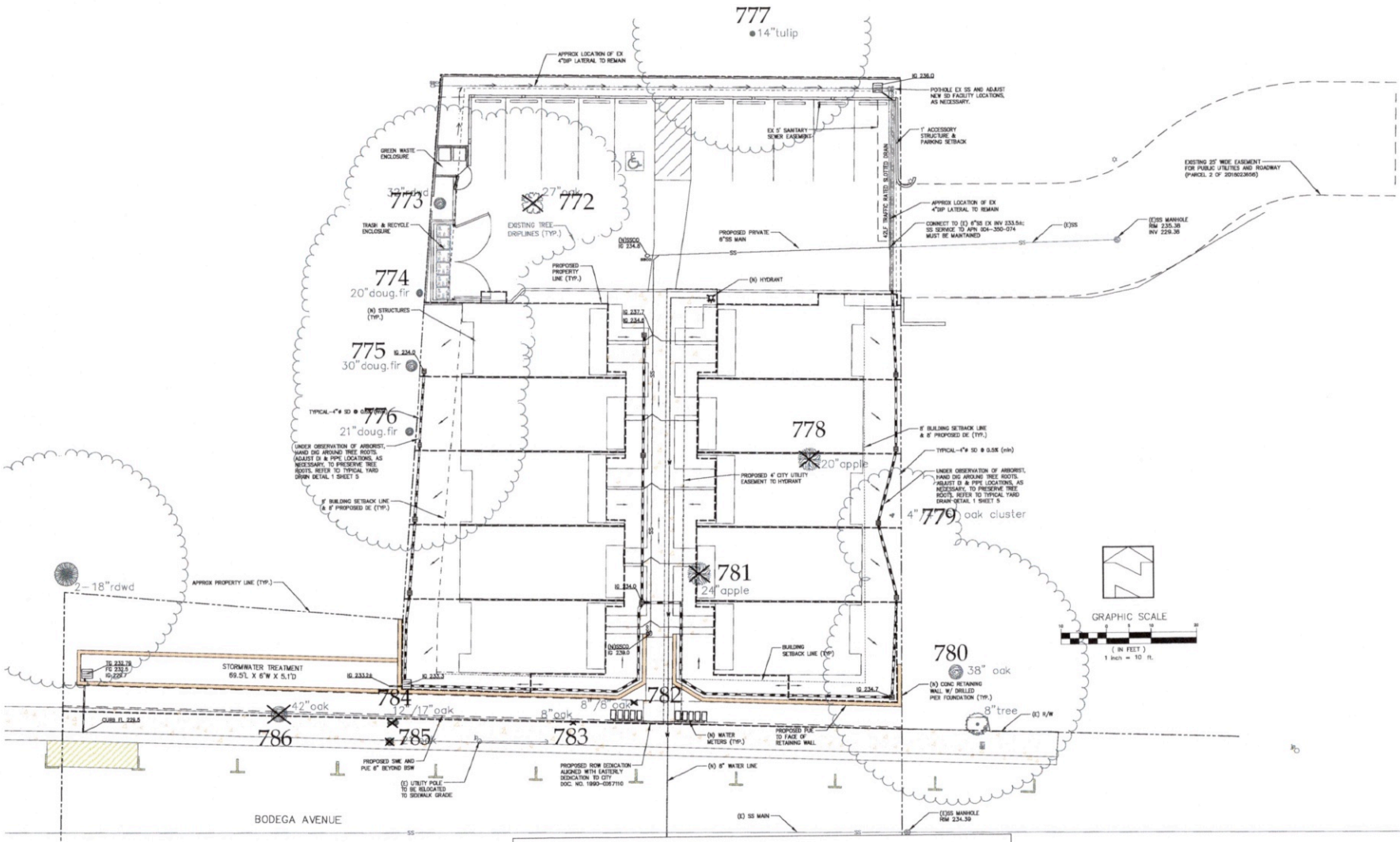
(9) Prune to clean, raise, or provide necessary clearance. Prune to reduce branches that are over-loaded, over-extended, largely horizontal, arching, or have foliage concentrated near the branch ends, per International Society of Arboriculture Pruning Standards.

Pruning to occur by, or under the supervision of, an Arborist certified by the International Society of Arboriculture. Pruning Standards are attached to this report.

(10) Prune this tree specifically to reduce heavy end weights on long, over-extended lateral limbs.

(11) This is an off-site tree that overhangs the project property. Incorporate protection measures as if on project property.

TREE LOCATION PLAN



TREE LOCATION AND NUMBERING PLAN
7950 BODEGA HIGHWAY
SEBASTOPOL, CA

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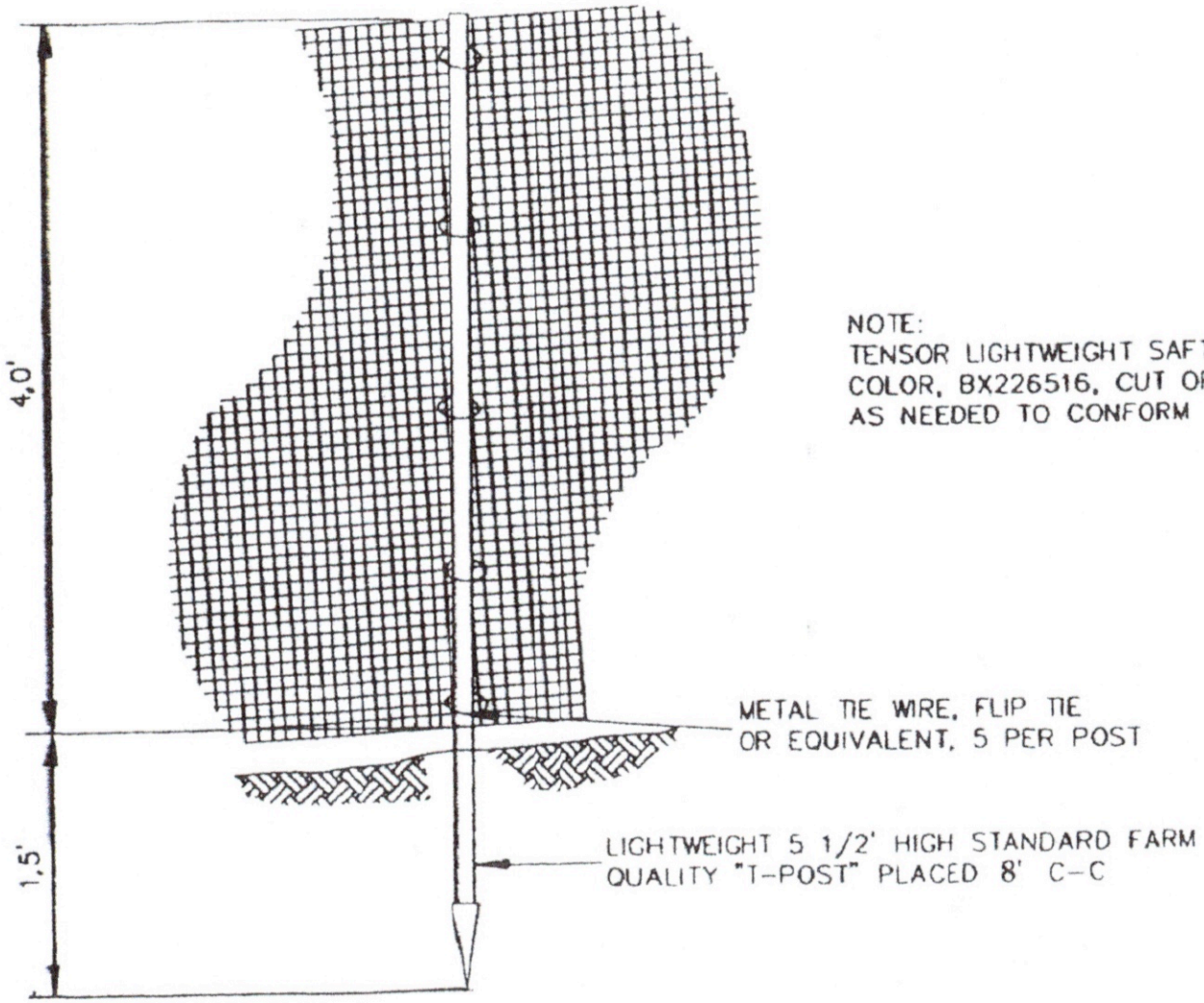
TREE FENCING DETAIL



NOTE:
TENSOR LIGHTWEIGHT SAFTY GRID, ORANGE
COLOR, BX226516, CUT OR FOLD AT POSTS
AS NEEDED TO CONFORM TO SLOPING TERRAIN.

TREE PROTECTION FENCING DETAIL

TREE PRESERVATION GUIDELINES

GENERAL TREE PROTECTION GUIDELINES

INTRODUCTION

Great care must be exercised when development is proposed in the vicinity of established trees of any type. The trees present at construction sites require specialized protection techniques during all construction activities to minimize negative impact on their long term health and vigor. The area immediately beneath and around canopy driplines is especially critical, and the requirements and procedures that follow are established to protect short and long term tree integrity. The purpose of this protection guideline is therefore to define the procedures that must be followed during any and all phases of development in the immediate vicinity of designated and protected trees.

Established, mature trees respond in a number of different ways to the disruption of their natural conditions. Change of grade within the root system area or near the root collar, damage to the bark of the trunk, soil compaction above the root system, root system reduction or damage, or alteration of summer soil moisture levels may individually or collectively cause physiological stress leading to tree decline and death. The individual impacts of these activities may cause trees to immediately exhibit symptoms and begin to decline, but more commonly the decline process takes many years, with symptoms appearing slowly and over a period of time. Trees may not begin to show obvious signs of decline from the negative impacts of construction until many years after construction is completed. It is not appropriate to wait for symptoms to appear, as this may be too late to correct the conditions at fault and to halt decline.

It is therefore critical to the long-term health of all protected trees that a defined protection program be established before beginning any construction activity where protected trees are found. Once incorporated at the design level, it is mandatory that developers, contractors, and construction personnel understand the critical importance of these guidelines, and the potential penalties that will be levied if they are not fully incorporated at every stage of development.

The following guidelines are meant to be utilized by project managers and those supervising any construction in the vicinity of protected trees including grading contractors, underground contractors, all equipment operators, construction personnel, and landscape contractors. These protection guidelines are presented in a brief outline form to be applied to each individual activity that occurs during development activities. It is left to project managers to implement these protection measures. Questions which

arise, or interpretation of guidelines as they apply to specific site activities, must be referred to the designated project arborist as they occur.

TREE PROTECTION ZONE

1. The canopy dripline is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing. No encroachment into the dripline is allowed at any time, and unauthorized entry may be subject to civil action and penalties.

2. The dripline will be designated by the project arborist at a location determined to be adequate to ensure long term tree viability and health.

TREE PROTECTION FENCING

1. Prior to initiating any construction activity on a construction project, including demolition or grading, temporary protective fencing shall be installed at each site tree. Fencing shall be located at the dripline designated by the project arborist or illustrated on the Improvement Plans.

2. Fencing shall be minimum 4' height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Barrier type fencing such as *Tensar* plastic fencing is recommended, but any fencing system that adequately prevents entry will be considered for approval by the project arborist. The use of post and cable fencing is not acceptable.

3. Fencing shall be installed in a professional manner with steel fence posts (standard quality farm 'T' posts work well) placed no more than 8 feet on center. Fencing shall be attached to each post at 5 locations with plastic electrical ties, metal tie wire, or flip tie. See fencing detail.

4. Fencing shall serve as a barrier to prevent encroachment of any type by construction activities, equipment, materials storage, or personnel.

5. All encroachment into the fenced dripline must be approved in writing. Approved dripline encroachment may require additional mitigation or protection measures.

6. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation.

7. Fencing shall be upright and functional at all times from start to completion of project. Fencing shall remain in place and not be moved or removed until all construction activities at the site are completed.

TREE PRUNING AND TREATMENTS

1. All recommendations for pruning or other treatments must be completed prior to acceptance of the project. It is strongly recommended that pruning be completed prior to the start of grading to facilitate optimum logistics and access.
2.
3. All pruning shall be conducted in conformance with International Society of Arboriculture pruning standards, and all pruning must occur by, or under the direct supervision of, an arborist certified by the International Society of Arboriculture.

GRADING AND TRENCHING

1. Any construction activity that necessitates soil excavation in the vicinity of preserved trees shall be avoided where possible, or be appropriately mitigated under the guidance of the project arborist. All contractors must be aware at all times that specific protection measures are defined, and non conformance may generate stop-work orders.

2. The designated dripline is defined around all site trees to be preserved. Fences protect the designated areas. No grading or trenching is to occur within this defined area unless so designated by the Improvement Plan, and where designated shall occur under the direct supervision of the project arborist.

3. Trenching should be routed around the dripline whenever possible. Where trenching has been designated within the dripline, utilization of underground technology to bore, tunnel or excavate with high-pressure air or water will be specified. Hand digging will be generally discouraged unless site conditions restrict the use of alternate technology.

4. All roots greater than one inch in diameter shall be cleanly hand-cut as they are encountered in any trench or in any grading activity. The tearing of roots by equipment of any type shall not be allowed. Mitigation treatment of pruned roots shall be specified by the project arborist as determined by the degree of root pruning, location of root pruning, and potential exposure to desiccation. No pruning paints or sealants shall be used on cut roots.

5. Where significant roots are encountered mitigation measures such as supplemental irrigation and/or organic mulches may be specified by the project arborist to offset the reduction of root system capacity.

6. Retaining walls are effective at holding grade changes outside the area of the dripline and are recommended where necessary. Retaining walls shall be constructed in post and beam or drilled pier construction styles where they are necessary near or within a dripline.

7. Placement of fill soils is generally discouraged within the dripline, but in some approved locations may be approved to cover up to 30% of this area. The species and condition of the tree shall be considered, as well as site and soil conditions, and depth of fill. Retaining walls should be utilized to minimize the area of fill within the dripline. Type of fill soil and placement methods shall be reviewed prior to placement.

8. Grade changes outside the dripline, or those necessary in conjunction with retaining walls, shall be designed so that drainage water of any type or source is not diverted toward or around the root crown in any manner. Grade shall drain away from root crown at a minimum of 2%. If grading toward the root collar is unavoidable, appropriate surface and/or subsurface drain facilities shall be installed so that water is effectively diverted away from root collar area.

9. Approved fill soils within the dripline may also be mitigated using aerated gravel layers and/or perforated aeration tubing systems.

10. Tree roots will be expected to grow into areas of soil fill, and quality of imported soil shall be considered. Ideally, fill soil should be site soil that closely matches that present within the root zone area. When import soil is utilized it must be the same or slightly coarser texture than existing site soil, should have a pH range comparable to site soils, and generally should have acceptable chemical properties for appropriate plant growth. A soil analysis is recommended prior to importation to evaluate import soil for these criteria.

11. Grade reduction within the designated dripline shall be generally discouraged, and where approved, shall be conducted only after careful consideration and coordination with the project arborist.

12. Foundations of all types within the dripline shall be constructed using design techniques that eliminate the need for trenching into natural grade. These techniques might include drilled piers, grade beams, bridges, or cantilevered structures. Building footprints should generally be outside the dripline whenever possible.

DRAINAGE

The location and density of native trees on many sites may be directly associated with the presence of naturally occurring water, especially ephemeral waterways. Project design,

especially drainage components, should take into consideration that these trees may begin a slow decline if this naturally present association with water is eliminated.

TREE DAMAGE

Any form of tree damage which occurs during the demolition, grading, or construction process shall be evaluated by the project arborist. Specific mitigation measures will be developed to compensate for or correct the damage. Fines and penalties may also be levied.

Measures may include, but are not limited to, the following:

- pruning to remove damaged limbs or wood
- bark scoring to remove damaged bark and promote callous formation
- alleviation of compaction by lightly scarifying the soil surface
- installation of a specific mulching material
- supplemental irrigation during the growing season for up to 5 years
- treatment with specific amendments intended to promote health, vigor, or root growth
- vertical mulching or soil fracturing to promote root growth
- periodic post-construction monitoring at the developer's expense
- tree replacement, or payment of the established appraised value, if the damage is so severe that long term survival is not expected

FERTILIZATION

1. Native trees generally do not require supplemental fertilization unless exhibiting a deficiency symptom. Following completion of construction any tree that exhibits symptoms of a specific nutrient deficiency shall be fertilized to compensate for the deficiency. Soil or tissue analysis may be required to identify the deficiency.

2. Distressed trees, or trees damaged by construction in any way, may be detrimentally affected by supplemental fertilization. The decision to fertilize, and with what fertilizers, shall be made by the project arborist based on conditions and appearance observed at the completion of the project.

PEST CONTROL

A close visual examination for tree pests shall be conducted by the pruning contractor as he completes recommended pruning procedures. If a serious infestation is present, that was not apparent from ground observation, then pest control measures may be considered. However, the simple presence of tree pests does not warrant the use of chemical pesticides. Only a serious infestation, capable of causing tree decline, would warrant pesticide use. The use of organic sprays or pesticidal soaps is the preferred method for treating any serious pest infestation.

WEED CONTROL

No specific measures are recommended for weed control, and the presence of weeds should not be considered problematic in relation to continued tree health. However, use of contact weed killers and pre-emergent weed killers are generally not recommended due to their potential for root system damage if improperly applied.

DISEASE CONTROL

No specific measures are recommended for disease control unless noted in the Tree Protection and Preservation Plan. All disease control measures should be based on observation of actual conditions in the tree canopy.

MULCHING

Trees will generally benefit from the application of a 4 inch layer of chipped bark mulch over the soil surface within the greater root zone area. Ideal mulch material is a chipped bark containing a wide range of particle sizes. Bark mulches composed of shredded redwood, bark screened for uniformity of size, or chipped lumber will not function as beneficially. Rock and gravel mulches are generally discouraged due to their minimal benefit.

PLANTING UNDER EXISTING TREES

1. The installation of lawn beneath established native trees is strongly discouraged because it has the potential to initiate serious disease. If planting is required for aesthetic or functional purposes, the use of drought tolerant, woody species is most appropriate. Species should be selected for their ability to survive with minimal or no water through the summer months after the initial establishment period. Only drip irrigation should be utilized within the canopy dripline to minimize summer water in the root zone.

PRUNING STANDARDS

WESTERN CHAPTER

ISA

PRUNING STANDARDS

Purpose:

Trees and other woody plants respond in specific and predictable ways to pruning and other maintenance practices. Careful study of these responses has led to pruning practices which best preserve and enhance the beauty, structural integrity, and functional value of trees.

In an effort to promote practices which encourage the preservation of tree structure and health, the W.C. ISA Certification Committee has established the following Standards of Pruning for Certified Arborists. The Standards are presented as working guidelines, recognizing that trees are individually unique in form and structure, and that their pruning needs may not always fit strict rules. The Certified Arborist must take responsibility for special pruning practices that vary greatly from these Standards.

I. Pruning Techniques

A. A thinning cut removes a branch at its point of attachment or shortens it to a lateral large enough to assume the terminal role. Thinning opens up a tree, reduces weight on heavy limbs, can reduce a tree's height, distributes ensuing invigoration throughout a tree and helps retain the tree's natural shape. Thinning cuts are therefore preferred in tree pruning.

When shortening a branch or leader, the lateral to which it is cut should be at least one-half the diameter of the cut being made. Removal of a branch or leader back to a sufficiently large lateral is often called "drop crotching."

B. A heading cut removes a branch to a stub, a bud or a lateral branch not large enough to assume the terminal role. Heading cuts should seldom be used because vigorous, weakly attached upright sprouts are forced just below such cuts, and the tree's natural form is altered. In some situations, branch stubs die or produce only weak sprouts.

C. When removing a live branch, pruning cuts should be made in branch tissue just outside the branch bark ridge and collar, which are trunk tissue. *(Figure 1)* If no collar is visible, the angle of the cut should approximate the angle formed by the branch bark ridge and the trunk. *(Figure 2)*

D. When removing a dead branch, the final cut should be made outside the collar of live callus tissue. If the collar has grown out along the branch stub, only the dead stub should be removed, the live collar should remain intact, and uninjured. *(Figure 3)*

E. When reducing the length of a branch or the height of a leader, the final cut should be made just beyond (without violating) the branch bark ridge of the branch being cut to. The cut should approximately bisect the angle formed by the branch bark ridge and an imaginary line perpendicular to the trunk or branch cut. *(Figure 4)*

F. A goal of structural pruning is to maintain the size of lateral branches to less than three-fourths the diameter of the parent branch or trunk. If the branch is codominant or close to the size of the parent branch, thin the branch's foliage by 15% to 25%, particularly near the terminal. Thin the parent branch less, if at all. This will allow the parent branch to grow at a faster rate, will reduce the weight of the lateral branch, slow its total growth, and develop a stronger branch attachment. If this does not appear appropriate, the branch should be completely removed or shortened to a large lateral. *(Figure 5)*

G. On large-growing trees, except whorl-branching conifers, branches that are more than one-third the diameter of the trunk should be spaced along the trunk at least 18 inches apart, on center. If this is not possible because of the present size of the tree, such branches should have their foliage thinned 15% to 25%, particularly near their terminals. *(Figure 6)*

H. Pruning cuts should be clean and smooth with the bark at the edge of the cut firmly attached to the wood.

I. Large or heavy branches that cannot be thrown clear, should be lowered on ropes to prevent injury to the tree or other property.

J. Wound dressings and tree paints have not been shown to be effective in preventing or reducing decay. They are therefore not recommended for routine use when pruning.

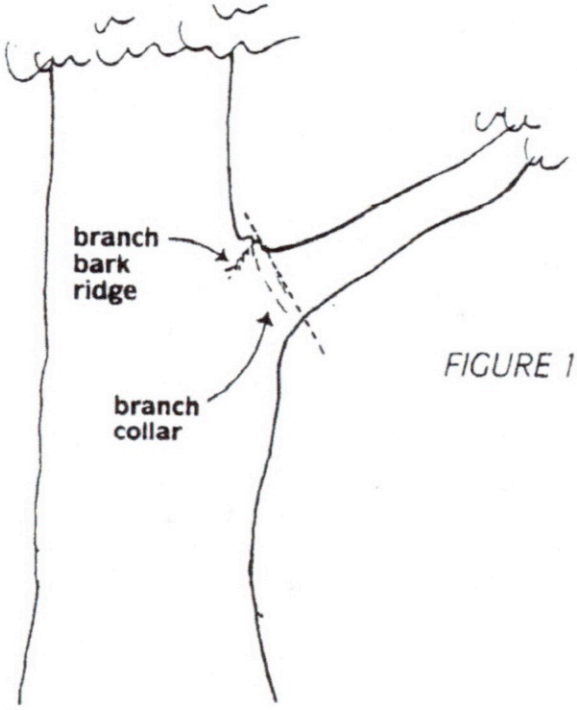


FIGURE 1. *When removing a branch, the final cut should be just outside the branch bark ridge and collar.*

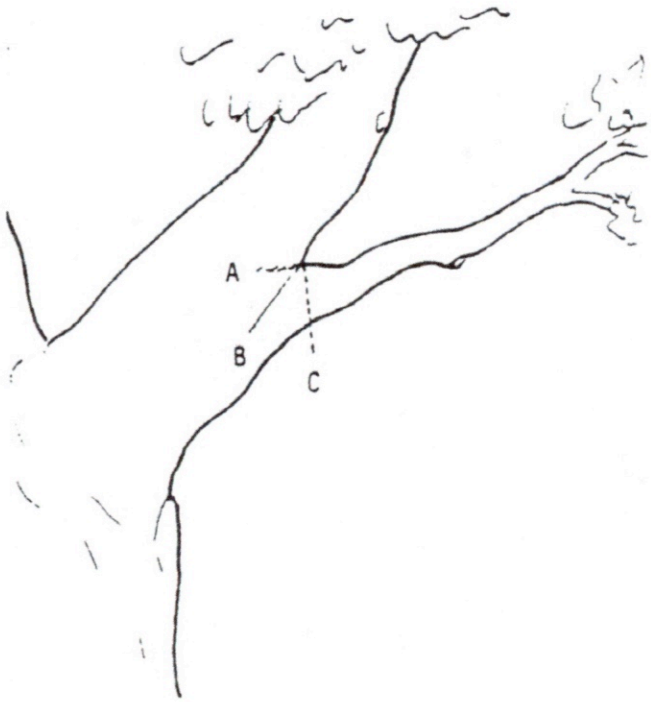


FIGURE 2. *In removing a limb without a branch collar, the angle of the final cut to the branch bark ridge should approximate the angle the branch bark ridge forms with the limb. Angle AB should equal Angle BC.*

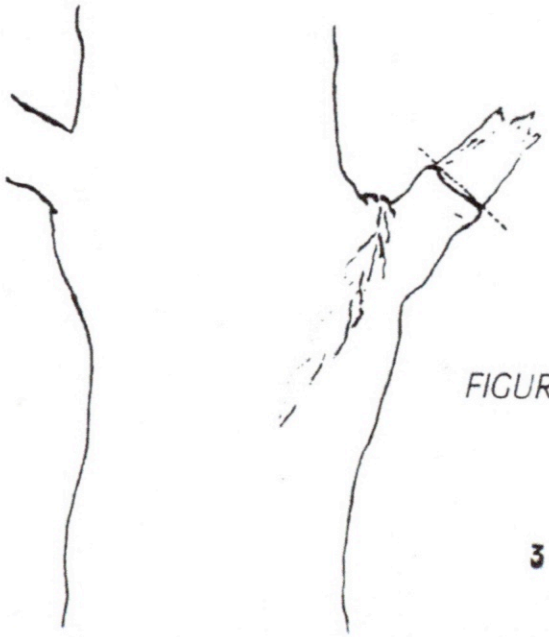


FIGURE 3. *When removing a dead branch, cut outside the callus tissue that has begun to form around the branch.*

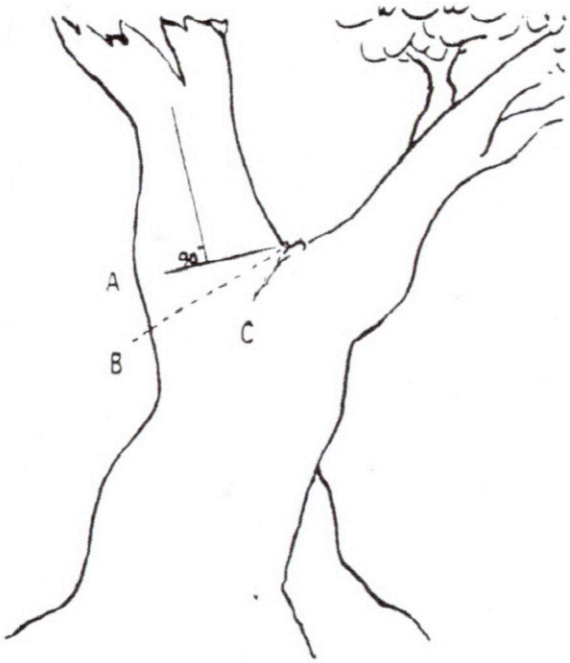


FIGURE 4. *In removing the end of a limb to a large lateral branch, the final cut is made along a line that bisects the angle between the branch bark ridge and a line perpendicular to the limb being removed. Angle AB is equal to Angle BC.*

FIGURE 5. *A tree with limbs tending to be equal-sized, or codominant. Limbs marked B are greater than ¾ the size of the parent limb A. Thin the foliage of branch B more than branch A to slow its growth and develop a stronger branch attachment.*

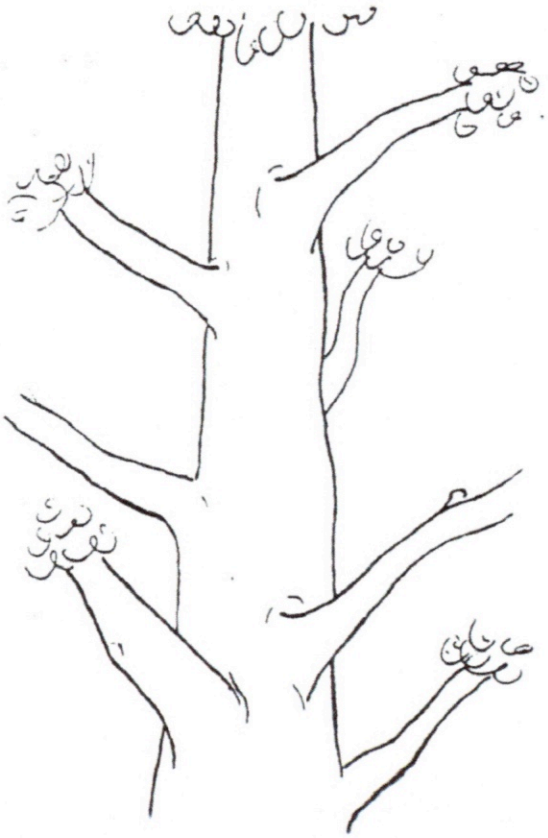


FIGURE 6. *Major branches should be well spaced both along and around the stem.*

II. Types of Pruning — Mature Trees

A. CROWN CLEANING

Crown cleaning or cleaning out is the removal of dead, dying, diseased, crowded, weakly attached, and low-vigor branches and watersprouts from a tree crown.

B. CROWN THINNING

Crown thinning includes crown cleaning and the selective removal of branches to increase light penetration and air movement into the crown. Increased light and air stimulates and maintains interior foliage, which in turn improves branch taper and strength. Thinning reduces the wind-sail effect of the crown and the weight of heavy limbs. Thinning the crown can emphasize the structural beauty of trunk and branches as well as improve the growth of plants beneath the tree by increasing light penetration. When thinning the crown of mature trees, seldom should more than one-third of the live foliage be removed.

At least one-half of the foliage should be on branches that arise in the lower two-thirds of the trees. Likewise, when thinning laterals from a limb, an effort should be made to retain inner lateral branches and leave the same distribution of foliage along the branch. Trees and branches so pruned will have stress more evenly distributed throughout the tree or along a branch.

An effect known as "lion's-tailing" results from pruning out the inside lateral branches. Lion's-tailing, by removing all the inner foliage, displaces the weight to the ends of the branches and may result in sunburned branches, water-sprouts, weakened branch structure and limb breakage.

C. CROWN REDUCTION

Crown reduction is used to reduce the height and/or spread of a tree. Thinning cuts are most effective in maintaining the structural integrity and natural form of a tree and in delaying the time when it will need to be pruned again. The lateral to which a branch or trunk is cut should be at least one-half the diameter of the cut being made.

D. CROWN RESTORATION

Crown restoration can improve the structure and appearance of trees that have been topped or severely pruned using heading cuts. One to three sprouts on main branch stubs should be selected to reform a more natural appearing crown. Selected vigorous sprouts may need to be thinned to a lateral, or even headed, to control length growth in order to ensure adequate attachment for the size of the sprout. Restoration may require several prunings over a number of years.

II. Types of Pruning — Mature Trees *(continued)*

E. CROWN RAISING

Crown raising removes the lower branches of a tree in order to provide clearance for buildings, vehicles, pedestrians, and vistas. It is important that a tree have at least one-half of its foliage on branches that originate in the lower two-thirds of its crown to ensure a well-formed, tapered structure and to uniformly distribute stress within a tree.

When pruning for view, it is preferable to develop "windows" through the foliage of the tree, rather than to severely raise or reduce the crown.

III. Size of Pruning Cuts

Each of the Pruning Techniques (Section I) and Types of Pruning (Section II) can be done to different levels of detail or refinement. The removal of many small branches rather than a few large branches will require more time, but will produce a less-pruned appearance, will force fewer watersprouts and will help to maintain the vitality and structure of the tree. Designating the maximum size (base diameter) that any occasional undesirable branch may be left within the tree crown, such as ½", 1" or 2" branch diameter, will establish the degree of pruning desired.

IV. Climbing Techniques

A. Climbing and pruning practices should not injure the tree except for the pruning cuts.

B. Climbing spurs or gaffs should not be used when pruning a tree, unless the branches are more than throw-line distance apart. In such cases, the spurs should be removed once the climber is tied in.

C. Spurs may be used to reach an injured climber and when removing a tree.

D. Rope injury to thin barked trees from loading out heavy limbs should be avoided by installing a block in the tree to carry the load. This technique may also be used to reduce injury to a crotch from the climber's line.

EXHIBIT C

Peer Review of the Tree Preservation and Mitigation Report; Ben Anderson; September 2021

Client: City of Sebastopol, Planning Department
Project Location: 7950 Bodega Ave, Sebastopol, CA
Inspection Date: May 28, 2021
Arborist: Ben Anderson

URBAN FORESTRY ASSOCIATES, INC.

Assignment

Kelly Hickler, contract planner for the City of Sebastopol, asked me to review the plans for the Huntley Square development dated August 31, 2021, and the accompanying arborist report from Horticultural Associates (John Meserve) dated August 28, 2021 and to produce a report documenting my conclusions.

Observations

I reviewed a previous version of the plans in June 2021 and provided initial thoughts via email.

In his "Construction Impact Summary" Jon states:

> Trees 773 (coast redwood, 32") and 774 (Douglas fir, 20") are proposed for preservation and an aerated paving material has been specified over the root system to maintain soil aeration, per our recommendations. Trash trucks will not be accessing the site and clearance pruning will not be necessary.

Sheet T1 "Tree Preservation Plan" shows the location of required tree protection fencing in an area that will need to be excavated for the installation of permeable pavers. Sheet 6 of 6 "Site Sections" shows the top of the pavers will be below the existing grade by at least a few inches up to within approximately one foot of the base of 773.

Drainpipe is proposed to run along the property line, within a few feet of 775 and 776 on the neighboring property. It is noted that these will be excavated under direct supervision of the project arborist to preserve roots. Mr. Meserve notes these trees will have moderate impact.

All other trees to be preserved are noted to have only minor impact if protection measures are followed.

Tree 780 is a large coast live oak on a neighboring property that will need to be pruned for new building clearance.

Conclusions

I could not find specifications on what type of permeable paver will be used, or how it will be installed. Based on my experience with these products, they are typically several inches thick, require several inches of base material, and require compaction of the native soil below. As the proposed top of the pavers is already below existing grade, it appears to me this will require more than a foot of excavation over approximately one half of the root zone of Tree 773, up to approximately one foot from its base. Excavation is proposed over approximately 30 percent of the root zone of 774, also within a few feet of the base. This is unacceptable both in terms of tree health and likely tree stability. These trees should be considered removals unless the plans are modified to remove ALL excavation within an area equal to a minimum of three times the trunk diameter away from the base of each tree (eight and five feet from 773 and 774, respectively) to preserve structural roots. Alternatively, this zone could be air excavated to the full extent of required excavation prior to approval to show no structural roots will be damaged.

The required pruning for Tree 780 should be established and, if agreeable to the tree owner, performed prior to any site work. The proposed retaining walls look to be nine feet or greater from the base of the tree and will

impact a small enough portion of the root system that I do not expect it to have a significant effect on the health or stability of the tree. This excavation should still require arborist oversite within 15 feet of the tree base.

Moderate impact to trees off the subject property my be unacceptable to the tree owners (Trees 775 and 776). I recommend the excavation for the drainage be performed under direct supervision by the project arborist prior to approval to ensure it can be completed without moderate damage to the trees.

Trees 772 & 784-786 are large, native oak trees proposed for removal. The ordinance requires a minimum of two 15-gallon replacement trees per removal tree, but the final number shall be related to the significance of the trees proposed for removal. Each of these four trees should require no less than four replacement trees.

The ordinance describes a performance bond to assure protection of trees on site that can be equal to the amount of the appraised value of the trees (SMC Ch. 8.12.050 D.). I recommend the trees be appraised and the performance bond collected.

SCOPE OF WORK AND LIMITATIONS

Urban Forestry Associates has no personal or monetary interest in the outcome of this investigation. All observations regarding trees in this report were made by UFA, independently, based on our education and experience. All determinations of health condition, structural condition, or hazard potential of a tree or trees at issue are based on our best professional judgment. The health and hazard assessments in this report are limited by the visual nature of the assessment. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all trees.

Benjamin Anderson, Urban Forester
ISA Board Certified Master Arborist & TRAQ
RCA #686, WE #10160B
(415) 454-4212 ex. 1

EXHIBIT D

Cultural Resources Study; Evans & De Shazo, Inc.; July 2021

EVANS & DE SHAZO
ARCHAEOLOGY HISTORIC PRESERVATION

RESULTS OF A CULTURAL RESOURCES STUDY OF THE PROPERTY AT 7950 BODEGA AVENUE, SEBASTOPOL, SONOMA COUNTY, CALIFORNIA (APN 004-350-024)

PREPARED FOR:

Kari Svanstrom, AICP
Planning Director
City of Sebastopol Planning Department
ksvanstrom@cityofsebastopol.org

PREPARED BY:

Sally Evans, M.A., RPA
Principal Archaeologist | Cultural Resource Specialist
sally@evans-deshazo.com

July 20, 2021

Evans & De Shazo, Inc.
1141 Gravenstein Highway South
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707-823-7400
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STATEMENT OF CONFIDENTIALITY

This report identifies the locations of archaeological resources within Sonoma County, which is confidential information, as the cultural, scientific, and artistic values associated with these archaeological sites can be damaged or destroyed through uncontrolled public disclosure of information about their locations.

Disclosure of this information to the public may violate both federal and state laws. Information regarding the location, character or ownership of a historic resource is exempt from the Freedom of Information Act. Applicable United States laws include, but may not be limited to, Section 304 of the National Historic Preservation Act (16 USC 470w-3) and the Archaeological Resources Protection Act (16 USC 470hh). California state laws that apply include, but may not be limited to, Government Code Sections 6250 et seq. and 6254 et seq.

If any information in this document is to be released for public review, all locational information associated with archaeological resources must be redacted before public distribution.

TABLE OF CONTENTS

ATTACHMENT:

INTRODUCTION

Evans & De Shazo, Inc. (EDS) was retained by the City of Sebastopol Planning Department to complete a Cultural Resources Study (CRS) for the proposed multi-family residential project (Project) within a 0.35-acre vacant property located at 7950 Bodega Avenue, Sebastopol, Sonoma County, California, within Assessor Parcel Number (APN) 004-350-024 (Project Area). A CRS is needed to identify potential impacts to significant cultural resources in accordance with the California Environmental Quality Act (CEQA) regulations and guidelines.

The CRS was completed by EDS Principal Archaeologist Sally Evans, M.A., RPA (#29300590), who exceeds the Secretary of Interior's professional qualification standards in Archaeology and has over 21 years of professional experience in archaeology and cultural resources management.

The methods used and the results of the CRS are presented herein.

PROJECT DESCRIPTION

The proposed Project includes the construction of 10 mini townhome units and associated infrastructure and landscaping within a 0.35-acre vacant property.

PROJECT LOCATION

The Project Area is located at 7950 Bodega Avenue, Sebastopol, Sonoma County, California (APN 004-350-024) (Figure 1). The Project Area is situated approximately 0.75 miles east of downtown Sebastopol and approximately 0.5 miles west of Atascadero Creek. The Project Area is 0.35 acres and is bordered by multi-family housing on the north and east, a single-family house on the west, and Bodega Avenue and the Sebastopol Memorial Lawn cemetery on the south. The Project Area is accessed from the east via a private driveway off Golden Ridge Avenue.

The Project Area is located on the United States (U.S.) Geological Survey (USGS) 7.5-minute Sebastopol, California (1980) quadrangle, within unsectioned *Cañada de Jonive* Land Grant in Township 6 North, Range 9 West, Mount Diablo Meridian (Figure 2). The Universal Transverse Mercator (UTM) grid coordinates at the approximate center of the Project Area are: 4250040 meters North and 514142 meters East, Zone 10 (NAD83).

Figure 1: Project Area shown on a 2018 aerial photograph.

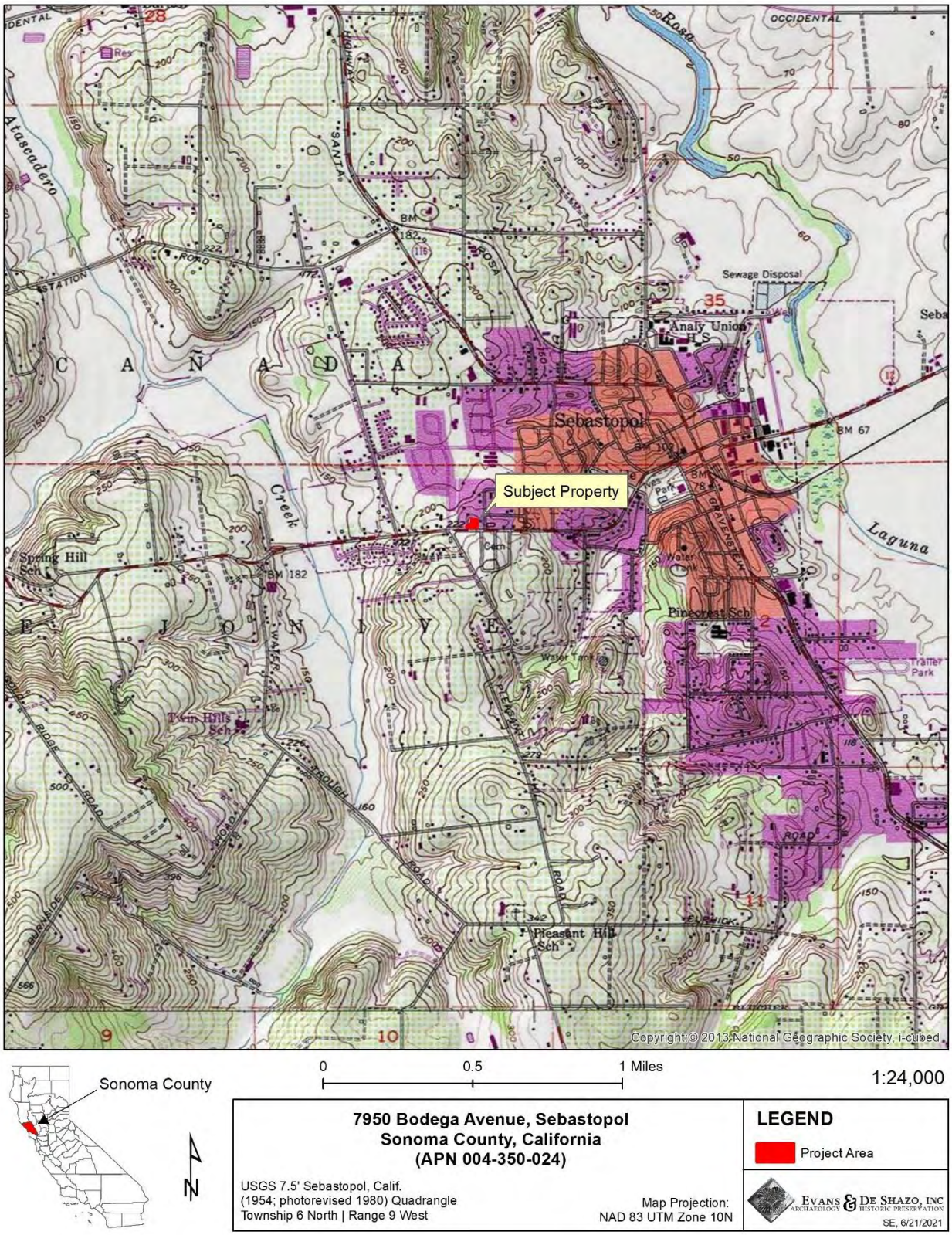

Figure 2: Project Area shown on the USGS 7.5' Sebastopol, Calif. (1980) quadrangle.

REGULATORY SETTING

The proposed Project is subject to CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, 14 CCR § 15064.5), as well as local regulations. These regulations, as they pertain to cultural resources, are outlined below.

THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA regulations are encoded in Sections (§) 21000 et seq of the Public Resources Code (PRC) with Guidelines for implementation codified in the California Code of Regulations (CCR), Title 14, Chapter 3, § 15000 et seq. CEQA requires state and local public agencies to identify the environmental impacts of proposed discretionary activities or projects, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment. According to CEQA, historical resources, unique archaeological resources, and tribal cultural resources (i.e., significant cultural resources) are aspects of the environment that require identification and consideration regarding potential impacts.

Historical Resources

According to CCR § 15064.5, historical resources include buildings, structures, objects, sites, or districts that meet one or more of the following criteria:

1. Listed in, or eligible for listing in the California Register of Historic Resources (CRHR) (PRC § 5024.1, Title 14 CCR § 4850 et. seq.).

2. A resource included in a local register of historical resources, as defined in PRC § 5020.1(k) or identified as significant in an historical resource survey meeting the requirements PRC § 5024.1(g), shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the CRHR (PRC § 5024.1, Title 14 CCR § 4852) including the following:

    a. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

    b. Is associated with the lives of persons important in our past;

c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

d. Has yielded, or may be likely to yield, information important in prehistory or history.

4. The fact that a resource is not listed in or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to PRC § 5020.1(k)) or identified in an historical resources survey (meeting the criteria in PRC § 5024.1(g)) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC § 5020.1(j) or § 5024.1.

Unique Archaeological Resources

PRC §21083.2 distinguishes between two classes of archaeological resources: archaeological sites that meet the definition of a historical resource described above and "unique archaeological resources." A unique archaeological resource is defined as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information,

2. Has a special and particular quality such as being the oldest of its type or the best available example of its type, or

3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

"Nonunique archaeological resource" means an archaeological artifact, object, or site which does not meet the criteria listed above. A non-unique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so elects.

Tribal Cultural Resources

According to PRC § 21074(a)(1) and (2):

(a) "Tribal cultural resources" are either of the following:

1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

A. Included or determined to be eligible for inclusion in the CRHR.

B. Included in a local register of historical resources as defined in subdivision (k) of PRC § 5020.1.

2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC § 5024.1. In applying the criteria set forth in subdivision (c) of PRC § 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

(b) A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

(c) A historical resource described in PRC § 21084.1, a unique archaeological resource as defined in subdivision (g) of PRC § 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of PRC § 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

PUBLIC RESOURCES CODE (PRC), SECTION 5097.9 ET SEQ. (1982)

The PRC establishes that both public agencies and private entities using, occupying, or operating on state property under a public permit shall not interfere with the free expression or exercise of Native American religion and shall not cause severe or irreparable damage to Native American sacred sites. This section also creates the Native American Heritage Commission (NAHC), charged with identifying and cataloging places of special religious or social significance to Native Americans, identifying and cataloging known graves and cemeteries on private lands, and performing other duties regarding the preservation and accessibility of sacred sites and burials.

PUBLIC RESOURCES CODE 5097.98

This section discusses the procedures that need to be followed upon the discovery of Native American human remains. The NAHC, upon notification of the discovery of human remains, is required to contact the County Coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and shall immediately notify those persons it believes to be most likely descended from the deceased Native American.

HEALTH AND SAFETY CODE 7050 – 7052

Section 7052 of the Health and Safety Code states that the disturbance of Native American cemeteries is a felony. Section 7050.5 of the California Health and Safety Code requires that construction or excavation must be stopped in the vicinity of the discovery of human remains until the County Coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the NAHC.

LOCAL GOALS, POLICIES, AND ACTIONS

The City of Sebastopol 2016 General Plan offers goals, policies, and actions related to cultural resources within the Conservation and Open Space (COS) chapter and Community Design chapter of the 2016 General Plan. The goals, policies, and actions, as they pertain to new proposed housing developments, are as follows.

CONSERVATION AND OPEN SPACE (COS)

Goal COS 10: Protect and Preserve Sebastopol's Historic and Cultural Resources

- **Policy COS 10-1:** Review proposed developments and work in conjunction with the California Historical Resources Information System, Northwest Information Center at Sonoma State University, to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have the potential for such resources.
- **Policy COS 10-2:** If found during construction, ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code and California Public Resources Code.
- **Policy COS 10-3:** Work with Native American representatives to identify and appropriately address, through avoidance or mitigation, impacts to Native American cultural resources and sacred sites during the development review process.
- **Policy COS 10-4:** Consistent with State local and tribal intergovernmental consultation requirements, the City shall consult with Native American tribes that may be interested in proposed new development and land use policy changes.
- **Policy COS 10-5:** Protect important historic resources and use these resources to promote a sense of place and history in Sebastopol.

Actions in Support of Goal COS 10

Action COS 10b: Require a cultural and archaeological survey prior to approval of any development project where a potential or known historical, archaeological, or other cultural resource is located, or which would require excavation in an area that is sensitive for cultural or archaeological resources. If significant cultural or archaeological resources, including historic and prehistoric resources, are identified, the project shall be required to implement appropriate measures, such as avoidance, capping of the resource site, or documentation and conservation, to reduce adverse impacts to the resource to a less than significant level.

Action COS 10c: Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:

- If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Planning Department shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Planning Department.
- If human remains are discovered during any ground disturbing activity, work shall stop until the Planning Department and the County Coroner have been contacted; if the human remains are determined to be of Native American origin, the NAHC and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Planning Department.

Action COS 10d: Continue to invite the Federated Indians of the Graton Rancheria, as well as other recognized tribes that express interest, to comment on City projects as part of the environmental review process.

COMMUNITY DESIGN (CD)

Goal CD 3: Recognize the Value and Ensure the Preservation of Sebastopol's Historical and Cultural Resources

- **Policy CD 3-3:** Identify and document historical, cultural, and archeological resources including significant sites and structures.
- **Policy CD 3-4:** Require new development to avoid the disruption of cultural, archeological, and historical resources to the greatest extent feasible.

Actions in Support of Goal CD 3

Action CD 3b: Inventory historical and cultural resources and prepare a comprehensive survey of sites and structures including those of architectural significance.

Action CD 3g: Develop and maintain standard conditions of approval and require, as necessary, CEQA review of development projects to ensure the preservation of historical and cultural resources.

STUDY METHODS

The following methods were used to complete the CRS of the Project Area: a record search and literature review, a Native American Sacred Lands inventory and tribal outreach, and a field survey of the Project Area. The methods used to complete each of these tasks are described below.

RECORD SEARCH AND LITERATURE REVIEW

EDS completed a record search and literature review to develop a cultural setting of the Project Area and vicinity and to obtain and review information pertaining to previous cultural resource studies and

previously recorded cultural resources in the vicinity of the Project Area, and to assess the potential/sensitivity for buried archaeological resources in the Project Area.

NWIC Record Search

EDS completed a record search at the Northwest Information Center (NWIC) of the California Historical Resources Information Systems (CHRIS) on July 1, 2021 (NWIC File No. 20-2451). This included a review of previous cultural resource studies and Primary resource records pertaining to properties located within 0.5-miles of the Project Area, as well as additional documentation pertaining to listed or eligible cultural resources located in the vicinity, including the following list of documents:

- Office of Historic Preservation (OHP) Built Environment Resource Directory (BERD) for Sonoma County, California (OHP 2020)[1]
- OHP Archaeological Resources Directory for Sonoma County, California (dated 4/5/2012)[2]
- National Register of Historic Places (OHP 2020)
- California Register of Historical Resources (OHP 2020)
- California Inventory of Historic Resources (OHP 1976)
- California Historical Landmarks (OHP 2021)
- California Points of Historical Interest (OHP 1992)
- Five Views: Ethnic Sites Survey for California (California Department of Parks and Recreation 1988)

Review of Geology, Soils, and Geoarchaeological Information

EDS also reviewed geological and soil/sediment studies in the region and one regional geoarchaeological study (Meyer and Rosenthal 2007) that focuses on landform evolution and the potential/sensitivity for encountering archaeological resources, in order to assess the Project Area's potential/sensitivity for buried prehistoric archaeological resources.

An understanding of soils and their development is fundamental in archaeology because soils can provide evidence of past human activity (Goldberg and Macphail 2006:42). Five soil-forming factors include: climate, organisms (including humans), topography, parent rock, and time (Jenny 1941). The formation of soils creates a vertical and horizontal distinction that creates a profile displaying the sequences, termed soil horizons, which lie horizontal to one another and parallel with the surface (Waters 1992:45). These

[1] The BERD contains updated information previously found within the Historic Properties Directory (HPD). The BERD contains information regarding built environment cultural resources that are included in the OHP Tracking and Inventory System (OTIS). The resources were submitted to the OHP through one of its programs (Registration, Review and Compliance, Local Government Surveys, Architectural Review, etc.).The BERD also includes built-environment historic resources listed on the CRHR and the NRHP, as well as California Registered Historical Landmarks, and the California Points of Historical Interest.

[2] Previously known as the Archaeological Determination of Eligibility (ADOE).

horizons "reflect changes in mineralogy, texture, and chemistry usually caused by weathering" (Stein 2001:18), which together form a soil profile (Jones 2007:11). Identification of soil types is important in geoarchaeology as the soils can inform the researcher how to reconstruct past environmental and climatic conditions (Rapp and Hill 2006:41). Many older land surfaces often contain buried soils (paleosols) that formed in the past but are not undergoing soil formation in the present. The paleosols soils represented in the soil stratigraphy are: 1) indicative of prolonged periods of land stability or past environmental conditions; 2) are useful stratigraphic markers for locating buried archeological deposits and are and are well represented in archaeological contexts; and 3) and aid in the correlation of depositional sequences of different areas (Meyer 2003; Rapp and Hill 2006). Additionally, landforms that exhibit clear evidence of soil formation are expected to have a higher potential for containing archaeological resources than deposits that lack evidence of soil formation because people are generally attracted to stable surfaces, which in turn retains the evidence of occupation (Scher 2012:9). Deposits composed of sorted sand and gravel are expected to have little potential for containing intact archaeological resources but may contain re-deposited material and may represent former stream channels that could be associated with prehistoric use (Meyer 2000:10).

The results of the review of geology, soils and geoarchaeological information are presented within the Results of the Record Search and Literature Review section of this report.

Review of Historical Maps, Aerial Photographs, and Other Documents

EDS reviewed various historical maps and aerial photographs dating from 1867 to 1980, as well as other documents, including those available at Ancestry.com, Newspapers.com, and Calisphere.com, to determine past land use activities within the Project Area that could indicate the likelihood of encountering historic-period archaeological resources, as well as researching for any historical persons associated with the Project Area. The results of this review are presented within the Record Search and Literature Review section of this report. Below is a list of the historical maps, aerial photographs, literature, and other sources that were reviewed.

Maps

- 1867 Map of Sonoma County, California (A.B. Bowers)
- 1877 Historical Atlas Map of Sonoma County, CA (Thos. Thompson)
- 1898 Illustrated Atlas of Sonoma County, CA (Reynolds and Proctor)
- 1900 Official Map of Sonoma County, California (Ricksecker and Walkup)
- 1908 Official Map of Sonoma County, California (McIntire and Lewis)
- 1935 USGS 1:48000 scale Sebastopol Quadrangle (USGS)
- 1942 USGS 15-minute Sebastopol, Calif. quadrangle map (USGS)
- 1954 USGS 7.5-minute Sebastopol, Calif. quadrangle map (USGS)
- 1980 edition of the 1954 USGS 7.5-minute Sebastopol, Calif. quadrangle map (USGS)

Aerial Photographs

- 1942 aerial photograph (U.S. War Department)
- 1952 aerial photograph, Flight DRH-1952, Frame 3K-179, Scale 1:20,000 (U.C. Santa Barbara Library)
- 1965 aerial photograph, Flight CAS-65-130, Frame 43-90, Scale 1:12,000 (U.C. Santa Barbara Library)

Other Resources

- 1877 Historical and descriptive sketch of Sonoma County, California (Thompson)
- 1879 History of Sonoma County: Including its Geology, Topography, Mountains, Valleys and Streams (Munro-Fraser)
- 1889 An Illustrated History of Sonoma County, California (Lewis Publishing Company)
- 1911 History of Sonoma County, California with Biographical sketches of the leading men and women of the County, who have been identified with its growth and development from the early days to the present (Gregory)
- 1926 History of Sonoma County, Volume 1 (Toumey)
- Ancestry.com
- Newspapers.com
- Find a Grave.com
- Calisphere.com

Sacred Lands Inventory and Tribal Outreach

A Sacred Lands inventory request was sent by electronic mail (email) to the NAHC on June 21, 2021, to inquire about listed Sacred Sites located within or near to the Project Area and to obtain a list of local Native American tribes who may have additional information about Sacred Sites, Traditional Cultural Resources, or other properties of traditional religious and cultural importance located within or near to the Project Area. The NAHC works to identify, catalogue, and protect places of special religious or social significance, graves, and cemeteries of Native Americans per the authority given in PRC § 5097.9.

EDS also conducted outreach with each tribal organization and individual on the Native American contact list provided by the NAHC to request further consultation regarding traditional, cultural, and religious heritage values associated with the Project. The Sacred Sites inventory is separate from the government-to-government consultation required to be conducted by the lead agency to determine the presence or absence, or potential impacts to Tribal Cultural Resources, as defined in PRC § 21074 (also known as AB 52).

PEDESTRIAN FIELD SURVEY

A Secretary of Interior-qualified archaeologist conducted a pedestrian field survey to physically inspect the Project Area for potentially significant cultural resources. The surveyor examined the ground surface for evidence of cultural materials and changes in soil color, texture, or composition. This included examining the ground surface for any prehistoric artifacts (e.g., chipped stone such as obsidian, chert and

basalt flakes and tools; projectile points, knives, scrapers; shellfish remains; ground stone; and fire-affected rock); and sediment discolorations that could indicate the presence of prehistoric-era cultural features (e.g., midden, hearths, cairns and other indicators of prehistoric archaeological resources). Additionally, the field surveyor inspected the Project Area for evidence of historic-era artifacts (e.g., surface scatters of mining or domestic type artifacts of glass, ceramic, metal, etc.); features such as alignments of stone or brick, foundation elements from previous structures, minor earthworks, and historic-era plantings (e.g., old fruit, nut or other types of trees, and ornamental plants).

CULTURAL SETTING

This section provides a prehistoric, ethnohistoric, and historic period setting for the Project Area and vicinity. Each cultural setting serves as the basis for understanding past land use activities within the Property that could have resulted in the presence of significant cultural within the Project Area.

PREHISTORIC AND ARCHAEOLOGICAL OVERVIEW

Archaeologist, David A. Fredrickson (1974) provides a chronology that forms the framework many archaeologists use to interpret and define Sonoma County prehistory. Fredrickson's taxonomy consists of broad time periods defined by shifts in adaptive patterns that reflect changes in the environment and the movement and influences of native groups within a region. He defined three periods for the North Coast Ranges, including the Paleo-Indian Period (ca. 10,000 - 6000 BC); Archaic Period (6000 BC - AD 500) that is divided into the Lower Archaic (6000 - 3000 BC), Middle Archaic (3000 - 1000 BC) and Upper Archaic (1000 BC - AD 500) periods; and the Emergent Period (AD 500 - 1500). These time periods are further defined by spatial and cultural units called Patterns, Phases, and Aspects. Patterns are units of culture having similar economic and technical manifestations, mortuary patterns, concepts of wealth, and trade practices. Phases are cultural manifestations within a Pattern bounded by time and place. Aspects are cultural units bounded regionally, but not temporally (Fredrickson 1973, 1974).

Paleo-Indian Period (ca. 10,000 - 6000 BC)

Sonoma County was inhabited during the Paleo-Indian Period, as indicated by the presence of fluted projectile points and chipped stone crescents that have been found in a few archaeological sites located in Sonoma County near the Laguna de Santa Rosa, Bodega Bay, and Warm Springs Creek dam, as well as in the neighboring Mendocino and Lake counties. Based on limited archaeological evidence from this period, it appears populations in, and surrounding Sonoma County consisted of small, highly mobile groups that practiced broad-spectrum hunting and gathering techniques.

Lower Archaic Period (6000 - 3000 BC)

Archaeological evidence suggests that during the Lower Archaic Period, people living in Sonoma County practiced a mobile hunting and gathering economy, residing in camps situated along marshes and on grasslands, and traveling to the surrounding uplands to acquire resources available in those areas on a seasonal basis. The types of artifacts that are found in archaeological sites dating to this period include large, wide-stemmed projectile points, cobble tools, handstones, and milling slabs. These artifacts are

characteristic of the Borax Lake Pattern, a distinctive cultural pattern recognized throughout much of the North Coast Ranges during this time. In Sonoma County, the Borax Lake Pattern is recognized by the Spring Lake Aspect, specifically at sites located in Santa Rosa, and Duncan's Landing on the Sonoma Coast. A pre-contact archaeological site located in the Rincon Valley area of Santa Rosa, known as CA-Son-20, is the "type site" for the Spring Lake Aspect. This site dates to 6300 BC and contains artifacts such as wide-stemmed points, milling slabs, and handstones (Wickstrom and Fredrickson 1982). The climate during this period was also characterized by warmer-than-present conditions and lower precipitation (Schwitalla 2013).

Middle Archaic Period (3000 - 1000 BC)

As in the Lower Archaic period, mobile foragers on the Santa Rosa Plain during the Middle Archaic Period resided in camps situated along marshes and on grasslands and utilized the surrounding uplands to hunt and gather a wide array of plant and animal resources available in those areas on a seasonal basis. During this period, the Borax Lake Pattern was replaced by the Mendocino Pattern, characterized by groups practicing a more localized foraging strategy. Mendocino Pattern sites are well-represented on the Santa Rosa Plain. According to Fredrickson (1989), there was overlapping use of the Laguna de Santa Rosa area by both mobile foragers (Black Hills Phase of the Mendocino Pattern) and collectors (Laguna Phase of the Berkeley Pattern) between 1500 BC and AD 1. By 1000 BC, it is thought that Berkeley Pattern groups, who were more sedentary and practiced a collecting economic strategy, began to spread into the Santa Rosa Plain while mobile Mendocino Pattern foragers focused on the surrounding uplands.

The Middle Archaic Period was also marked by new ground stone technology, as well as an increase in trade, which is evident by cut marine shell (*Olivella* sp.) beads, often found in association with burials. Formalized exchange relationships appear to have been established in the flake stone industry as well, which is indicated by a greater amount of obsidian originating from sources in Napa Valley rather than the locally available obsidian source at Annadel in Santa Rosa. Furthermore, mortars and pestles first appear in sites dating to this period, and this is thought to signal an increased dietary reliance on acorns rather than hard seeds, and a concomitant increase in sedentism.

Significant climatic changes also occurred during the Middle Archaic Period, during which warmer and drier conditions led to the reduction of lake basins in southern California, and across California, there is a general decrease in the number of sites. This is thought to be the result of a reduced population during this time; however, it is suggested that the paucity of sites may not be due to a decrease in population, but rather may related to a period of increased alluvial deposition that buried many former living surfaces that date to this period (Meyer and Rosenthal 2007; Milliken et al. 2007).

Upper Archaic Period (1000 BC - AD 500)

The Upper Archaic Period was characterized by cooler conditions accompanied by increased precipitation in northern and central California, which likely resulted in more favorable conditions for human occupation. Sites dating to this period demonstrate marked differences in their constituents relative to Borax Lake Pattern sites of the Middle Archaic Period. These new occupations are ascribed to the Berkeley

Pattern, which appears to have originated in the Clear Lake area during the Lower Archaic Period. Although firm dating for the end of the Borax Lake Pattern is lacking, it is believed to have been replaced by the Berkeley Pattern (possibly representing Miwokan influence) about 500 BC (Moratto 1984:517). Berkeley Pattern sites are characterized by a higher degree of sedentism, a highly developed bone tool industry, numerous mortars and pestles that further imply a greater reliance on acorns, and tightly flexed burials with few to no associated artifacts or preference toward orientation. When present, associated burial artifacts typically include *Olivella* saddle and saucer beads and *Haliotis* pendants (Milliken et al. 2007). The Berkeley Pattern is represented at archaeological sites in Sonoma County and the neighboring Napa and Lake counties.

Emergent Period (AD 500 - 1500)

Although AD 500 is marked as the beginning of the Lower Emergent Period, more recent work suggests the beginning of the Lower Emergent Period may have occurred around AD 1000. The Emergent Period is thought to be associated with a new level of sedentism, status ascription, ceremonial integration, and regional trade, as indicated by the presence of finished artifacts and food remains that could not be obtained locally; and this is referred to as the Augustine Pattern. There appears to have been a diversity of socioeconomic strategies associated with Augustine Pattern sites in the North Bay, with some sites revealing a continuance of sedentary systems initiated by the Berkeley Pattern and others apparently resulting from mobile foraging adaptations.

The North Bay became the "seat of innovation" during the Upper Emergent Period, as new ornament forms and technologies emerged, such as the bow and arrow, toggle harpoon, hopper mortar, clamshell disk beads, and steatite and magnesite beads and tubes (Milliken et al. 2007). This period was marked by wide-ranging changes in *Olivella* bead forms and their distribution. The *Olivella* saucer bead trade network appears to have collapsed suddenly between AD 430 and 1050, and *Olivella* saucer bead industry was replaced by more regionally integrated shell bead forms, such as *Olivella* wall beads and clamshell disk beads. This change possibly indicates an increased importance of communicating identity, status, and cultural affiliation within an increasingly populated region. The manufacture of clamshell disk beads seems to have centered primarily on the Santa Rosa Plain and within the Napa Valley. These type beads were used as exchange currency with a standardized value. The burial practice of cremation was also introduced in the North Bay during this time (Milliken et al., 2007). These shifts in technology, artifact types and mortuary practices, which for the most part spread throughout the San Francisco Bay Area from north to south, appear to indicate that another upward cycle of regional integration took place during this period; however, this cycle ended when the Russians and Spanish began to settle the region.

ETHNOHISTORIC OVERVIEW

As indicated on ethnographic maps of the area (Barrett 1908; Kroeber 1925; McLendon and Oswalt 1978; Stewart 1943), the Project Area is within the ethnographic territory of the *Konhomtara* tribelet of the Southern Pomo linguistic affiliation but was in close proximity to lands occupied by Coast Miwok-speaking people. According to Stewart (1943:53), the area of the *Konhomtara* covered about 150 square miles and

was bounded by the Laguna de Santa Rosa on the east, the first coastal ridge on the west, the Russian River on the north, and lands occupied by the Coast Miwok on the south.

Figure 3: Project Area shown on Milliken's map of the "Probably locations and boundaries of Coast Miwok and Pomo communities in Marin and Southern Sonoma County" (Milliken 2009:2).

Southern Pomo groups maintained a relatively dense population with complex social structures. The settlement pattern of the *Konhomtara* consisted of a few large villages occupied for most of the year, as well as numerous summer villages. Sites were scattered along the western side of the Laguna de Santa Rosa and where seasonally available food resources and fresh water could be obtained (Kunkel 1962).

Southern Pomo groups built structures using wooden poles tied together at the top and covered with brush and grass, or tule. Large semi-subterranean sweathouses and dance houses structures were also constructed within main village sites. The subsistence economy was based on hunting, fishing, and collecting a variety of vegetable resources. Southern Pomo groups relied heavily on acorns, which could be gathered and stored. Other plants, including buckeye nuts, berries, grasses seeds, roots, bulbs, and edible greens, were also gathered. Food obtained from the coast included dried seaweed and kelp, as well as fish, especially salmon and steelhead, which could also be caught in the Russian River, and sea mammals. Large game animals, such as deer, elk, and antelope were important dietary constituents, as well as small game, such as rabbits and squirrels, and many varieties of birds. Trade with neighboring groups was an important way in which they acquired resources that were not locally available, such as

obsidian. Pomo people were also specialists in gaming, and the production of clamshell disk beads and magnesite cylinders (McLendon and Oswalt 1978).

Native Americans throughout the Bay Area were significantly affected beginning in the 1770s by the establishment of missions, including Mission San Francisco de Asís (1776) in present-day San Francisco, Mission Santa Clara de Asís (1777) in present-day Santa Clara, Mission San Jose de Guadalupe (1797) in present-day Fremont, Mission San Rafael Arcángel (1817; gained full mission status in 1822) in present-day San Rafael, and Mission San Francisco Solano (1823; the last of the 21 missions established in California) in present-day Sonoma. As a result, Native Americans throughout the Bay Area were forcibly relocated, converted to Catholicism, and forced to abandon their Native traditions, languages and ceremonies. European-introduced diseases (e.g., measles and smallpox), for which Native Americans had no immunity, sickened populations, and lowered birth rates, which led to an overall decline in the Native population. By 1821, Native Americans living on the Santa Rosa Plain began to be baptized and relocated to the newly established missions in San Rafael (1817) and Sonoma (1823), which accelerated the conversion of many Southern Pomo and Coast Miwok that resided in the area at the time (Milliken 2009).

Beginning in 1833, the Franciscan missions were secularized by the Republic of Mexico gaining impendence from Spain in 1821. The law secularizing the missions required that the church relinquish secular control over the converted Native Americans, change the missions into pueblos, and divide the mission lands, livestock and equipment amongst the resident Native Americans; and the remaining mission property was to be administered by civil administrators who would oversee the missions until secularization was complete. However, during secularization, most of the land and property was turned over to prominent Californio families (California-born people of Mexican heritage), and Native Americans living at the missions were forced to leave. Many returned to their traditional homeland, and some found work on newly established ranchos as laborers; others lived in refugee villages. However, during the American period when a flood of new settlers swallowed up available land for farming and ranching purposes, the Southern Pomo were further displaced, and many were forced onto reservations.

The early American period brought devastation to Native American communities, as the newly arriving settlers found Native people an impediment to acquiring land, livestock and gold, and laws were quickly passed in California with the purpose of exterminating Native populations and their cultures. When California entered the Union in 1850, one of the first acts of the new California legislature was the passing of the *Act for the Government and Projection of Indians,* which was an act that facilitated the forced removal of California Native Americans from their traditional lands and provided for the forced indenturing of loitering or orphaned Native American children and adults. In a speech given in 1851, the first Governor of California, Peter Hardeman Burnett, stated that "a war of extermination will continue to be waged between the races until the Indian race becomes extinct must be expected" (California State Library 2019). Burnett went on to authorize the killing of thousands of Native Californians by setting aside state money to arm local militias against Native Americans, and with the help of the U.S. Army, started assembling a massive arsenal that was given to local militias who were tasked with killing native people. Several other laws were passed that were widely abused and ultimately led to the enslavement and murder of tens of thousands of Native Americans in California. During this time, a number of treaties were

negotiated but left unratified; reservations were established, dissolved, and reinstated; and native peoples were left in a continuous period of unrest (California Department of Parks and Recreation 1988). It is reported that in 1870 there were only 19 Native Americans left living within the Analy Township, where the Project Area is located (Thompson 1877:95).

The 1880s saw an increase in public awareness of the problems California Native Americans faced, and the government sought to formally educate native people as a means of assimilation. In California, three types of educational programs were established for native peoples. The first was the Federal Government reservation day school; the second was the boarding school, fashioned after the U.S. Indian Industrial School in Carlise, Pennsylvania, which was considered the flagship Indian boarding school in the U.S. from 1879 through 1918; and the third was the nearby public school that allowed Indians to attend (Heizer 1978:115). However, Native Americans soon recognized that the schools threatened their way of life because children were no longer allowed to speak their native language, wear traditional clothing, wear their hair in traditional fashions, or practice traditional activities, and were often removed from their parent's care, and so considerable resistance to the schools developed.

Another major tool the government used to try to assimilate Native Americans during this time was the General Allotment Act of 1887, also known as the Dawes Act, that provided each Native American living on one of eight California reservations a 160-acre allotment of land per family unit and an allotment of public lands not yet appropriated by the government for those not residing on a reservation. The land was to be held in trust by the Bureau of Indian Affairs (BIA) until a time when the occupant could show that they were using the land for agricultural purposes and had become self-sufficient. Other Native Americans chose to purchase and reside on land which was once theirs. By 1905, Native Americans and their supporters began a drive to acquire land, better education, citizenship rights, and settlement of the unfulfilled treaty conditions (Dutschke 2014).

Between 1903 and 1906, an anthropologist and linguist from U.C. Berkeley, Samuel A. Barrett, traveled throughout the territory of the Pomo and interviewed Native Americans living throughout the area to derive information about the native territorial boundaries of the Pomo and their neighbors, the number of languages and dialects spoken and their relationship to one another, and the locations of the former and modern village and camps sites. During this time, Barrett noted the presence of two old village sites in the vicinity of Sebastopol, including *Masikawani*, located along the west side of Laguna de Santa Rosa to the north of Sebastopol, and *Akapolopolowani*, located along the west side of Laguna de Santa Rosa to the south of Sebastopol. Additionally, there was an inhabited modern village site known as *Batikletcawi* located within present-day Sebastopol (Barrett 1908; Stewart 1943) (Figure 4). Barrett reports that *Batikletcawi* was once a populous village; however, at the time of Barrett's visit, there was a single house occupied by seven Native Americans, with ten other Native Americans living at a site about one mile east of town (1908:214,223). Alfred Kroeber mentions that *Batikletcawi* "was an important town, and therefore presumably the headquarters of a division" (1925:233).

Today, there are many Coast Miwok and Southern Pomo living within their ancestral territory, and in 2000 members of these tribes merged to form the Federated Indians of Graton Rancheria (FIGR), which is a

Federally recognized tribe. Other Federally-recognized tribes in the area include the Lytton Band of Pomo Indians and the Dry Creek Rancheria Band of Pomo Indians.

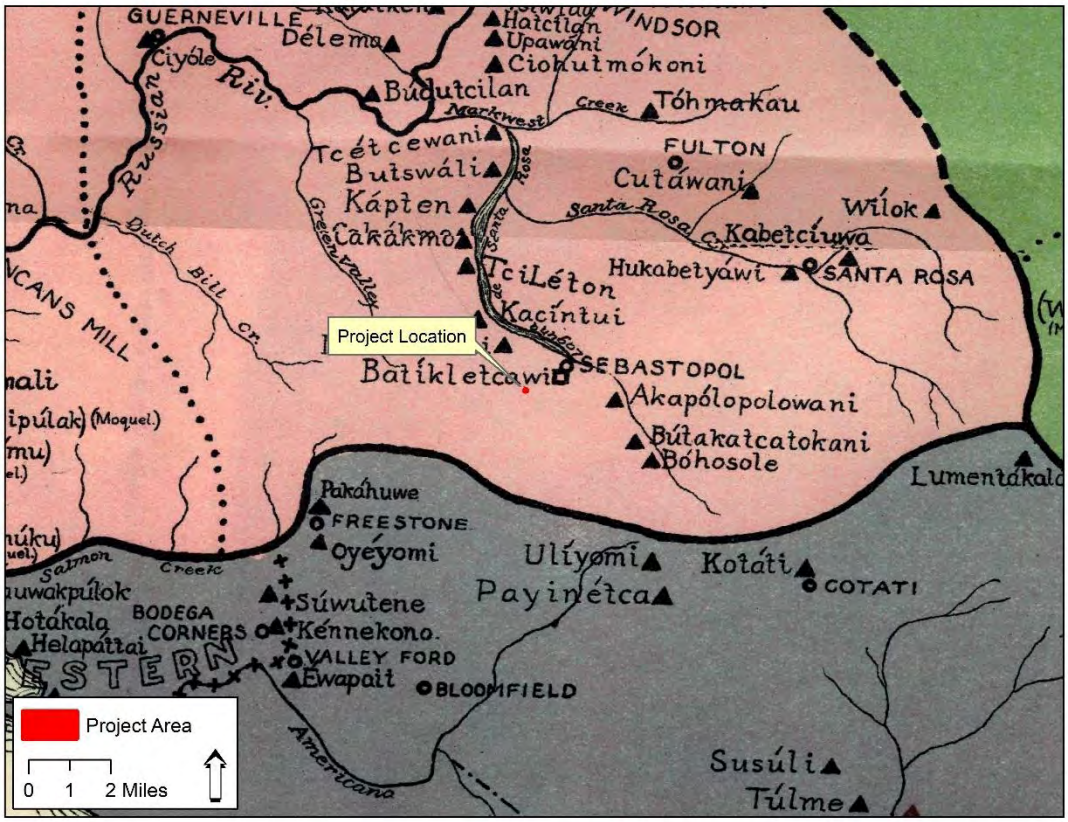

Figure 4: Barrett's ethnographic map showing the locations of Native American village sites in the vicinity of the Project Area (Barrett 1908).

HISTORIC PERIOD OVERVIEW

This section outlines the history of Sonoma County and the surrounding area regarding events and themes related to the history of the area from the Spanish period to the American period.

Spanish Colonization (1769-1821)

The Spanish were the first Europeans to colonize Alta (upper) California[3] beginning in 1769, when the first Franciscan mission was established in San Diego. Spanish activity in the San Francisco Bay Area increased greatly after this time, with several Spanish expeditions traveling through the Bay Area between 1769 and 1776 to search for suitable places to establish missions. One of the first Euro-American expeditions to explore the areas of present-day Sonoma County was a Spanish expedition led by Lieutenant Juan

[3] *Alta California* was a polity of New Spain founded in 1769 and became a territory of Mexico after the end of the Mexican War of Independence on 1821.

Francisco de la Bodega y Quadra in 1775, when his ship the *Sonora* touched the Bodega Bay (Hoover et al. 2002:503). The first trip inland into Sonoma was likely in 1776 by Captain Quiros, who ventured from San Francisco into Petaluma Creek (Munro-Fraser 1879:39). Also during this time, a presidio (military fort) and several missions were established throughout the greater Bay Area, including the Presidio of San Francisco and Mission San Francisco de Asís (1776) in present-day San Francisco, Mission Santa Clara de Asís (1777) in present-day Santa Clara, Mission San Jose de Guadalupe (1797) in present-day Fremont, and Mission San Rafael Arcángel (1817; gained full mission status in 1822) in present-day San Rafael.

Russian Settlement of the Sonoma Coast (1812 – 1842)

Russia began their expansion into North America with a massive scientific expedition to Alaska in 1741. The expedition motivated Russian investment in the Alaskan fur trade, and by the nineteenth century, the Russian-American Company was actively competing with British and American fur-trading interests as far south as California. As a result, permanent settlements were established along the shores of northern California by the Russians to supply food and a base for exploiting sea otter populations up and down the coast. In 1812, after exploring the Sonoma Coast, the Russian-American Company selected a place located 18 miles north of Bodega Bay, called *Metini* by the native Kashaya Pomo, where they established an administrative center called Fort Ross (Hoover et al. 2002:504-505; Lightfoot et al. 1991:12; Lightfoot 2005:5). Later, a number of smaller Russian settlements were established further south, including a port at Bodega Bay called Port Rumianstev, a sealing station on the Farallon Islands, and by 1830 three small farming communities were established south of Fort Ross that included *Kostromitinov* located on the Russian River near Willow Creek, *Khlebnikov* located one mile north of Bodega Bay in the Salmon Creek valley, and *Chernykh* located near present-day town of Graton (Schneider 2007). The Kostromitinov Ranch was an important waystation between Fort Ross and the Russian colony at Bodega Bay, and the river essentially acted as a "Russian highway" to the unexplored interior (Bancroft 1886). In 1842, the Russian-American Company sold Fort Ross, as well as the outposts and holdings to Captain John Sutter of Sacramento, and left Alta California (Watrous 1998).

Mexican Period (1821 - 1848)

In 1810, a civil war erupted in Spanish-ruled Mexico, and Alta California found itself cut off from Mexico, which was the main source of supplies and the primary market for surplus crops produced in Alta California at the time. As a result, illegal trading began to take place with foreign ships, which allowed locals to exchange their surplus agricultural products and hides and tallow for imported products such as tea, coffee, spices, clothing, leather goods, and other items. In 1821, Mexico won its independence from Spain with the signing of the Treaty of Córdoba and took possession of California, marking the end of the Spanish period and the beginning of the Mexican (or "rancho") period in Alta California. The new Mexican government enforced major changes that resulted in the decline of the Spanish mission system, and the removal of the church as the center of authority, as well as legalizing trade with foreign ships, which stimulated commerce and resulted in the establishment of new settlements and some of the first American and Anglo-Europeans to the area and the issuing of land grants in an effort to stimulate further colonization.

After winning independence, the new Mexican government in Alta California also wanted to reinforce their claim to the northern frontier, and in 1823, an expedition led by Francisco Castro and accompanied by José Sanchez and Father José Altamira traveled to Sonoma County to scout out a site for a new northern mission; and later that year, Mission San Francisco Solano (Sonoma Mission) was founded by Father José Altimira in the present-day Town of Sonoma (Hoover et al. 2002). The Sonoma Mission was the last and northernmost of the 21 missions to be established in Alta California. In 1835, to further secure their claim, Mariano Guadalupe Vallejo, a prominent military commander, politician, and farmer, began construction of the Presidio of Sonoma, which was built to house Mexican soldiers transferred from the Presidio of San Francisco to counter the Russian presence at Fort Ross and their settlements further south. Vallejo also sent three men, including Edward McIntosh, James Black and James Dawson, westward to settle the Sebastopol / Valley Ford / Freestone areas to prevent further encroachment by the Russians. Each received a land grant for their services. However, in 1842, the Russian-American Company sold Fort Ross, its outposts and holdings to Captain John Sutter of Sacramento, and left California (Watrous 1998).

As with many citizens that served the Mexican government in Alta California at the time, particularly if they were politically prominent or military leaders, McIntosh, Black and Dawson each applied for and received huge land holdings, called ranchos. The Project Area is located in the former *Rancho Cañada de Jonive* that was granted to James Black in 1845. *Rancho Cañada de Jonive* was 10,787-acres and extended from present-day Sebastopol on the east to present-day Freestone on the west, and included the present-day towns of Freestone, Occidental, Camp Meeker, Graton, and Sebastopol. In 1848, James Black sold *Rancho Cañada de Jonive* to Jasper O'Farrell, who in turn purchased O'Farrell's *Rancho Nicasio*.

Early American Period (1848 - 1900)

The American Period in California is marked by the end of the Mexican American War (1846-1848), when the U.S. took possession of the territories of California, New Mexico, Utah, Nevada, parts of Arizona, Colorado, Oklahoma, Kansas, and Wyoming in the signing of the Treaty of Guadalupe Hidalgo (1848). The treaty provided the resident Mexicans their American citizenship and guaranteed title to land granted during the Mexican period. However, on January 24, 1848, two weeks before the treaty signing, James W. Marshall discovered gold at Sutter's Mill along the American River, which marked the beginning of Gold Rush-era (1848 to 1855) in California. Soon the excitement of the Gold Rush and the promise of fertile and abundant land brought between 150,000 and 200,000 new settlers to California from all over the U.S., as well as Scotland, Ireland, England, Germany, France, China, and other countries.

The massive influx of new settlers who came to California during the Gold Rush soon gave rise to land disputes, as settlers began to move into rancho lands that they perceived as unoccupied and available for settlement. To investigate and confirm the titles of land claims of former (now American) Mexican citizens in California, officials acquired the provincial records of the Spanish and Mexican governments in Monterey and transferred them to the U.S. Surveyor General's Office in San Francisco, including land deeds, sketch maps (*diseños*), and various other documents, that were used to help settle land title disputes. In 1851, the U.S. passed the California Land Act that established the Public Land Commission to review these records and determine the validity of the Spanish and Mexican era land grants and charged

the Surveyor General with surveying confirmed land grants. Of the 813 grants ultimately claimed, the land commission approved only 553 of them; however, some of the confirmed grants were reduced in size and the cost of litigation forced many to sell off some or all of their land and cattle to newly arriving settlers, or the lawyers they hired to define their land claims in court (Clay 1999; Olmsted 1986). In accordance with the Land Act of 1851, a claim for *Rancho Cañada de Jonive* was filed with the Public Land Commission in 1852, and the grant was patented to Jasper O'Farrell in 1858 (Munro-Fraser 1879) (Figure 5).

Figure 5: Diseño of the *Rancho Cañada de Jonive*, 1858.

In the early 1850s, the area within and near the town of Sebastopol saw the arrival of European-American settlers including Otis Allen, James Delaney, M. Gillian, James M. Miller, John Walker, Orlando Sowers, James Greyson, John Marshall, Henry Marshall, Issac Sullivan, and Mitchell Hilham, who established residency in the area. Several of the settlers, including Henry and John Marshall, who were brothers, and James Greyson, originally came to California to fight in the Mexican-American War before taking part in gold mining during the California Gold Rush (Petaluma Weekly Argus 1879). During this time, logging along the coast hills, cattle ranching, wheat, and potato farming, and the early development of the wine and fruit industry supported the economy of Sonoma County.

By 1853, approximately twelve to fourteen thousand acres of fruit trees were planted within and around the town of Sebastopol (Peterson 1978). During this time, Joseph Miller and John Walker settled near the developing town of Sebastopol, where they established "Miller & Walker's" general merchandise store (aka a Bodega), which was the first general merchandise store established in the area set-up to supply

locals with goods. In 1855, J. H. P. Morris took up a claim for 120-acres of land within present-day Sebastopol, which he called Pine Grove. Morris came to Sonoma in 1853 and was in business for a while with Miller and Walker before acquiring his own land and moving a building from Miller and Walker's property to his land in Sebastopol where he opened a grocery store and saloon (Munro-Fraser 1879:175). Morris offered free lots to anyone who was willing to open a business, including John Dougherty, who was given a plot of land under the condition he open a store (McClure 1995:9; Thompson 1877:23). George H. Jacobs then opened a blacksmith and wagon-making shop, and Captain Auser erected a hotel. Other businesses soon followed, and Sebastopol quickly grew due to the fertile and well-irrigated soil that prompted settlement and steady growth (Munro-Fraser 1879:176). The name Pine Grove that was first given to the new town was changed to Sebastopol in 1859 when an official post office was established and it was revealed that a town called Pine Grove, California, already existed (Gudde 1998:354).

During the 1860s and early 1870s, grain crops began to fail, and as a result, grain prices dropped drop, and agriculture crops in California and Sonoma County began to shift to orchard farming. By the 1870s, the agricultural land in and around Sebastopol consisted of planted fruit orchards, hops and vineyards, as well as dairies, though some land was planted in grain and also utilized as grazing land. During this time, farmers often relied on Chinese immigrant labor; however, in 1875, California's senators pressured their fellow lawmakers in Washington D.C. to pass the Page Act, which was an act that "prohibited convicted felons, prostitutes, and Asian contract laborers" from entering the U.S. (McKeown 2008:133-134). This resulted in a series of anti-immigrant laws and practices, of which the most sweeping "anti-Chinese" law was the Chinese Exclusion Act of 1882 that banned all Chinese laborers from entering the U.S., with the exception of students, merchants, teachers, travelers, and diplomate[4] (McKeown 2008).

By the 1880s, fruit orchards and some hop fields, populated the landscape around the town of Sebastopol. In 1883, Nathaniel Griffith purchased 85 acres in the Gold Ridge District and planted the first commercial orchard of Gravenstein apple trees with the help of Luther Burbank, a well-known American botanist, horticulturist, and pioneer in agricultural science. In 1885, Burbank purchased 18-acres in Sebastopol for an experimental nursery, which he named Gold Ridge Farm, where he planted 1,800 trees and grew a variety of new fruits, flowers, grains, grasses, and vegetables (West Sonoma County Historical Society [SCHS] 2003). In 1888, Joseph Hunt, who had been engaged in fruit raising on his small farm northwest of the town of Sebastopol since 1869, started canning fruit on his property, packing approximately 1,500 cases of fruit in the first season (Irvine 1905). In 1889, Joseph, along with this brother J.H. Hunt, built a fruit dehydrator and the following year Joseph and J.H. moved their canning operation, known as "Hunt Brothers Fruit Packing Company", to the City of Santa Rosa where they were able to expand production. During this time, the agricultural community around Sebastopol was thriving; however, the growth of the town of Sebastopol was relatively slow (Figure 6). This changed in 1890 with the arrival of the town's first

[4] Anti-immigrant laws that Congress passed in the late 19th and early twentieth century also included a range of laws barring Chinese from securing business licenses (1872), owning real estate (1872, 1913, 1920), wearing queues (1873), and walking on sidewalks while carrying loads with pole and baskets (1870), as well as prohibition of interracial marriages in California (1922).

passenger train, which was operated by the San Francisco and North Pacific Railroad (SF&NP). The new rail connection between Sebastopol and Santa Rosa not only allowed for the further development of the fruit industry, specifically the apple, berry, prune, and hops production, as well as the dairy industry, but it also spurred the growth of the town of Sebastopol.

Figure 6: ca. 1880 photo of the Sebastopol (courtesy of the Sonoma County Library).

Late American Period (post-1900)

By the early 1900s, the town of Sebastopol was booming, with a thriving agricultural industry centered around apples (Figure 7). In 1902, Sebastopol was incorporated with a population of about 1,500 residents, including 77 Chinese and 52 Japanese immigrants, and the town consisted of schools, churches, wineries, canneries, hotels, an opera house, and a Chinatown[5] (City of Sebastopol 2021; WSCHS 2003:119).

In 1903, with one million dollars in capital stock, the Petaluma & Sebastopol Railway (P&SR) was contracted to build 32 miles of electric tracks that linked Petaluma, Santa Rosa, Sebastopol, Graton, and Forestville, and a powerhouse (extant) was constructed adjacent to the original Sebastopol rail depot (Figure 8 and Figure 9) (McGraw 1909). The powerhouse served as the main freight depot, and also housed

[5] The first Chinese settlement in Sebastopol was located on the east side of Main Street and was occupied until 1892 but was moved to the "outskirts" of town in 1893 along what is now Main Street, which was then known as North China Avenue. The second Chinese settlement grew southward forming a third Chinatown along what was then known as South China Avenue (later Barns Avenue south of present-day Highway 12). The two Chinese settlements were occupied from 1893 until ca. 1940.

the transformers for the Sebastopol substation for the P&SR electric railway. In 1904, the Northwestern Pacific Railroad (NWPRR) also extended a line to Sebastopol, which connected farms with distant and local markets. The two lines ran almost parallel to each other between Sebastopol and Santa Rosa, and while both lines offered freight service, the P&SR also offered passenger service. Sebastopol's fruit industry was boasted significantly by the arrival of the railroads because it was the first mode of transportation that offered over-night freight service from Sebastopol to San Francisco and beyond (Peterson and Peterson 1981; Toumey 1926).

In 1906, the town of Sebastopol was devasted by the San Francisco earthquake, and many of its buildings in Sebastopol along Main Street and Bodega Avenue were destroyed (Figure 10). However, the town quickly recovered, in part because of the successful agricultural industry that dominated the economy at the time (Figure 11 and Figure 12). By the early 1920s, Sonoma County ranked 8th in the nation in agricultural production, with more than 11,000 acres in apple production, and in 1924, two thousand train carloads of fresh and dried fruit were shipped to market (LeBaron and Mitchell 1993; Toumey 1926). Apple orchards and dehydrators popped up all over as families like R.E. Oehlmann, founder of Manzana Products, Hallberg, Frei Brothers, Will Hotle, O'Connell, Barlow and Silveira became well known in the region, all of them growers as well as processors. Owners of smaller orchards sold to the Sebastopol Apple Growers Union (Meagher 2010). At the peak of production, there were approximately fifteen apple processors (individuals and cooperatives) operating in the area and 80 dehydrators, many of which were owned and operated by members of the local Chinese and Japanese communities (WSCHS 2003:21).

The berry industry also flourished during this time, particularly after local berry growers formed the Sebastopol Berry Growers Association in 1909 to help growers obtain the best prices for their products. It became common for farmers, such as the Barlow's, to plant berries between the rows of young orchards, and by 1920 some 360 farmers also grew berries around Sebastopol with a production of about 3,200 tons that were canned or shipped each year (Figure 13). Blackberries and Logan berries were the principal types grown (WSCHS 2003:30). During this time, the Chinese owned "Wing Yuen Tai Co. General Merchandise and Chinese Employment Office", located in downtown Sebastopol, was the main employment office where local Chinese and Japanese residents were often hired for agricultural or domestic work (Figure 14).

By the mid-1930s, the nation was emerging from the Great Depression (1929 – 1933), which created a surge of bank closures, resulting in a decrease of available capitol that impacted agriculture and led to reduced market prices and high unemployment (Speulda and Lewis 2003). In 1933, five days after taking the oath of office, President Franklin Delano Roosevelt called a conference with the secretaries of Agriculture, Interior, and War, along with several others to discuss his ideas for recruiting 500,000 men to work in the nation's forests and eroded farmlands. Roosevelt's vision was to provide work opportunities, primarily for young men to repair the land from decades of poor management and over-use, which became known as the "New Deal". As part of the New Deal, the Emergency Conservation Work (ECW) Act was established, which created the Civilian Conservation Corp (CCC) and the Works Progress Administration (WPA) to create work opportunities for unemployed Americans. The work was specifically directed toward conservation of natural resources and included everything from road construction to

public art commissions.

In Sebastopol, the WPA built 300 feet of new sewer lines and 960 feet of new water main, as well as a fire station, the Sebastopol City Hall, and the Sebastopol Post Office (Sonoma West Times and News 1938; LeBaron 2016). In 1935, the CCC established a station known as "Camp Sebastopol" on Bodega Highway, which was supervised by the Soil Conservation Service[6] and housed approximately 1,119 young men between the ages of 18 and 25. The CCC enrollees made a significant impact on the agricultural areas surrounding the City of Sebastopol by securing the success of an agricultural area known as the "Gold Ridge Soil Conservation District". From 1935 to 1942, the CCC provided assistance to local farmers, particularly local fruit orchards farmers, by laying miles of concrete drainage pipe, drilling wells, building check dams, contouring hillsides for apple trees, and planting shrubs to prevent erosion; and in 1936, the area of Sebastopol saw its peak apple production year (Lebaron 2016; WSCHS 2003:20). Although President Roosevelt urged the continuance of the CCC as a means to accomplish critical defense work, Congress ended the program on June 30, 1942 when it voted to eliminate the funding of the CCC and allocated eight million dollars to close all CCC programs (Pfaff 2001). However, as a result of the CCC and the WPA programs, when the U.S. entered World War II (WWII) (1939-1945), the government had a pool of trained men ready for the armed services.

The U.S. entered WWII on December 9, 1942, and on February 19, 1942, President Roosevelt signed Executive Order #9066 authorizing the Secretary of War or any designated military commander to establish military areas within the U.S., and in March 1942, the War Relocation Authority (WRA) was created by Executive Order #9102 that resulted in the removal and relocation of approximately 110,000 Japanese-American persons from designated locations through the U.S., including Sonoma County. In Sebastopol, as many as 750 Japanese and Japanese-Americans were taken to Merced Assembly Center where they were loaded onto trains and taken to the Amache Internment Camp in Colorado (California Japantowns.org 2021).

After WWII ended in 1945, the area surrounding the city of Sebastopol continued to thrive as an important fruit and agricultural region, with nearly 15,000 acres of apple trees planted within the county. However, by the end of WWII, the wine industry in the area began to grow, and the apple industry slowly began to decline; and by 1958, there were only 5,449 acres of land planted in Gravenstein apples and only 40 apple processors in the county. During the latter part of the twentieth century, the agricultural lands surrounding Sebastopol saw fruit orchards replaced by vineyards, which soon became a major crop for Sonoma County. By 2010, there was only one producer in Sebastopol and less than 1,000 acres of Gravenstein apples in production, and the city of Sebastopol shifted from a full-service town with a diverse range of produce to more limited goods and services (Meagher 2010; City of Sebastopol 2021).

[6] The Soil Conservation Service was one of several federal agencies that made use of CCC labor under the New Deal to address soil conservation on cultivated farmlands. Today the former Soil Conservation Service agency is known as the Natural Resources Conservation Service (NRCS).

Figure 7: ca. 1900 postcard "Picking Apples" in Sebastopol (courtesy of the City of Sebastopol).

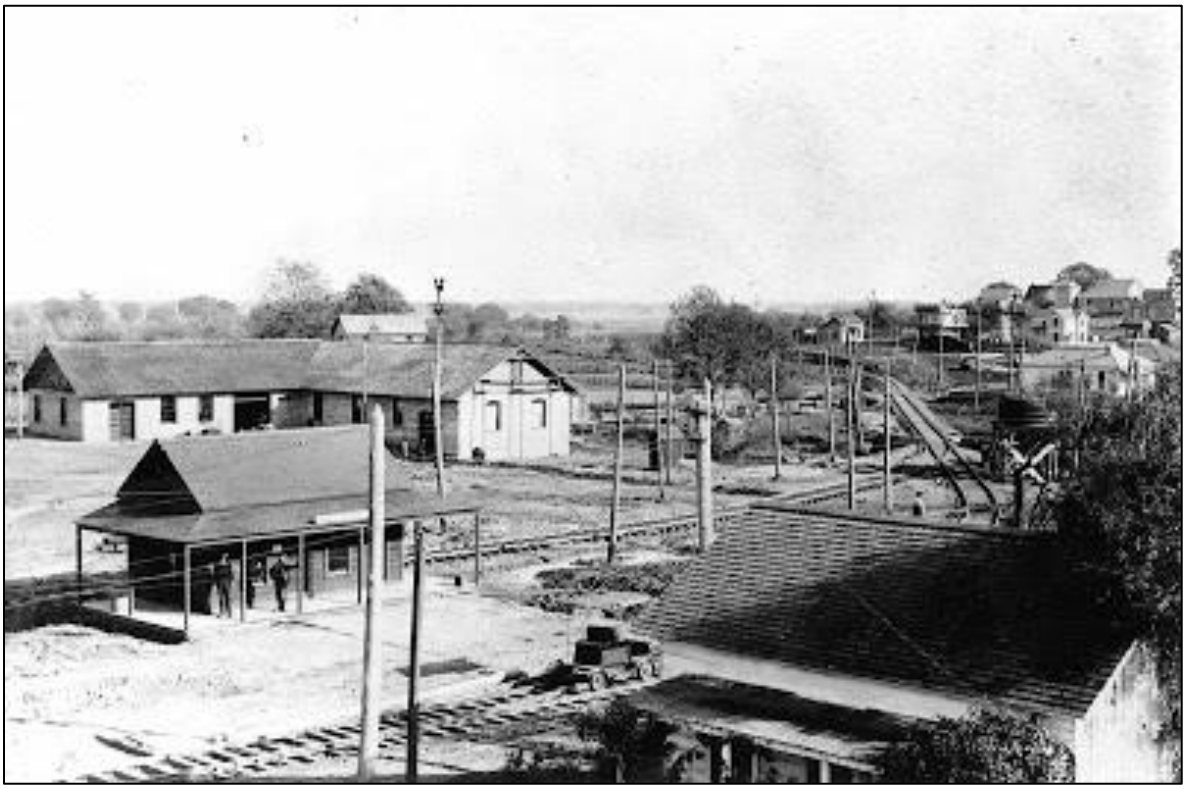

Figure 8: ca. 1905 photo showing the Petaluma & Sebastopol Railway Powerhouse (extant) in the background and the original wooden Sebastopol rail depot (no longer extant) in the foreground (courtesy of the WSCHS).

Figure 9: ca. 1905 photo showing the electric rail cars in Sebastopol (courtesy of Sonoma County Library).

Figure 10: Photograph of the damage to the Bank of Sebastopol (no longer extant) on Main Street near Bodega Avenue caused by the 1906 earthquake (Courtesy of the Sonoma County Library).

Figure 11: 1918 photograph of the Petaluma Chamber of Commerce members at the Sebastopol Apple Growers Union Packing House No. 3 (courtesy of Sonoma County Library – Heritage Collection).

Figure 12: ca. 1920 photo of Main Street in Sebastopol, California (courtesy of Sonoma County Library).

Figure 13: Ca. 1920 photograph of berry pickers at the Barlow Berry Ranch in Sebastopol (Calisphere.com).

Figure 14: ca. 1920 photograph showing the "Wing Yuen Tai Co. General Merchandise and Chinese Employment Office" (red arrow) (courtesy of Sonoma County Library).

RESULTS OF RECORD SEARCH AND LITERATURE REVIEW

NWIC RECORD SEARCH RESULTS

EDS completed a record search at the NWIC on July 1, 2021 (NWIC File No. 21-0006) that was supplemented by cultural resource information available at the EDS office and within the digital files of EDS. The purpose of the record search was to review documentation pertaining to previous cultural resource studies and previously documented archaeological resources within the Project Area and within 0.5-miles of the Project Area. Below are the results of the NWIC record search.

Previous Cultural Resource Studies within 0.5-Miles of the Project Area

According to information on file at the NWIC and EDS, the Project Area has not been previously surveyed for cultural resource study; however, there have been 15 previous cultural resource studies completed within 0.5-miles of the Project Area, which are listed below in Table 1.

Table 1: Previous Cultural Resource Studies within 0.5-Miles of the Project Area.

NWIC #	Year	Title	Author(s)/Affiliation	Results
924	1978	An Archaeological Survey of the Three-acre Proposed Lot Split (MS 6465) in Western Sebastopol, California.	Janis Offermann / The Anthropological Laboratory, Sonoma State College	Negative
986	1978	A Cultural Resource Study of Ragle Ranch Park, Sonoma County, California.	Lynn Eisenman / The Anthropological Laboratory, Sonoma State College	Positive (P-49-001029, P-49-001030)
1653	1979	Archaeological Auger Investigation at CA-SON-1195, 7801 Covert Lane, Sebastopol, California.	David A. Frederickson, James P. Quinn, Roland Mireles, and Alan Jaroslovshy / Anthropological Studies Center, Sonoma State University	Positive (P-49-001121)
2028	1976	An archaeological impact evaluation relative to the North Gravenstein Sewer Extension project, Sebastopol, Ca.	Thomas L. Jackson / ACRS	Negative
2054	1980	Cultural Resources Review of the Sebastopol General Plan Study Area, Sonoma County, California.	David Chavez, Consulting Archaeologist	Positive (multiple resources)
2521	1974	Archaeological Impact Evaluation: Watertrough Road Between Burnside and Pleasant Hill Roads, Near Sebastopol, Sonoma County, California.	Thomas F. King	Positive (P-49-001003, CA-SON-1137, unrecorded historic structures and a cemetery)
2615	1973	An Archaeological Impact Evaluation of Two Housing Development Projects in	Thomas F. King	Negative

NWIC #	Year	Title	Author(s)/Affiliation	Results
		the City of Sebastopol, Sonoma County, California.		
2615	1973	An Archaeological Impact Evaluation of Two Housing Development Projects in the City of Sebastopol, Sonoma county, California.	Thomas F. King	Negative
6973	1984	An Archaeological Survey for the Bodega Highway Bridge Replacement Project at Atascadero Creek, Sebastopol, Sonoma County, California.	Allan G. Bramlette and Susan H. Alvarez / Anthropological Studies Center, Sonoma State University	Negative
9456	1987	An Archaeological Study of the Proposed Townhouse Project on the Russell Schreiber Property at 7775 Healdsburg Avenue, Sebastopol, Sonoma County, California.	Leigh Jordan / Anthropological Studies Center, Sonoma State University	Negative
12640	1991	Cultural Resource Survey, Bodega Avenue Townhouse Project, Sebastopol, California.	Adrian Praetzellis and Mary Praetzellis / Historical Archaeology and Local Research	Positive (three unrecorded historic buildings)
14646	1992	A Cultural Resources Evaluation of the Tentative Map for Sanford M. Dickey III, 7870 Brookside Avenue, Sebastopol, CA.	Katherine Flynn / Archaeological Resource Service	Negative
31631	2006	A Cultural Resources Evaluation and Historic Structures Evaluation of the Property at 7991 Covert Lane, Sebastopol, Sonoma County, California.	Cassandra Chattan / Archaeological Resource Service	Positive (P-49-003338)
38337	2001	A Cultural Resources Survey of the Parcel at 500 Robinson Road, Sebastopol, Sonoma County, California.	Vicki Beard / Tom Origer & Associates	Negative
51529	1994	A Cultural Resources Survey of Two Parcels Along Bodega Highway, Sebastopol, Sonoma County, California.	Thomas M. Origer / Tom Origer & Associates	Several buildings over 45 years of age that were not recorded.

Previously Documented Cultural Resources within 0.5-Miles of the Project Area

According to information on file at the NWIC and EDS, there are no previously documented cultural resource within the Project Area; however, there are four cultural resources within 0.5-miles of the Project Area that have been assigned a primary number, as well as additional resources listed on the BERD and on the NRHP.

The four primary resources located within 0.5-miles of the Project Area include one contemporary obsidian workshop (P-49-000663), one prehistoric archaeological resource (P-49-001121), and two historic built-environment resources (P-49-002541 and P-49-003338). These four primary resources are described below.

P-49-000663 (CA-SON-721): This site is a contemporary obsidian workshop created in the 1970s by N.J. Del Cioppo, who completed and submitted an archaeological site survey form to document the location so that it would not later be misinterpreted as a prehistoric archaeological resource (Del Cioppo 1973). The resource is located 0.34-miles south of the Project Area.

P-49-001121 (CA-SON-1195): This resource consists of a prehistoric archaeological site consisting of a shell midden deposit containing marine shell, faunal bone, shell, chert and obsidian flakes, and fire-cracked rock (Quinn 1979). The site is situated adjacent to a small drainage proximately 0.36 miles north of the Project Area. The resource is not listed on the Archaeological Resource Directory (OHP 2012).

P-49-002541: The resource consists of three buildings, including a ca. 1902 Queen Anne style house known as the Albert and Margaret Hall House, a converted tank house, a shed, and the remaining portion of an apple orchard. The resource was originally identified during the West Sonoma County Historic Resource Inventory completed by Dan Peterson and Geraldine Peterson 1981, during which time, an Historic Resource Inventory (HRI) form was completed for the property (5472-0095-0000). In 1991, the resource was evaluated for historical significance and updated HRI forms were prepared (Praetzellis and Praetzellis 1991). During the evaluation, the property was found to be associated with farm complexes related to the apple industry in Sebastopol, as Queen Anne architecture, which was a style emphasized during the era of fruit orchard farming in Sebastopol. While the resource was found to lack the necessary level of integrity to individually convey significance with the event of fruit orchard farming in Sebastopol, it was determined that the property would likely be eligible as a contributor to a National Register-eligible district that includes other farm complexes related to the apple industry in Sebastopol, particularly those located on the south side of Bodega Avenue, with the Luther Burbank Experiment Farm serving as the potential district's anchor property (Praetzellis and Praetzellis 1991). P-49-002541 is located 0.17-miles west of the Project Area was subsequently demolished and is no longer extant.

P-49-003338: This resource includes a 1922 house and a barn and water tower of unknown age (no longer extant) located 0.45 miles north of the Project Area. The resource was determined ineligible for listing on the CRHR and the NRHP; however, the barn was determined to be eligible for a local listing (Chattan 2006).

EDS also reviewed the BERD to identify additional built-environment resources near the Project Area. The BERD includes the built-environment resources originally identified and recorded by Peterson and Peterson during the 1981 HRI of western Sonoma County, which are presumed to be historically or culturally significant unless determined otherwise. The BERD lists 19 resources along Bodega Avenue. These resources are listed below, including P-49-002541 (HRI 5472-0095-0000), which is also described above.

Table 2: Built Environment Resources on Bodega Avenue that are Listed on the BERD (OHP 2020).

OTIS ID	Other ID	Address	Name / Other	Year Built	National Register Status
406849	5472-0092-9999	Bodega Ave.	Potential District (potential contributors listed below)	1920	7N[7]
406777	5472-0030-0000	7202 Bodega Ave.		1910	7N
406778	5472-0031-0000	7203 Bodega Ave.		1935	7N
406839	5472-0092-0001	7215 Bodega Ave.	Potential District Contributor	1920	7N
406779	5472-0032-0000	7220 Bodega Ave.		1910	7N
406840	5472-0092-0002	7224 Bodega Ave.	Potential District Contributor	1920	7N
406841	5472-0092-0003	7238 Bodega Ave.	Potential District Contributor	1920	7N
406842	5742-0092-0004	7246 Bodega Ave.	Potential District Contributor	1920	7N
406843	5742-0092-0005	7249 Bodega Ave.	Potential District Contributor	1920	7N
406844	5742-0092-0006	7308 Bodega Ave.	Potential District Contributor	1920	7N
406845	5742-0092-0007	7311 Bodega Ave.	Potential District Contributor	1920	7N
406846	5742-0092-0008	7320 Bodega Ave.	Potential District Contributor	1920	7N
406847	5742-0092-0009	7330 Bodega Ave.	Potential District Contributor	1920	7N
406848	5742-0092-0010	7340 Bodega Ave.	Potential District Contributor	1920	7N
406780	5472-0033-0000	7402 Bodega Ave.		1890	7N
406781	5472-0034-0000	7410 Bodega Ave.	Joseph Frates House	1906	7N
406782	5472-0035-0000	7450 Bodega Ave.	Parkside Elementary School	1930	3S[8]
406855	5472-0094-0000	7691 Bodega Ave.		1900	7N
406856	P-49-002541 / 5472-0095-0000	8124 Bodega Ave.		1905	7N

There are four properties in Sebastopol that are listed on the NRHP, including the Luther Burbank's Experimental Farm and Cottage (NPS #78000803) located at 777 Bodega Avenue, approximately 975 feet southeast of the Project Area; the Petaluma and Santa Rosa Railway Powerhouse (NPS #91000918) at 238-258 Petaluma Avenue, approximately 0.84 miles east of the Project Area; the Sebastopol Depot of the Petaluma and Santa Rosa Railway (NPS #96000109) at 261 S. Main Street, approximately 0.8 miles east of

[7] 7N = Needs to be reevaluated.

[8] 3S = Appears eligible for NR as an individual property through survey evaluation.

the Project Area; and the George A. Strout House (NPS #80000870) at 253 Florence Avenue, approximately 0.56 miles northeast of the Project Area.

The California Inventory of Historic Resources (OHP 1976), California Points of Historical Interest (OHP 1992), the list of California State Landmarks (OHP 2021), and the *Five Views: Ethnic Sites Survey for California* (California Department of Parks and Recreation 1988) do not list any additional cultural resources near the Project Area.

RESULTS OF REVIEW OF GEOLOGY, SOILS, AND GEOARCHAEOLOGICAL INFORMATION

At least six regional geologic maps exist that cover the Project Area (Blake et al. 1971; Blake et al. 2002; Delattre and Koehler 2008; Graymer et al. 2006; Koenig 1963; Wagner and Bortugno 1982). Generally, these maps indicate the Project Area has geology largely comprised of upper Pliocene age (5.333 million to 2.58 million years ago) and Miocene age (23.03 to 5.333 million years ago) marine sandstone (geologic units: Tm, Twg, Tpms, Pwg, PU) associated with Wilson Grove Formation subunit. The Wilson Grove Formation subunit is a deposit of predominantly light gray to light yellow-brown marine sandstone comprised of fine to medium-grained, well-sorted, and massive to poorly bedded sandstone with thin lenses of pebble conglomerate (Bedrossian 1981:19; Travis 1952).

Current soil maps can be found in Google Earth and the Natural Resources Conservation Service (NRCS) Web Soil Survey website (Soil Survey Staff 2021). According to the current soil maps, the soil within the Project Area consists of Goldridge fine sandy loam, occurring on two to nine percent slopes and 15 to 30 percent slopes. The following is a description of the Goldridge series:

> ***Goldridge Series***: The Goldridge series consists of very deep, moderately well-drained soils that formed in material (i.e. residuum[9]) weathered from weakly consolidated sandstone at depths from 40 to more than 60 inches. Goldridge soils occur on rolling uplands with elevations ranging from 200 to 2,000 feet above mean sea level (amsl) and slopes of 2 to 50 percent. The Goldridge series are associated with the Blucher, Cotati, Sebastopol, and Steinbeck soils. On average, this series extends 80 inches below the surface and contains the following horizons: Ap, A1, A2, Btl, Bt2, Bt3, Bt4, and C1. Subordinate horizons include 'p' (indicating plowing/disturbance) in the A horizon and 't' (indicating illuvial accumulation of clay minerals) in the B horizon. Importantly, no buried A horizons (paleosols; horizon Ab) are noted within this series (Soil Survey Staff 2021).

The 2007 geoarchaeological study prepared by the Far Western Anthropological Research Group, Inc. (Meyer and Rosenthal 2007) places the Project Area on a landform that is too old (i.e., latest Pleistocene or older) to contain buried archaeological remains because it formed prior to the generally-accepted date that humans are through to have arrived in North America (Meyer and Rosenthal 2007:15,17).

[9] Residuum is soil and subsoil that forms in place as the result of weathering over a long period of time.

Based on the review of geological and soil/sediment studies in the region and the geoarchaeological study completed by Meyer and Rosenthal (2007), it appears that the Project Area has a low potential/sensitivity for buried prehistoric archaeological resources. Therefore, any evidence of a prehistoric archaeological resources would likely be visible on the surface.

RESULTS OF REVIEW OF HISTORICAL MAPS, AERIAL PHOTOGRAPHS AND OTHER DOCUMENTS

Several historical maps and aerial photographs dating from 1867 to 1980, as well as other documents were reviewed to determine past land-use activities that could indicate the likelihood of encountering historic-period archaeological resources within the Project Area, as well as researching for any historical persons associated with the Project Area.

During the Mexican Period (1821-1848), the Project Area was located within the 10,787-acre land grant known as *Rancho Cañada de Jonive* that was granted to James Black in 1845. The rancho extended from present-day Sebastopol on the east to present-day Freestone on the west, and included the present-day towns of Freestone, Occidental, Camp Meeker, Graton, and Sebastopol. In 1848, Black sold the rancho to Jasper O'Farrell. O'Farrell was born in Wexford County, Ireland in 1817, and was educated in Dublin as a civil engineer. At the age of 24, he left Ireland to join a surveying expedition in South America, and by 1843, he had made his way to Alta California, where he was hired by the Mexican government as a land surveyor. As surveyor, O'Farrell laid out the original grid pattern for the City of San Francisco and designed the grand promenade that later would become Market Street. He also surveyed much of the land in present-day Sonoma and Marin counties for General Mariano Vallejo, who was in charge with securing the northern frontier for the Mexican government during this time. In return for his services, O'Farrell was paid by the Mexican government in land, first receiving *Rancho Nicasio* in Marin County, which he exchanged with James Black for *Rancho Cañada de Jonive*. He also purchased the *Rancho Estero Americano*, located between present-day Freestone and Valley Ford, where he built a home, named Analy after a valley in Ireland where his family was from (Weber 2019). By 1850, O'Farrell was considered to be the wealthiest citizen in Sonoma County, and later became a prominent politician and farmer. He is considered one of the first settlers of Sebastopol.

> "*O'Farrell was an influential member of the local Irish community. He was a patron of St. Teresa's Church in Bodega and served Sonoma and Mendocino counties as a state senator. In 1862, he became the Democratic candidate for lieutenant governor (though unsuccessful) and was appointed state harbor commissioner for San Francisco. He died in 1875, leaving eight sons and daughters*" (Weber 2019).

Like many rancho owners at the time, by the 1860s, O'Farrell had sold off much of his land within *Rancho Cañada de Jonive* to newly arriving settlers. According to the 1867 map, during this time, the Project Area was part of land owned by J.H.P. Morris, who purchased 120-acres of land in present-day Sebastopol from O'Farrell, which he called Pine Grove, and opened a grocery store and saloon (Munro-Fraser 1879). Morris is also considered one of the original settlers of Sebastopol. The 1867 map does not show any buildings within the Project Area during this time; however, present-day Bodega Avenue located adjacent and south of the Project Area is depicted (Figure 15).

According to the 1877 map, by this time, the Project Area was part of a 76-acre property owned by A. Crawford. The map does not show any buildings within the Project Area during this time, although it appears the eastern portion of Crawford's property consisted of an orchard (Figure 16). No specific information about A. Crawford could be found.

By 1898, the Project Area was part of a 65.67-acre property owned by George Washington Huntley (spelled Huntly in some documents) (Figure 17 and Figure 18). Huntley was born in Jefferson, New York in 1838. George came overseas to California from New York in 1858, and soon after his arrival in San Francisco, he traveled to Yuba County where he engaged in mining until 1863. In 1863, he moved to Valley Ford in Sonoma County and took up work as an engineer in a steam-powered flour mill, where he worked until 1870 when he purchased half interest in the mill and took over operations. In 1870, he married Lucille Bell [*Dutton*], who was born in Ohio in 1852 and moved to Valley Ford with her family as a child. According to the 1880 U.S. Federal Census, by this time, George and Lucille were living in Bodega, and George was working as an engineer and Lucille was "keeping house". George and Lucille had seven children, including George S. (born 1873), Mary M. (born 1875), Frank (born 1878), Mabel E. (born 1879), Albert (born 1881), and twins, Gertrude and Garfield (born 1882). In 1882, George sold his interest in the flour mill and purchased land in Sebastopol that included the Project Area. The 1889 An Illustrated History of Sonoma County, California provides a description of the agricultural use of the land he had purchased:

> "*He [George Huntley] has a magnificent orchard of seventy acres in extent, containing some of the finest varieties of fruit grown in the county, among which are plums, apples, peaches, pears, apricots, cherries and French prunes. He also devotes considerable attention to berry cultivation, and has six and a-half acres containing blackberries, raspberries and currants. These berries grow and give a large yield, although they are never irrigated. Mr. Huntly early saw that a profit was to be gained in drying his own fruit. He therefore, in 1883, built a dryer of the most approved order. It has a capacity of six tons per day of green fruit, and thus he is enabled to care for and dry such fruit as the orchards in his vicinity have to dispose of, in addition to the products of his own orchard*" (Lewis Publishing Company 1889:482).

By 1900, George and Lucille were divorced, and in 1901, George died and was buried at the Sebastopol Memorial Lawn cemetery. His obituary states that he was considered an "old and respected resident of Sebastopol" (Petaluma Daily Morning Courier 1902). Lucille remarried to Frederick Eugene Bullis and moved to Santa Rosa. Lucille died in 1939 and is buried at the Santa Rosa Odd Fellows cemetery (Ancestry.com). Although George died in 1901, the 1908 map still shows him owning the land that included the Project Area as well as additional land to the east (Figure 19). It is likely that the Project Area was used for agricultural purposes during the time it was owned by George Huntley.

The 1935 USGS Sebastopol quadrangle does not show any buildings within the Project Area during this time (Figure 20); however, the 1942 aerial photograph shows the Project Area was part of a large fruit orchard (Figure 21). By 1952, the Project Area contained one building, as shown on the 1952 aerial photograph (Figure 22), which was likely a house, as indicated on the 1954 map (Figure 23). The house

was still present in 1965 (Figure 24) and in 1980 (Figure 25), and, according to aerial photographs available in Google Earth, was demolished by 1993.

In summary, based on the review of various historical maps and aerial photographs, as well as other documents, the Project Area appears to have been used for agricultural purposes for most of the historic period and did not contain any buildings until ca. 1950; therefore, the Project Area appears to have a low potential/sensitivity for buried historic-period archaeological resources-.

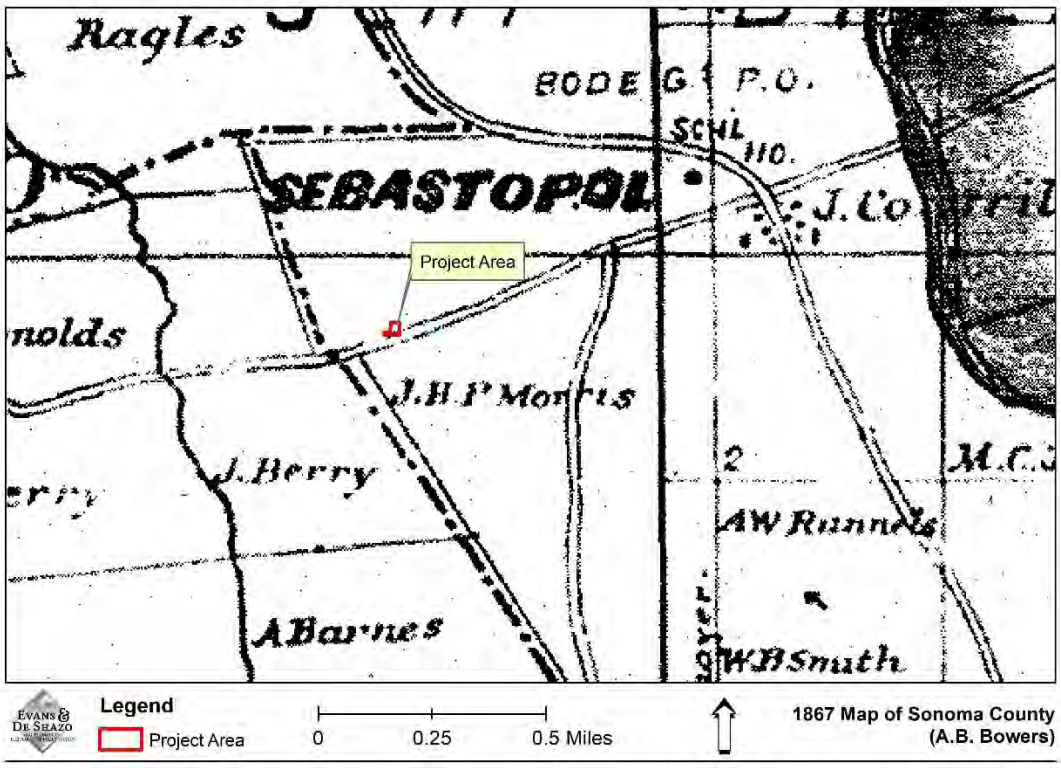

Figure 15: Project Area shown on the 1867 map by A. B. Bowers.

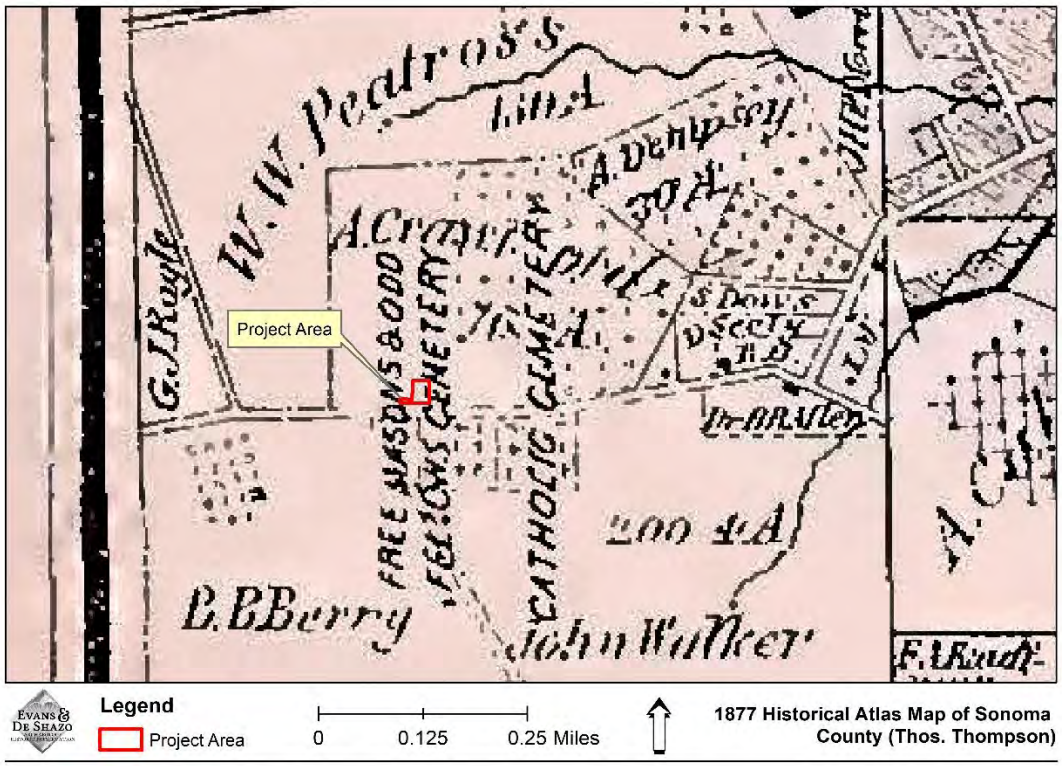

Figure 16: Project Area shown on the 1877 map by T. Thompson.

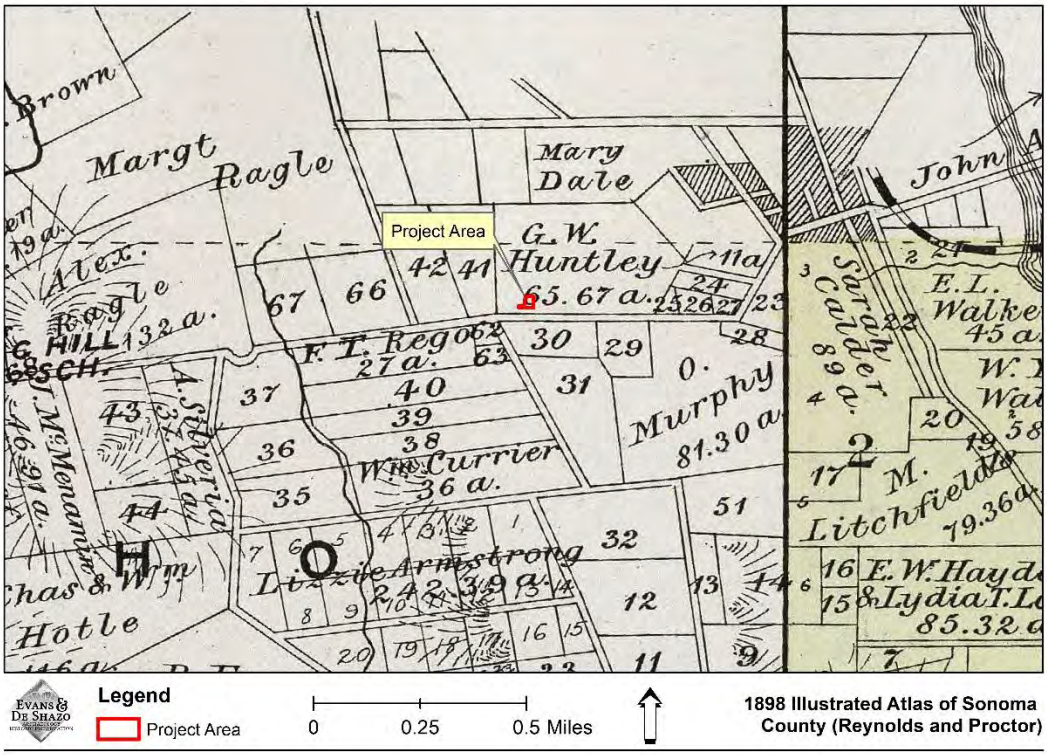

Figure 17: Project Area shown on the 1898 Map by Reynolds and Proctor.

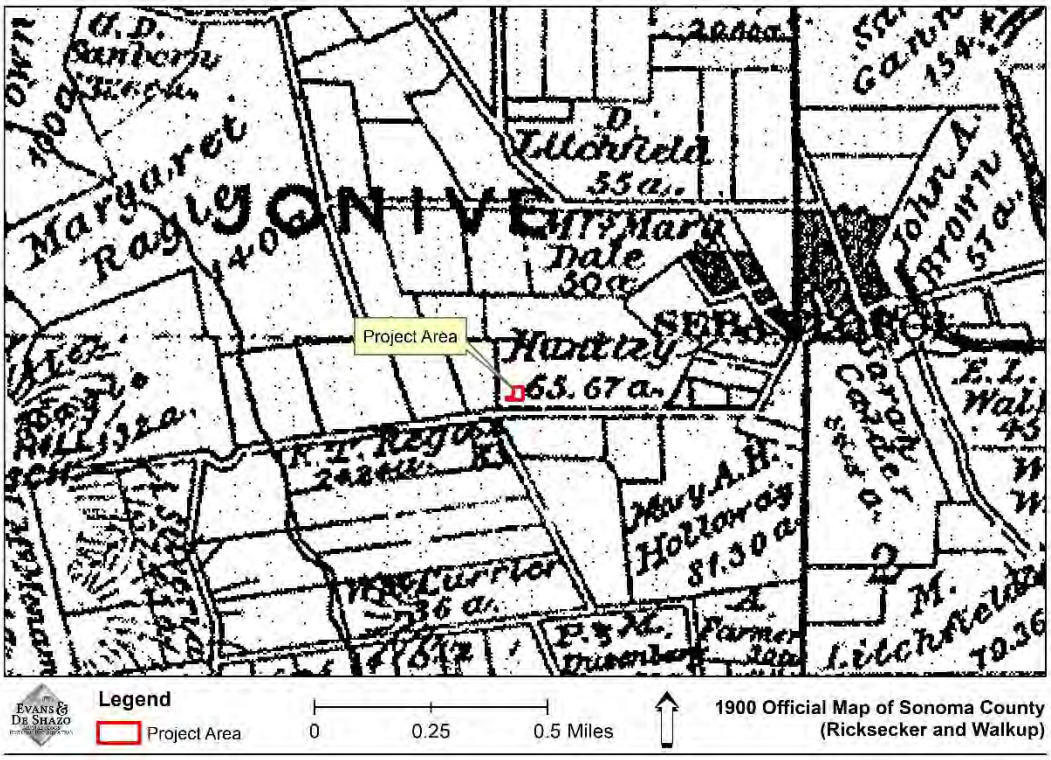

Figure 18: Project Area shown on the 1900 map by Ricksecker and Walkup.

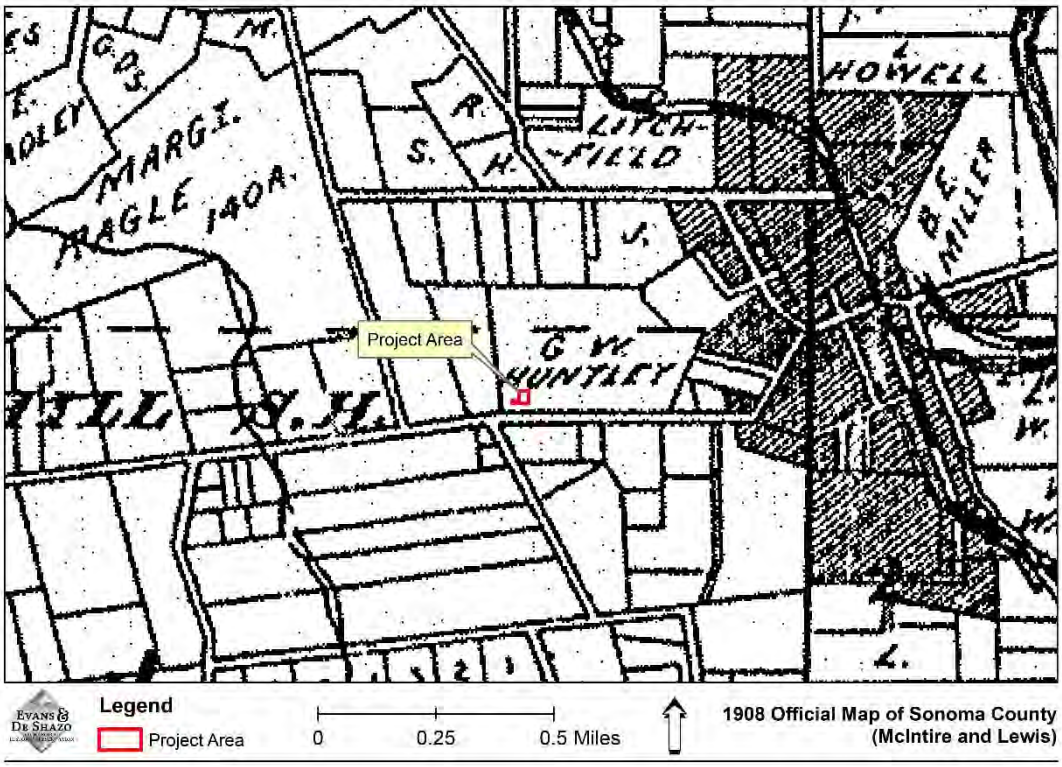

Figure 19: Project Area shown on the 1908 map by McIntire and Lewis.

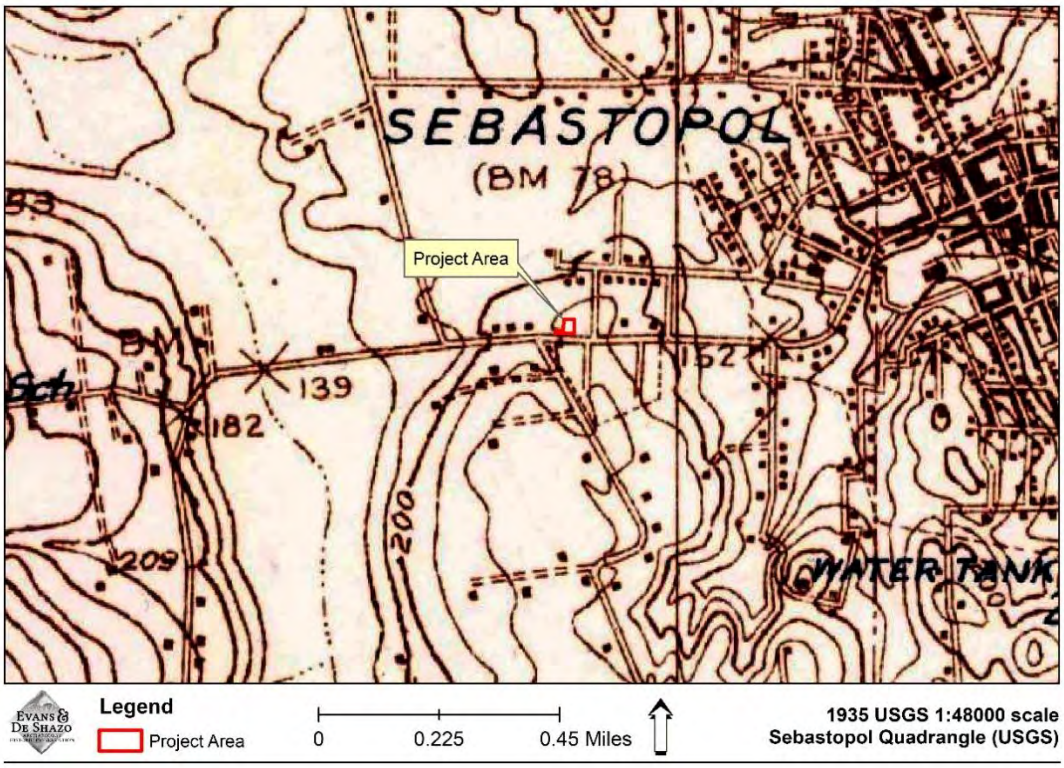

Figure 20: Project Area shown on the 1935 USGS Sebastopol quadrangle map.

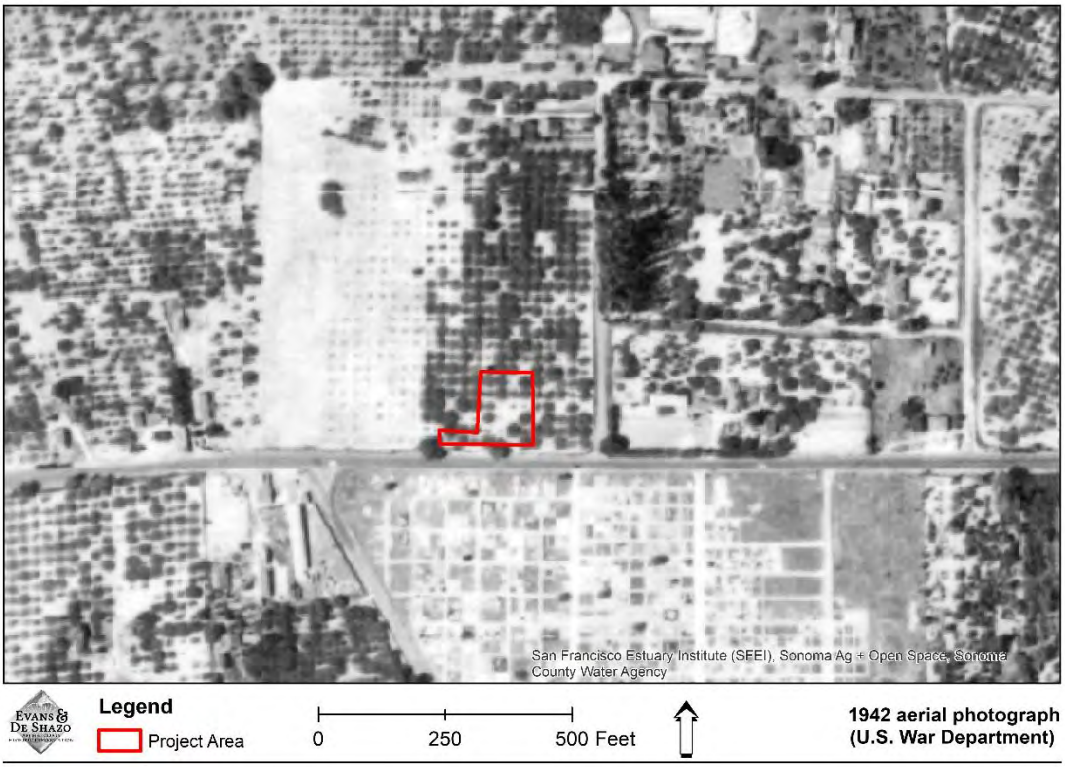

Figure 21: Project Area shown on the 1942 aerial photograph.

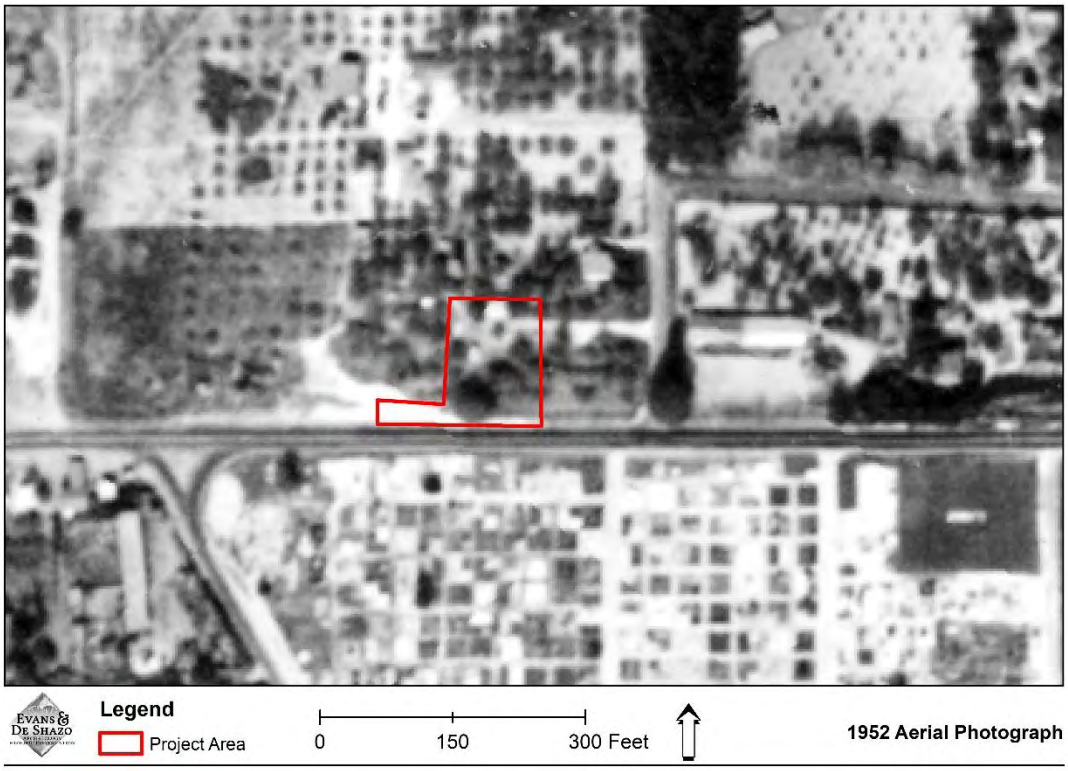

Figure 22: Project Area shown on the 1952 aerial photograph.

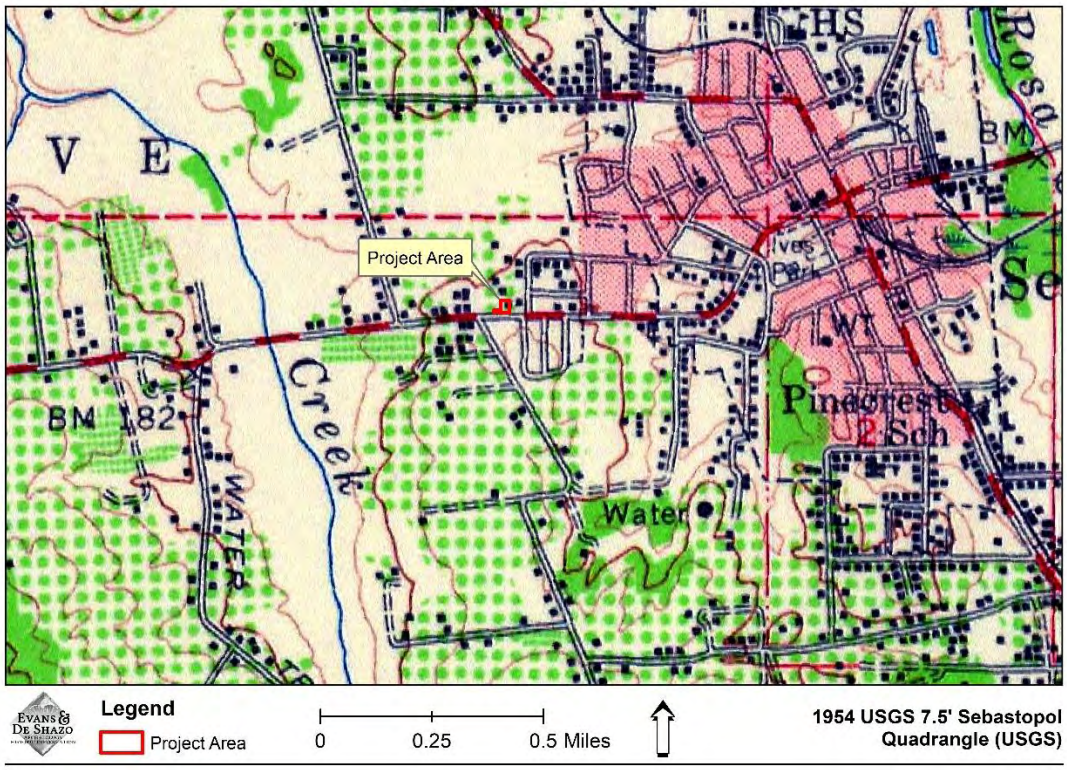

Figure 23: Project Area shown on the 1954 USGS 7.5' Sebastopol quadrangle map.

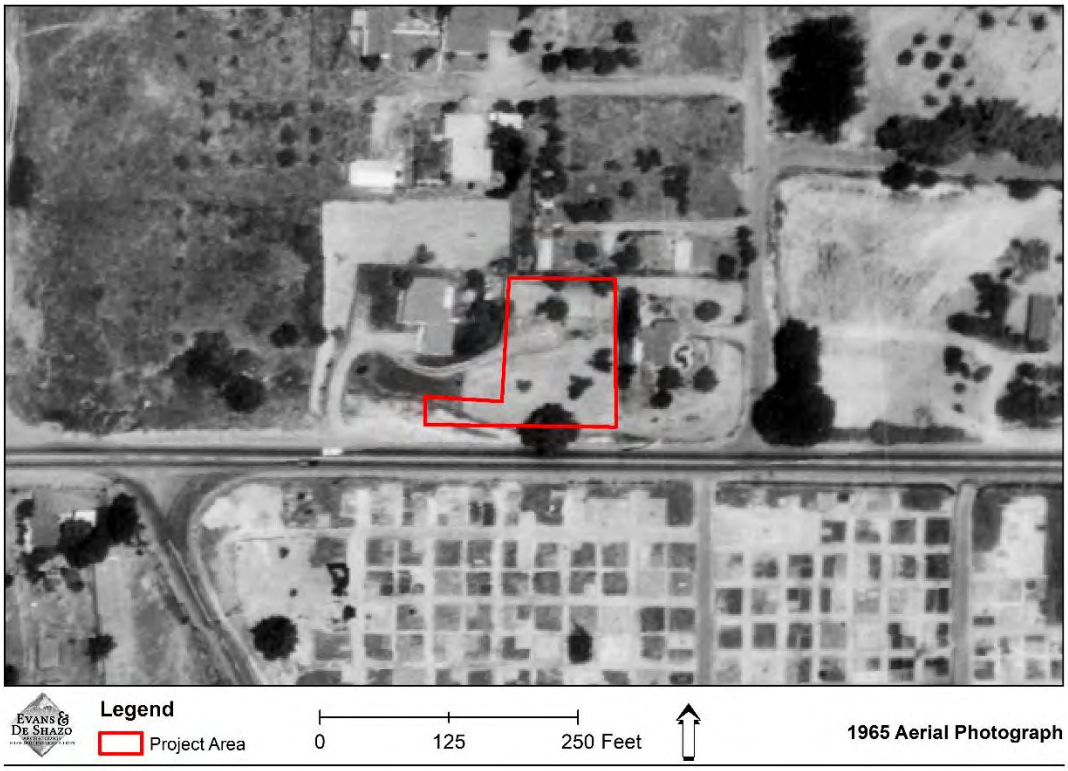

Figure 24: Project Area shown on the 1965 aerial photograph.

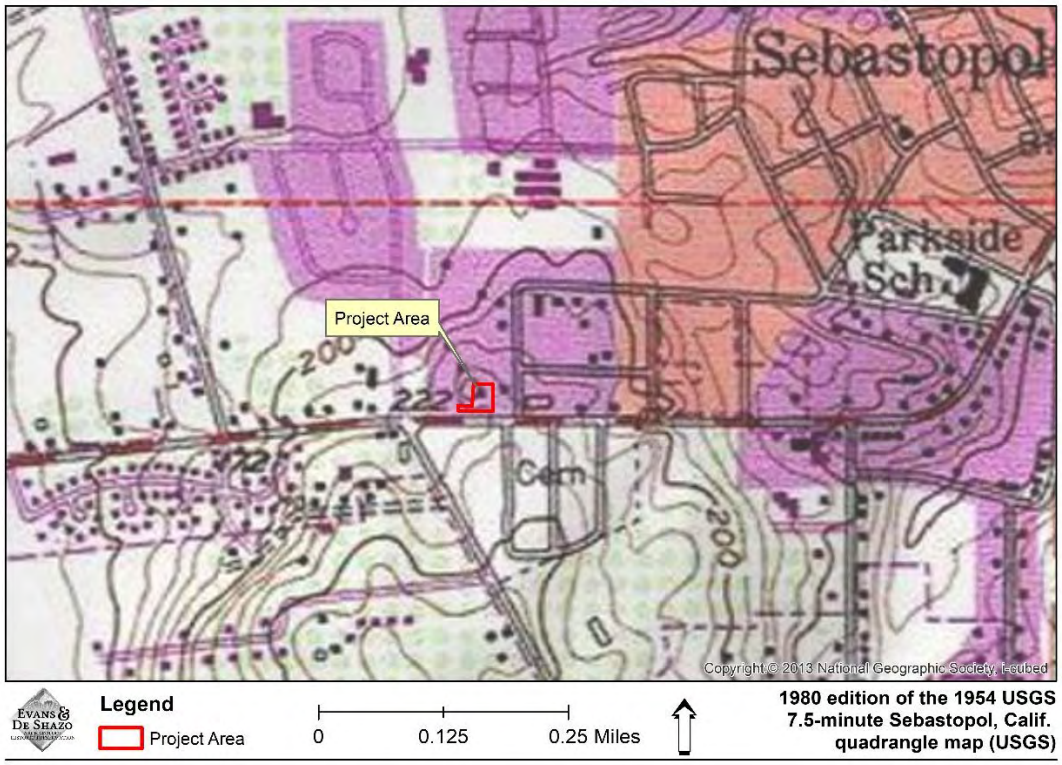

Figure 25: Project Area shown on the 1980 USGS 7.5' Sebastopol quadrangle.

RESULTS OF SACRED LANDS INVENTORY AND TRIBAL OUTREACH

The NAHC responded to EDS by email on July 13, 2021 with information that the record search of the Sacred Lands File was negative for the presence of any Sacred Sites for the Project Area (Appendix A, Fonseca 2021). In addition, the NAHC provided a list of 14 Native American tribal contacts. As recommended by the NAHC, a letter was sent via email or U.S. Postal Service (USPS) to the 14 individuals and organizations on the Native American contact list to request further information about Sacred Sites, Traditional Cultural Resources, or other properties of traditional religious and cultural importance located within or near to the Project Area, and to inquire about Native American issues related to the overall Project. The following individuals were contacted:

Table 3: Native American individuals and organizations contacted.

Tribal Organization	Contact	Correspondence/Response
Cloverdale Rancheria of Pomo Indians	Patricia Hermosillo, Chairperson	Letter sent via USPS on 7/16/2021. No response received to date.
Dry Creek Rancheria of Pomo Indians	Chris Wright, Chairperson	Letter sent via email on 7/16/2021. No response received to date.
Federal Indians of Graton Rancheria	• Greg Sarris, Chairperson • Gene Buvelot • CC: Tribal Heritage Preservation Officer (THPO)	Letter sent via email on 7/16/2021. No response received to date.
Guidiville Indian Rancheria	Donald Duncan, Chairperson	Letter sent via email on 7/16/2021. No response received to date.
Lytton Rancheria	• Marjorie Mejia, Chairperson • CC: Brenda Tomaras, Tomaras & Ogas, LP	Letter sent via email on 7/16/2021. Response received (see below).
Kashia Band of Pomo Indians of the Stewarts Point Rancheria	• Dino Franklin, Chairperson • Loren Smith, THPO	Letter sent via email to Mr. Franklin and to Mr. Smith via USPS on 7/16/2021. No response received to date.
Middletown Rancheria of Pomo Indians	• Jose Simon, Chairperson • Sally Peterson, THPO	Letter sent via email on 7/16/2021. No response received to date.
Mishewal-Wappo Tribe of Alexander Valley	Scott Gabaldon, Chairperson	Letter sent via email on 7/16/2021. No response received to date.
Pinoleville Pomo Nation	• Erica Carson, THPO • Leona Williams, Chairperson	Letters sent via USPS on 7/16/2021. No response received to date.
Robinson Rancheria of Pomo Indians	• Beniakem Cromwell, Chairperson	Letter sent via email on 7/16/2021. No response received to date.

As of the date of this report, one response has been received (see below). All correspondences are included in Appendix A.

Lytton Rancheria

On July 16, 2021, EDS received an email response from Brenda Tomaras of Tomaras & Ogas, LLP, the law firm representing Lytton Rancheria. The email states that the Tribe has no specific information which it could provide to include in this report, but the subject Property is within traditional Pomo territory and the Tribe believes there is the potential for finding tribal cultural resources within the Project Area. As such, the Tribe will evaluate whether further consultation on the Project with the lead agency is necessary and intends to request a copy of this CRS report at that time. Ms. Tomaras also requested that all cultural resources found within the Project Area, including isolated prehistoric artifacts, be documented within this report even if the resource does not reach the level of significance under CEQA (Appendix A, Tomaras 2021).

RESULTS OF PEDESTRIAN FIELD SURVEY

A field survey of the Project Area was completed by EDS Principal Archaeologist, Sally Evans, M.A., RPA on July 13, 2021. The Project Area consists of 0.35-acres and is bordered on north and east by multi-family residential buildings, on the west by a single-family house, and on the south by Bodega Avenue and the Sebastopol Memorial Lawn cemetery. The Project Area is surrounded by perimeter fencing that includes wood fencing and chain link fencing. Vegetation with the Project Area includes low lying grasses, a berry bramble, and several trees, including one large oak tree in the northwest corner, a row of four large pine trees along a portion of the western boundary, several small scrub oak trees along the southern boundary, a small scrub oak tree along the eastern boundary, and two mature apple trees in the southeastern portion of the Project Area. Photographs of the Project Area are provided in Figure 26 and Figure 27.

The methods used to complete the field survey of the Project Area included walking a series of east/west oriented transects spaced approximately three meters apart, from the north end to the south end of the Project Area. The soil visibility within the Project Area was good (approximately 40%). In areas where ground-visibility was hindered by grasses, the surveyor used an archaeological hand mattock to conduct surface scrapings to expose the underlying surface soils. The soil observed within the Project Area included pale brown (Munsell 10YR 6/3) silty loam containing less than five percent sub-rounded and sub-angular gravels.

Figure 26: Overview of the Project Area, facing northwest.

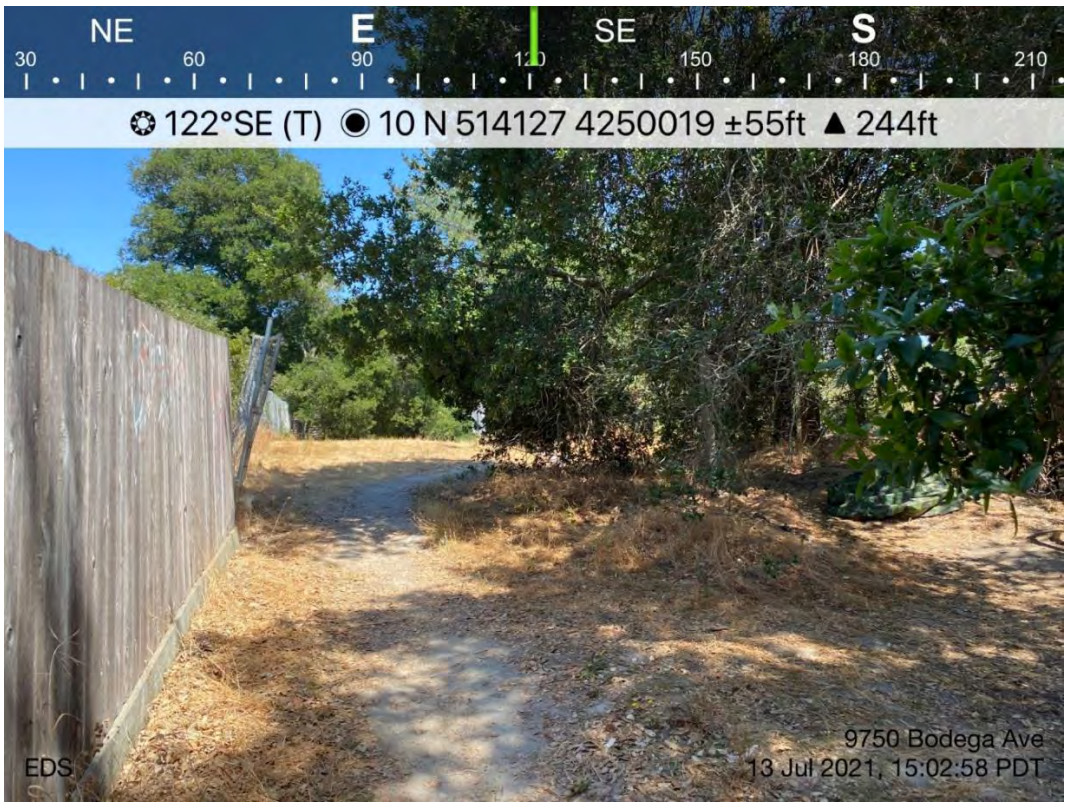

Figure 27: Overview of the southern part of the Project Area, facing southeast.

CULTURAL RESOURCES OBSERVED

No prehistoric artifacts, features, or other indications of a prehistoric archaeological site were observed within the Project Area.

Historic-period cultural resources observed included one fragment of a saw-cut rib bone (possibly domestic sheep or pig) in the southeast corner of the Project Area, a concrete perimeter foundation and various construction materials in the northern portion of the Project Area, and two mature apple trees in the southeastern portion of the Project Area (Figure 28 and Figure 29).

The concrete perimeter foundation measures 24 feet north/south by 24 feet east/west and is 11.5 inches wide and 6 inches high with a concrete pad within the interior, as well as various construction materials including approximately 12 pieces of 2x4-inch and 1x2-inch wood boards, 2 segments of steel pipe, 2 pieces of rebar, 1 large chunk of concrete, and approximately 8 chunks of concrete from foundation piers; and on the east side of the foundation is a concrete pad that measures 5 feet north/south by 3 feet east/west.

Figure 28: Overview of the foundation and construction materials observed in the northern portion of the Project Area, facing north/northwest.

Figure 29: Overview of the two apple trees observed in the Project Area, facing east/southeast.

HISTORICAL SIGNIFICANCE OF CULTURAL RESOURCES

Based on historical maps, aerial photographs and other information, the two apple trees within the Project Area are remnants of a former fruit orchard that previously encompassed about 10 acres, extending from Bodega Avenue on the south to Washington Avenue on the north, Golden Ridge Avenue on the east, almost reaching Pleasant Hill Road on the west. Orchard farming within the Project Area and the surrounding area appears to have taken place from as early as 1877 to ca. 1950, after which many of the fruit orchards, especially those located closer to downtown Sebastopol, were replaced with residential and commercial buildings. Fruit orchard farming in Sebastopol, particularly apples, is a significant event in Sebastopol's history from the 1870s through the 1850s. Therefore, the two apple trees in the Project Area are associated with an event that made a significant contribution to the broad patterns of California's history and cultural heritage (CRHR Criterion 1); however, the two apple trees are associated with an orchard that is no longer present, and so they do not retain enough historic character or appearance to be recognizable as a historical resource and to convey the reasons for their significance. Furthermore, the trees do not appear to be associated with the lives of persons important in our past (CRHR Criterion 2); do not embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values (CRHR Criterion 3); nor have they yielded, or are likely to yield, information important in prehistory or history (CRHR Criterion 4). As such, the two apple trees are not eligible for listing on the CRHR.

The concrete perimeter foundation and various construction materials in the northern portion of the Project Area is associated with a previous house that appears to have been constructed within the Project Area by 1952 and demolished by 1993. The resource does not appear to be associated with events that made a significant construction to the broad patterns of California's history and cultural heritage (CRHR Criterion 1); does not appear to be associated with the lives of persons important in our past (CRHR Criterion 2); does not embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values (CRHR Criterion 3); and has not yielded, or is likely to yield, information important in prehistory or history (CRHR Criterion 4). Therefore, the resource is not eligible for listing on the CRHR.

SUMMARY OF FINDINGS

In accordance with CEQA regulations and guidelines and local goals, policies, and actions, EDS completed a CRS to identify any listed or eligible historical resources or unique archaeological resources that may be impacted by the proposed Project. The study includes the results of a NWIC/CHRIS records search; a review of historical maps, aerial photographs, and other documents; a review of geologic, soils and geoarchaeological information to determine buried site potential/sensitivity; a Sacred Lands Inventory and Tribal outreach; and a pedestrian survey of the Project Area. The CRS was completed by EDS Principal Archaeologist, Sally Evans, M.A., RPA (#29300590), who exceeds the Secretary of Interior qualification standards in archaeology (36 CFR Part 61) and has over 21 years of local experience in archaeology and cultural resource management.

The following is a summary of findings for this study:

- **NWIC/CHRIS Records Search:** The CHRIS record search indicates that the Project Area has not been subject to a previous cultural resource survey, and there are no previously recorded cultural resources within the Project Area.
- **Review of Historical Maps, Aerial Photographs, and Other Documents:** The review of historical maps, aerials, and other information indicates that the Project Area was part of *Rancho Cañada de Jonive* that was owned by James Black from 1845 until 1848, then Jasper O'Farrell from 1848 to ca. 1860. By 1867, the Project Area was part of a 120-acre parcel owned by J.H.P. Morris, one of the first settlers of Sebastopol. By 1877, the Project Area was part of a 76-acre property owned by A. Crawford, until 1882, when the land was purchased by George Washington Huntley. Huntley used the land to grow a variety of fruit trees and berries. George died in 1901, and it is not known who owned the land after his death. By 1952, one building had been constructed within the Project Area, which appears to have been a house. By 1993, the building was no longer present. Based on the agricultural use of the Project Area during most of the historic-period and the lack of buildings within the Project Area until ca. 1950, it was determined that the Project Area has a low potential/sensitivity to contain buried historic-period archaeological resources.
- **Review of Geology, Soils, and Geoarchaeological Information:** The review of geological maps, soil maps, and one regional geoarchaeological study indicates that the Project Area has a low potential/sensitivity for containing buried prehistoric archaeological resources based on the

Pliocene (5.333 million to 2.58 million years ago) and Miocene age (23.03 to 5.333 million years ago) of the landform on which the Project Area is situated, and the presence of residuum soils that lack buried A horizons (paleosols).

- **Sacred Lands Inventory and Tribal Outreach:** The NAHC's Sacred Lands File record search was negative for Sacred Sites for this Project (Appendix A, Fonseca 2021). The NAHC provided a list of 14 Native American tribal contacts; and EDS contacted all 14 listed individuals. As of the date of this report, one response has been received. The response from Brenda Tomaras, a representative for Lytton Rancheria, informed EDS that Lytton Rancheria intends to consult further with the appropriate lead agency and will request a copy of this report at that time. As of the date of this report, no additional comments or responses have been received. Correspondences with the NAHC and all Native American individuals and tribes listed by the NAHC are summarized in Table 2 and included in Appendix A.
- **Pedestrian Survey:** A Secretary of Interior-qualified archaeologist from EDS surveyed the entire Project Area. The pedestrian survey did not result in the identification of any prehistoric artifacts or changes in soil color, texture, or composition that that could indicate the presence of prehistoric-era cultural features; however, one fragment of a saw-cut rib bone (possibly domestic sheep or pig), a concrete perimeter foundation and various construction materials, and two apple trees were identified within the Project Area. These historic-period resources were determined ineligible for listing on the CRHR (see Historical Significance of Cultural Resources section above) and are not considered historically significant in accordance with CCR § 15064.5.

In conclusion, the CRS did not result in the identification of any significant cultural resources that have the potential to be impacted by the proposed Project.

RECOMMENDATIONS

No project-specific recommendations are warranted at this time; however, general recommendations are provided in the (low potential) event that buried archaeological resources are encountered during earth-moving activities.

POST-REVIEW DISCOVERY

It is recommended that if a prehistoric or historic-era resource(s) is encountered by equipment operators during Project-related ground-disturbing activities, that work be halted within 50-feet of the discovery area until a Secretary of Interior-qualified Archaeologist is retained to inspect the material and provide further recommendations for appropriate treatment of the resource.

Prehistoric-era resources or artifacts that could be found include obsidian (shiny, black, glass-like stone) and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, charcoal, ash, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Prehistoric domestic features include hearths, fire pits, house floor depressions, and mortuary features consisting of human skeletal

remains. Historic-era resources include backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal glass, and ceramic refuse.

Human Remains

If human remains are encountered within the Project Area, all work must stop within 100-feet of the discovery area, the area shall be secured to prevent further disturbance, and the Sonoma County Coroner must be notified immediately. It is very important that the suspected human remains, and the area around them, are undisturbed and the proper authorities are called to the scene as soon as possible, as it could be a crime scene. The Coroner will determine if the remains are pre-contact period Native American remains or of modern origin and if there are any further investigation by the Coroner or Sonoma County Sheriff is warranted. If the remains are suspected to be those of a pre-contact period Native American, the Coroner shall contact the NAHC by telephone within 24-hours. The NAHC will immediately notify the person it believes to be the most likely descendant (MLD) of the remains. The MLD has 48-hours to make recommendations to the landowner for treatment or disposition of the human remains. If the MLD does not make recommendations within 48-hours, the landowner shall reinter the remains in an area of the property secure from further disturbance. If the landowner does not accept the descendant's recommendations, the owner or the descendant may request mediation by NAHC. According to the California Health and Safety Code, six (6) or more human burials at one (1) location constitute a cemetery (Section 8100), and willful disturbance of human remains is a felony (Section 7052). An archaeologist should also be retained to evaluate the historical significance of the discovery, the potential for additional remains, and to provide further recommendations for treatment of the site in coordination with the MLD.

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APPENDIX A:

Sacred Lands Inventory and Tribal Correspondance

Gmail

Sally Evans <sally@evans-deshazo.com>

Sacred Lands Inventory Request_7950 Bodega Avenue, Sebastopol

1 message

Sally Evans <sally@evans-deshazo.com> Mon, Jun 21, 2021 at 3:35 PM
To: NAHC NAHC <nahc@nahc.ca.gov>

Dear NAHC,

Please find the attached request for a search of the Sacred Lands File for the proposed 10-Unit Mini Townhouse project at 7950 Bodega Avenue, Sebastopol, Sonoma County, California.

Please let me know if you have any questions.

Sincerely,

Sally

--

Sally Evans, M.A., RPA | *Principal Archaeologist / Cultural Resource Specialist*
Evans & De Shazo, Inc. - Archaeology ▪ Historic Preservation

Main Office: 1141 Gravenstein Hwy S | Sebastopol | CA | 95472 |
New Office Phone Number: 707-823-7400 | Cell: 707-484-9628
Oregon: 5305 River Road N., Keizer, OR 97303

http://www.evans-deshazo.com/

Sacred Lands Inventory Request_7950 Bodega Ave.pdf
3086K

June 21, 2021

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: 10-Unit Mini Townhome Subdivision - 7950 Bodega Ave., Sebastopol

County: Sonoma

USGS Quadrangle Name: USGS 7.5' Sebastopol, Calif. quadrangle

Township: 6N **Range:** 9W **Section(s):**

Company/Firm/Agency: Evans & De Shazo, Inc.

Street Address: 1141 Gravenstein Highway S

City: Sebastopol, CA **Zip:** 95472

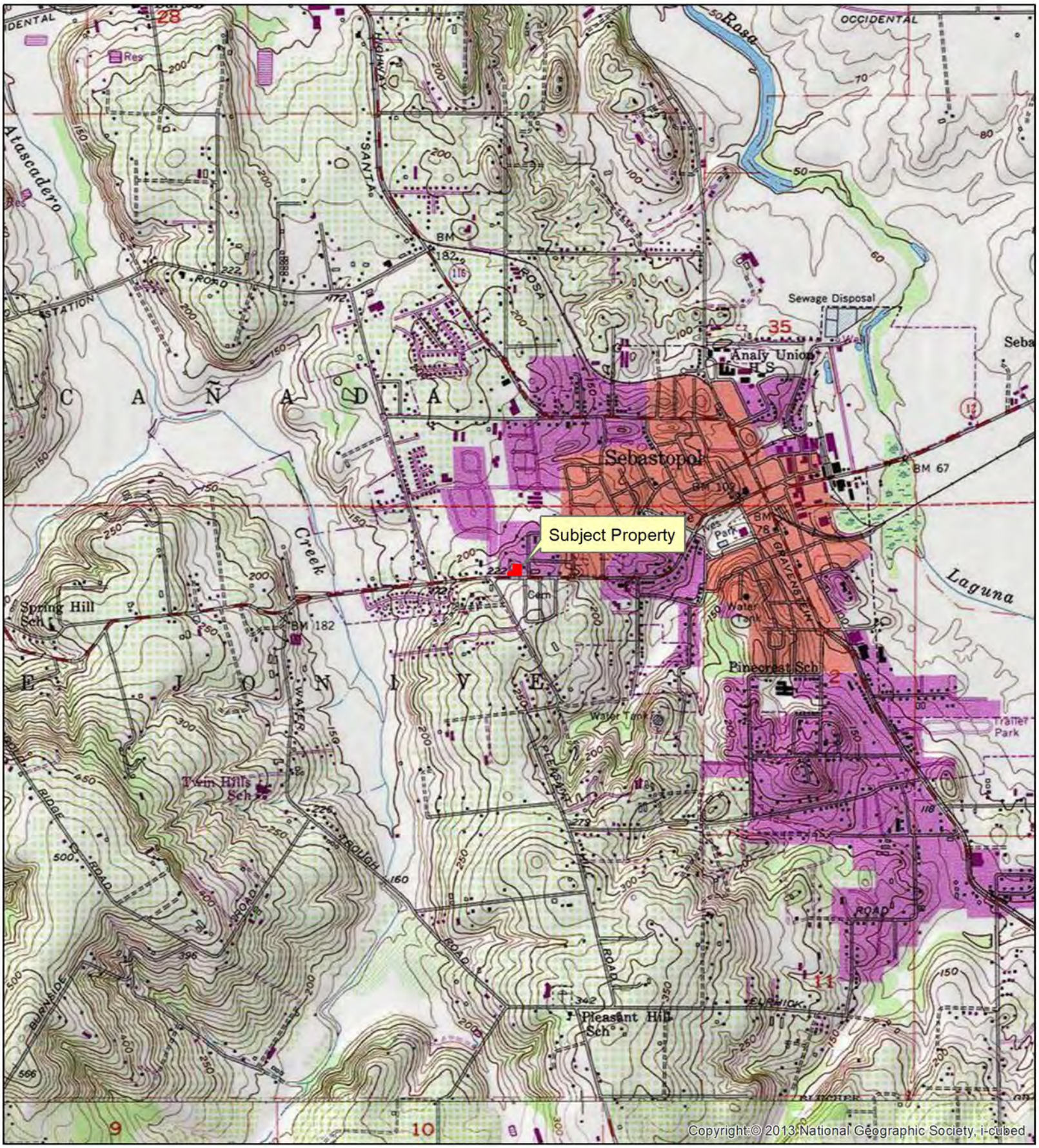
Phone: 707-484-9628

Fax:

Email: sally@evans-deshazo.com

Project Description:

The proposed Project includes the construction of 10 mini townhome units, and associated infrastructure and landscaping within the 0.35-acre vacant property at 7950 7950 Bodega Avenue, Sebastopol, Sonoma County, California, within the 0.35-acre vacant Assessor Parcel Number (APN) 004-350-024 (Project Area).



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7950 Bodega Avenue, Sebastopol
Sonoma County, California
(APN 004-350-024)

USGS 7.5' Sebastopol, Calif.
(1954; photorevised 1980) Quadrangle
Township 6 North | Range 9 West

Map Projection:
NAD 83 UTM Zone 10N

LEGEND

Project Area

EVANS & DE SHAZO, INC
ARCHAEOLOGY HISTORIC PRESERVATION

SE, 6/21/2021

Gmail

Sally Evans <sally@evans-deshazo.com>

10-Unit Mini Townhouse Subdivision at 7950 Bodega Ave, Sebastopol Project

2 messages

Fonseca, Sarah@NAHC <Sarah.Fonseca@nahc.ca.gov> Tue, Jul 13, 2021 at 7:04 PM
To: Sally Evans <sally@evans-deshazo.com>

Good Evening,

Attached is the response to the project referenced above. If you have any additional questions, please feel free to contact our office email at nahc@nahc.ca.gov.

Stay Safe,

Sarah Fonseca

Cultural Resources Analyst

Native American Heritage Commission

1550 Harbor Blvd., Suite 100

West Sacramento, CA 95691

(916) 373-3714

Sarah.Fonseca@nahc.ca.gov

2 attachments

SLF No 7950 Bodega Ave Evans Sonoma 2021.07.13.pdf
222K

7950 Bodega Ave Evans Sonoma 2021.07.13.pdf
43K

Sally Evans <sally@evans-deshazo.com> Wed, Jul 14, 2021 at 9:41 AM
To: "Fonseca, Sarah@NAHC" <Sarah.Fonseca@nahc.ca.gov>

Hi Sarah,

Thank you so much. Happy Wednesday!!

~Sally

[Quoted text hidden]

--

Sally Evans, M.A., RPA | *Principal Archaeologist / Cultural Resource Specialist*
Evans & De Shazo, Inc. - Archaeology ▪ Historic Preservation

Main Office: 1141 Gravenstein Hwy S | Sebastopol | CA | 95472 |
New Office Phone Number: 707-823-7400 | Cell: 707-484-9628
Oregon: 5305 River Road N., Keizer, OR 97303

http://www.evans-deshazo.com/

NATIVE AMERICAN HERITAGE COMMISSION

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

July 13, 2021

Sally Evans, MA, RPA, Principal Archaeologist, Cultural Resource Specialist
Evans & De Shazo, Inc.

Via Email to: sally@evans-deshazo.com

Re: 10-Unit Mini Townhouse Subdivision at 7950 Bodega Ave, Sebastopol Project, Sonoma County

Dear Ms. Evans:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Sarah.Fonseca@nahc.ca.gov.

Sincerely,

Sarah Fonseca
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Sonoma County
7/13/2021

Cloverdale Rancheria of Pomo Indians
Patricia Hermosillo, Chairperson
555 S. Cloverdale Blvd., Suite A — Pomo
Cloverdale, CA, 95425
Phone: (707) 894 - 5775
Fax: (707) 894-5727
info@cloverdalerancheria.com

Dry Creek Rancheria of Pomo Indians
Chris Wright, Chairperson
P.O. Box 607 — Pomo
Geyserville, CA, 95441
Phone: (707) 814 - 4150
lynnl@drycreekrancheria.com

Federated Indians of Graton Rancheria
Greg Sarris, Chairperson
6400 Redwood Drive, Ste 300 — Coast Miwok
Rohnert Park, CA, 94928 — Pomo
Phone: (707) 566 - 2288
Fax: (707) 566-2291
gbuvelot@gratonrancheria.com

Federated Indians of Graton Rancheria
Gene Buvelot,
6400 Redwood Drive, Suite 300 — Coast Miwok
Rohnert Park, CA, 94928 — Pomo
Phone: (707) 566 - 2288
Fax: (415) 279-4844
gbuvelot@gratonrancheria.com

Guidiville Indian Rancheria
Donald Duncan, Chairperson
P.O. Box 339 — Pomo
Talmage, CA, 95481
Phone: (707) 462 - 3682
Fax: (707) 462-9183
admin@guidiville.net

Kashia Band of Pomo Indians of the Stewarts Point Rancheria
Dino Franklin, Chairperson
1420 Guerneville Road, Ste 1 — Pomo
Santa Rosa, CA, 95403
Phone: (707) 591 - 0580
Fax: (707) 591-0583
dino@stewartspoint.org

Kashia Band of Pomo Indians of the Stewarts Point Rancheria
Loren Smith, Tribal Historic Preservation Officer
1420 Guerneville Road, Ste 1 — Pomo
Santa Rosa, CA, 95403
Phone: (707) 591 - 0580
Fax: (707) 591-0583

Lytton Rancheria
Marjorie Mejia, Chairperson
437 Aviation Boulevard — Pomo
Santa Rosa, CA, 95403
Phone: (707) 575 - 5917
Fax: (707) 575-6974
margiemejia@aol.com

Middletown Rancheria
Sally Peterson, THPO
P.O. Box 1658 — Lake Miwok
Middletown, CA, 95461 — Pomo
Phone: (707) 987 - 3670
THPO@middletownrancheria.com

Middletown Rancheria of Pomo Indians
Jose Simon, Chairperson
P.O. Box 1035 — Lake Miwok
Middletown, CA, 95461 — Pomo
Phone: (707) 987 - 3670
Fax: (707) 987-9091
sshope@middletownrancheria.com

Mishewal-Wappo Tribe of Alexander Valley
Scott Gabaldon, Chairperson
2275 Silk Road — Wappo
Windsor, CA, 95492
Phone: (707) 494 - 9159
scottg@mishewalwappotribe.com

Pinoleville Pomo Nation
Erica Carson, Tribal Historic Preservation Officer
500 B Pinoleville Drive — Pomo
Ukiah, CA, 95482
Phone: (707) 463 - 1454
Fax: (707) 463-6601

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 10-Unit Mini Townhouse Subdivision at 7950 Bodega Ave, Sebastopol Project, Sonoma County.

Pinoleville Pomo Nation
Leona Willams, Chairperson
500 B Pinoleville Drive Pomo
Ukiah, CA, 95482
Phone: (707) 463 - 1454
Fax: (707) 463-6601

Robinson Rancheria of Pomo Indians
Beniakem Cromwell, Chairperson
P.O. Box 4015 Pomo
Nice, CA, 95464
Phone: (707) 275 - 0527
Fax: (707) 275-0235
bcromwell@rrcbc-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 10-Unit Mini Townhouse Subdivision at 7950 Bodega Ave, Sebastopol Project, Sonoma County.

EVANS & DE SHAZO, INC
ARCHAEOLOGY HISTORIC PRESERVATION

1141 Gravenstein Highway South
Sebastopol, CA 95472
Tel. 707-823-7400
www.evans-deshazo.com

July 16, 2021

Leona Williams, Chairperson
Pinoleville Pomo Nation
500 B Pinoleville Drive
Ukiah, CA 95482

Subject: *Cultural Resources Survey for of the Property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California.*

Dear Chairperson Williams,

Evans & De Shazo, Inc. (EDS) is completing a Cultural Resources Study (CRS) for the proposed subdivision project (Project) within a 0.35-acre vacant property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California (APN 004-350-024) (Project Area) (location maps are attached). The proposed Project includes the construction of 10 mini townhome units, and associated infrastructure and landscaping (Project). A CRS was required by the City of Sebastopol Planning Department to determine potential impacts to cultural resources, including those that may be considered to be tribal cultural resources, in accordance with the California Environmental Quality Act (CEQA) regulations and guidelines.

The methods currently being used to complete the CRS include a record search at the Northwest Information Center (NWIC), a Native American Sacred Sites inventory conducted by the Native American Heritage Commission (NAHC), and a field survey of Project Area by a Secretary of Interior-qualified archaeologist. Neither the NWIC record search nor the field survey resulted in the identification of any prehistoric archaeological resources within the Project Area. Furthermore, the Native American Sacred Lands inventory conducted by the NAHC on July 13, 2021, was negative for Sacred Sites near the Project Area; however, the NAHC recommended we contact you for further information about Native American Sacred Sites within or near the Project Area that should be considered during the review.

If you have any additional information that would assist us in identifying Native American Sacred Sites or other tribal resources, or you have any initial concerns with impacts of the project on Sacred Sites or tribal cultural resources and would like to discuss this Project further, please contact me at your earliest convenience at **(707)484-9628**, or **sally@evans-deshazo.com**.

Thank you in advance for taking the time to review this request for information and consultation. I look forward to hearing from you at your earliest convenience.

Respectfully,

Sally Evans, M.A., RPA
Principal Archaeologist
(707) 484-9628 mobile
sally@evans-deshazo.com

EVANS & DE SHAZO, INC
ARCHAEOLOGY HISTORIC PRESERVATION

1141 Gravenstein Highway South
Sebastopol, CA 95472
Tel. 707-823-7400
www.evans-deshazo.com

July 16, 2021

Loren Smith, Tribal Historic Preservation Officer
Kashia Band of Pomo Indians of the Stewarts Point Rancheria
1420 Guerneville Road, Suite 1
Santa Rosa, CA 95403

Subject: *Cultural Resources Survey for of the Property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California.*

Dear Mr. Smith,

Evans & De Shazo, Inc. (EDS) is completing a Cultural Resources Study (CRS) for the proposed subdivision project (Project) within a 0.35-acre vacant property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California (APN 004-350-024) (Project Area) (location maps are attached). The proposed Project includes the construction of 10 mini townhome units, and associated infrastructure and landscaping (Project). A CRS was required by the City of Sebastopol Planning Department to determine potential impacts to cultural resources, including those that may be considered to be tribal cultural resources, in accordance with the California Environmental Quality Act (CEQA) regulations and guidelines.

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If you have any additional information that would assist us in identifying Native American Sacred Sites or other tribal resources, or you have any initial concerns with impacts of the project on Sacred Sites or tribal cultural resources and would like to discuss this Project further, please contact me at your earliest convenience at **(707)484-9628**, or **sally@evans-deshazo.com**.

Thank you in advance for taking the time to review this request for information and consultation. I look forward to hearing from you at your earliest convenience.

Respectfully,

Sally Evans, M.A., RPA
Principal Archaeologist
(707) 484-9628 mobile
sally@evans-deshazo.com

EVANS & DE SHAZO, INC
ARCHAEOLOGY HISTORIC PRESERVATION

1141 Gravenstein Highway South
Sebastopol, CA 95472
Tel. 707-823-7400
www.evans-deshazo.com

July 16, 2021

Patricia Hermosillo, Chairperson
Cloverdale Rancheria of Pomo Indians
555 S. Cloverdale Boulevard, Suite A
Cloverdale, CA 95425

Subject: *Cultural Resources Survey for of the Property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California.*

Dear Ms. Hermosillo,

Evans & De Shazo, Inc. (EDS) is completing a Cultural Resources Study (CRS) for the proposed subdivision project (Project) within a 0.35-acre vacant property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California (APN 004-350-024) (Project Area) (location maps are attached). The proposed Project includes the construction of 10 mini townhome units, and associated infrastructure and landscaping (Project). A CRS was required by the City of Sebastopol Planning Department to determine potential impacts to cultural resources, including those that may be considered to be tribal cultural resources, in accordance with the California Environmental Quality Act (CEQA) regulations and guidelines.

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July 16, 2021

Erica Carson, Tribal Historic Preservation Officer
Pinoleville Pomo Nation
500 B Pinoleville Drive
Ukiah, CA 95482

Subject: *Cultural Resources Survey for of the Property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California.*

Dear Ms. Carson,

Evans & De Shazo, Inc. (EDS) is completing a Cultural Resources Study (CRS) for the proposed subdivision project (Project) within a 0.35-acre vacant property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California (APN 004-350-024) (Project Area) (location maps are attached). The proposed Project includes the construction of 10 mini townhome units, and associated infrastructure and landscaping (Project). A CRS was required by the City of Sebastopol Planning Department to determine potential impacts to cultural resources, including those that may be considered to be tribal cultural resources, in accordance with the California Environmental Quality Act (CEQA) regulations and guidelines.

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Respectfully,

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Principal Archaeologist
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sally@evans-deshazo.com

Gmail

Sally Evans <sally@evans-deshazo.com>

Information/Consultation Request - Cultural Resources Study of 7950 Bodega Avenue, Sebastopol, CA

1 message

Sally Evans <sally@evans-deshazo.com> Fri, Jul 16, 2021 at 12:21 PM
To: lynn@drycreekrancheria.com

Dear Mr. Wright,

Evans & De Shazo, Inc. (EDS) is completing a Cultural Resources Study (CRS) for the proposed subdivision project (Project) within a 0.35-acre vacant property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California (APN 004-350-024) (Project Area) (location maps are attached). The proposed Project includes the construction of 10 mini townhome units, and associated infrastructure and landscaping (Project). A CRS was required by the City of Sebastopol Planning Department to determine potential impacts to cultural resources, including those that may be considered to be tribal cultural resources, in accordance with the California Environmental Quality Act (CEQA) regulations and guidelines.

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Best Regards,

Sally Evans

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http://www.evans-deshazo.com/

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Sally Evans <sally@evans-deshazo.com>

Information/Consultation Request - Cultural Resources Study of 7950 Bodega Avenue, Sebastopol, CA

1 message

Sally Evans <sally@evans-deshazo.com> Fri, Jul 16, 2021 at 12:30 PM
To: Sierra Shope <sshope@middletownrancheria.com>

Dear Chairperson,

Evans & De Shazo, Inc. (EDS) is completing a Cultural Resources Study (CRS) for the proposed subdivision project (Project) within a 0.35-acre vacant property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California (APN 004-350-024) (Project Area) (location maps are attached). The proposed Project includes the construction of 10 mini townhome units, and associated infrastructure and landscaping (Project). A CRS was required by the City of Sebastopol Planning Department to determine potential impacts to cultural resources, including those that may be considered to be tribal cultural resources, in accordance with the California Environmental Quality Act (CEQA) regulations and guidelines.

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Thank you in advance for taking the time to review this request for information and consultation. I look forward to hearing from you at your earliest convenience.

Best Regards,

Sally Evans

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Sally Evans <sally@evans-deshazo.com>

Information/Consultation Request - Cultural Resources Study of 7950 Bodega Avenue, Sebastopol, CA

1 message

Sally Evans <sally@evans-deshazo.com> Fri, Jul 16, 2021 at 12:29 PM
To: MTR THPO <THPO@middletownrancheria.com>

Dear Ms. Peterson,

Evans & De Shazo, Inc. (EDS) is completing a Cultural Resources Study (CRS) for the proposed subdivision project (Project) within a 0.35-acre vacant property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California (APN 004-350-024) (Project Area) (location maps are attached). The proposed Project includes the construction of 10 mini townhome units, and associated infrastructure and landscaping (Project). A CRS was required by the City of Sebastopol Planning Department to determine potential impacts to cultural resources, including those that may be considered to be tribal cultural resources, in accordance with the California Environmental Quality Act (CEQA) regulations and guidelines.

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Thank you in advance for taking the time to review this request for information and consultation. I look forward to hearing from you at your earliest convenience.

Best Regards,

Sally Evans

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Sally Evans <sally@evans-deshazo.com>

Information/Consultation Request - Cultural Resources Study of 7950 Bodega Avenue, Sebastopol, CA

1 message

Sally Evans <sally@evans-deshazo.com> Fri, Jul 16, 2021 at 12:30 PM
To: scottg@mishewalwappotribe.com

Dear Mr. Gabaldon,

Evans & De Shazo, Inc. (EDS) is completing a Cultural Resources Study (CRS) for the proposed subdivision project (Project) within a 0.35-acre vacant property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California (APN 004-350-024) (Project Area) (location maps are attached). The proposed Project includes the construction of 10 mini townhome units, and associated infrastructure and landscaping (Project). A CRS was required by the City of Sebastopol Planning Department to determine potential impacts to cultural resources, including those that may be considered to be tribal cultural resources, in accordance with the California Environmental Quality Act (CEQA) regulations and guidelines.

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Best Regards,

Sally Evans

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Sally Evans <sally@evans-deshazo.com>

Information/Consultation Request - Cultural Resources Study of 7950 Bodega Avenue, Sebastopol, CA

1 message

Sally Evans <sally@evans-deshazo.com> Fri, Jul 16, 2021 at 12:24 PM
To: dino <dino@stewartspoint.org>

Dear Mr. Franklin,

Evans & De Shazo, Inc. (EDS) is completing a Cultural Resources Study (CRS) for the proposed subdivision project (Project) within a 0.35-acre vacant property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California (APN 004-350-024) (Project Area) (location maps are attached). The proposed Project includes the construction of 10 mini townhome units, and associated infrastructure and landscaping (Project). A CRS was required by the City of Sebastopol Planning Department to determine potential impacts to cultural resources, including those that may be considered to be tribal cultural resources, in accordance with the California Environmental Quality Act (CEQA) regulations and guidelines.

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Best Regards,

Sally Evans

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Sally Evans <sally@evans-deshazo.com>

Information/Consultation Request - Cultural Resources Study of 7950 Bodega Avenue, Sebastopol, CA

1 message

Sally Evans <sally@evans-deshazo.com> Fri, Jul 16, 2021 at 12:23 PM
To: admin@guidiville.net

Dear Mr. Duncan,

Evans & De Shazo, Inc. (EDS) is completing a Cultural Resources Study (CRS) for the proposed subdivision project (Project) within a 0.35-acre vacant property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California (APN 004-350-024) (Project Area) (location maps are attached). The proposed Project includes the construction of 10 mini townhome units, and associated infrastructure and landscaping (Project). A CRS was required by the City of Sebastopol Planning Department to determine potential impacts to cultural resources, including those that may be considered to be tribal cultural resources, in accordance with the California Environmental Quality Act (CEQA) regulations and guidelines.

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Information/Consultation Request - Cultural Resources Study of 7950 Bodega Avenue, Sebastopol, CA

1 message

Sally Evans <sally@evans-deshazo.com> Fri, Jul 16, 2021 at 12:32 PM
To: bcromwell@rrcbc-nsn.gov

Dear Mr. Cromwell,

Evans & De Shazo, Inc. (EDS) is completing a Cultural Resources Study (CRS) for the proposed subdivision project (Project) within a 0.35-acre vacant property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California (APN 004-350-024) (Project Area) (location maps are attached). The proposed Project includes the construction of 10 mini townhome units, and associated infrastructure and landscaping (Project). A CRS was required by the City of Sebastopol Planning Department to determine potential impacts to cultural resources, including those that may be considered to be tribal cultural resources, in accordance with the California Environmental Quality Act (CEQA) regulations and guidelines.

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Information/Consultation Request - Cultural Resources Study of 7950 Bodega Avenue, Sebastopol, CA

1 message

Sally Evans <sally@evans-deshazo.com> Fri, Jul 16, 2021 at 12:22 PM
To: Gene Buvelot <gbuvelot@gratonrancheria.com>
Cc: thpo@gratonrancheria.com

Dear Mr. Sarris,

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Information/Consultation Request - Cultural Resources Study of 7950 Bodega Avenue, Sebastopol, CA

1 message

Sally Evans <sally@evans-deshazo.com> Fri, Jul 16, 2021 at 12:22 PM
To: Gene Buvelot <gbuvelot@gratonrancheria.com>
Cc: thpo@gratonrancheria.com

Dear Mr. Buvelot,

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Sally Evans <sally@evans-deshazo.com>

Information/Consultation Request - Cultural Resources Study of 7950 Bodega Avenue, Sebastopol, CA

3 messages

Sally Evans <sally@evans-deshazo.com> Fri, Jul 16, 2021 at 12:28 PM
To: margiemejia@aol.com
Cc: "Brenda L. Tomaras" <btomaras@mtowlaw.com>

Dear Ms. Mejia,

Evans & De Shazo, Inc. (EDS) is completing a Cultural Resources Study (CRS) for the proposed subdivision project (Project) within a 0.35-acre vacant property at 7950 Bodega Avenue, Sebastopol, Sonoma County, California (APN 004-350-024) (Project Area) (location maps are attached). The proposed Project includes the construction of 10 mini townhome units, and associated infrastructure and landscaping (Project). A CRS was required by the City of Sebastopol Planning Department to determine potential impacts to cultural resources, including those that may be considered to be tribal cultural resources, in accordance with the California Environmental Quality Act (CEQA) regulations and guidelines.

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Project Area Maps.pdf
590K

Brenda L. Tomaras <btomaras@mtowlaw.com> Mon, Jul 19, 2021 at 3:26 PM
To: Sally Evans <sally@evans-deshazo.com>

Hi Sally,

Thank you for the letter regarding the above-referenced project. While the Tribe has no specific information which it could provide to you for inclusion in your reports, it believes that the project land falls within traditional Pomo territory and that there is a potential for finding tribal cultural resources on the project site. The Lytton Rancheria is interested in the protection and preservation of Pomo artifacts and sites and believes that such cultural resources may be encountered during the project.

The Tribe will evaluate whether further consultation on the project with the appropriate lead agency is necessary, and intends to get a copy of the survey once completed. We would ask that in your report you note all resources (flakes, isolates, etc.) even if they may not reach a level of significance under CEQA

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Sally Evans <sally@evans-deshazo.com> Mon, Jul 19, 2021 at 6:58 PM
To: "Brenda L. Tomaras" <btomaras@mtowlaw.com>

Hi Brenda,

Thank you for your email regarding the project at 7950 Bodega Avenue. I have completed the research and the field survey, neither of which resulted in the identification of any prehistoric archaeological artifacts, features, or deposits. I will be completing the report in the next few days and submitting it to the city of Sebastopol Planning Department. In the meantime, please let me know if you have any questions.

Best Regards,

Sally
[Quoted text hidden]

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EXHIBIT E

Soil Engineering Consultation; Reese & Associates; October 2015

REESE CONSULTING GEOTECHNICAL
& ASSOCIATES ENGINEERS

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October 29, 2015

Job No. 835.1.3

Pendant Homes
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Santa Rosa, CA 95404
Attention: Dante Love
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Report
Soil Engineering Consultation
Bodega Avenue Subdivision
7950 Bodega Avenue
Sebastopol, California

This report summarizes the results of our soil engineering consultation concerning the Bodega Avenue Subdivision located at 7950 Bodega Avenue in Sebastopol, California. The approximate site location is shown on the attached Plate 1. The proposed project will include the construction of four single-family residences, a site retaining wall and an asphalt-paved parking area and driveway. We anticipate the structures will be one-story, framed with wood and utilize concrete slab-on-grade interior floors. The site retaining wall will support cuts of up to about 8 feet near Bodega Avenue.

We anticipate grading to prepare the building and pavement area will include cuts and fills up to about 3 feet.

The objective of our consultation was to perform a site observation, review pertinent geologic references, explore soil conditions within the improvement area, perform minor laboratory testing, review the 1989 Kleinfelder soil report for the east-adjacent property, perform soil engineering analysis and develop soil engineering conclusions and recommendations concerning foundation support, retaining wall design, seismic design and pavement design and construction.

SITE CONDITIONS

The site is located on the north side of Bodega Avenue and west of Golden Ridge Avenue in a moderately sloping area with a regional downslope gradient of about 5 percent to the north. The south portion of the site is defined by a cut slope about 8 feet in height descending down to Bodega Avenue. The cut is inclined between about two horizontal to one vertical (2:1) and 1:1. The toe of the cut is retained by a wood retaining wall about 2 feet in height. Vertical relief is about 2 feet across the southwest, southeast and northwest building areas and about 4 feet across the northeast building envelope. The east side of the proposed parking area/driveway descends about 5 feet over a horizontal distance of about 30 feet to the access through the east-adjacent development.

The site was occupied by several trees, mounds of soil/organic debris and foundation and slab remnants at the time of our exploration. The slab and foundation remnants were present within the proposed parking area and measured about 30 feet by 30 feet. A mature oak tree was present in the western part of the parking area. The soil/organic debris mounds were present along and near the west and north fences. Several pine trees are located just beyond the west property line with branches extending about 20 feet into site. A large oak tree is also present just beyond the east property line near the south part of the site with branches extending over part of the southeast building envelope.

WORK PERFORMED

On September 9, 2015, our geotechnical engineer was on-site to perform a reconnaissance of the site and to observe the soil conditions exposed in four test pits excavated with a backhoe adjacent to the proposed building envelopes. The approximate test pit locations are indicated on the Test Pit Location Plan, Plate 1. In addition, we have reviewed selected published geologic maps in our files with regard to earthquake faults and the presence or absence of previously mapped landsliding or other apparent slope instability in the site vicinity. The geologic maps reviewed include:

1. "Geology for Planning in Sonoma County", Special Report 120, prepared by the California Division of Mines and Geology, 1980.

2. "Geologic Map of the Sebastopol 7.5' Quadrangle, Sonoma County, California," prepared by the California Geological Survey, 2008.

We performed minor laboratory testing to classify and determine physical properties of the site soils and reviewed the "Geotechnical Investigation Report, Residential Care Facility, Sebastopol, California," prepared by Kleinfelder, dated May 25, 1989. Logs of the pits showing soil and rock conditions encountered are presented on Plate 2. The soils are classified in accordance with the Unified Soil Classification System explained on Plate 3. The physical descriptions for rock properties are described on Plate 4. The laboratory test results are presented on Plate 5.

CONSULTATION

Based on our review of geologic literature, exploration and analyses, we conclude that the site can be used for the proposed project. The following recommendations should be incorporated into the design and construction of the project.

Seismic Design - We have determined the seismic ground motion values summarized below in accordance with procedures outlined in Section 1613 of the 2013 California Building Code (CBC). Mapped acceleration parameters (S_S and S_1) were obtained by inputting approximate site coordinates (latitude and longitude) into earthquake ground motion software developed by the United States Geological Survey (USGS) for the determination of CBC ground motion values. Based on our review of available geologic maps and our knowledge of the subsurface conditions, we judge that the site can be classified as Site Class C (very dense soil and soft rock), as described in Chapter 20 of American Society of Civil Engineers (ASCE) Publication ASCE 7-10. Using corresponding values of site coefficients for Site Class C and procedures outlined in the CBC, the mapped acceleration parameters were adjusted to yield the design spectral response acceleration parameters S_{DS} and S_{D1}. The following earthquake design data summarize the results of the procedures outlined above.

Site Class	C
Mapped Spectral Response Accelerations:	
S_S	1.500g
S_1	0.600g
Design Spectral Response Parameters:	
S_{DS}	1.000g
S_{D1}	0.520g

Earthwork & Grading - The site should be cleared of debris and brush, where encountered. Designated trees should be removed and the root systems excavated. The mounds of organic debris and organic-laden soil located in the northern and western parts of the site should be removed from the site. Designated structures, old foundations and slabs should be completely removed. Voids resulting from tree removal and demolition should be backfilled with compacted soil, as subsequently described. Dense growths of grass and vegetation should be removed. The surface then should be stripped of upper soils containing root growth and organic matter. We anticipate that the depth of stripping needed will average about 3 inches. The strippings should be removed from the site, stockpiled for reuse as topsoil, or mixed with at least five parts of soil and used as fill at least 10 feet away from structures, walkways, or paved areas.

Wells, septic tanks, leach fields and other voids encountered or created should be removed, filled with compacted soil or compacted granular material, or capped with concrete, as determined by the appropriate regulatory agency or the soil engineer.

Existing fills or stockpiles encountered within building or improvement areas should be removed for their full depth. We anticipate that, with the exception of organic matter and rocks or hard fragments larger than 4 inches in diameter, the excavated materials will be suitable for reuse as compacted fill.

Excavation should then be performed as necessary. Within building and adjacent exterior slab areas, and extending to at least 5 and 3 feet beyond (building envelope), respectively, existing fill and weak porous upper natural soils should be overexcavated and firm natural soils exposed. The lateral extent of overexcavation of existing fill and weak porous upper natural soils in pavement areas should be at least 3 feet beyond the pavement edges. We anticipate excavation depths to remove fill and weak natural soils will vary from about 1½ to 2½ feet below the existing ground surface, as determined in the field by the soil engineer. The depth of overexcavation should then be adjusted, as needed, so as to provide space for at least 12 inches of compacted fill below all footings. The surfaces exposed by soil removal should be scarified at least 6 inches deep, moisture conditioned to within 2 percent of optimum and compacted to at least 90 percent relative compaction[1]. Approved excavated and/or imported fill material then should be spread in 8-inch-thick loose lifts, similarly moisture conditioned, and compacted to at least 90 percent.

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1 Relative compaction refers to the in-place dry density of fill expressed as a percentage of maximum dry density of the same material determined in accordance with the ASTM D 1557 laboratory compaction test procedure. Optimum moisture content refers to the moisture content at maximum dry density.

Imported fill, if needed, should be of low expansion potential and have a Plasticity Index of 15 or less, and be free of organic matter and rocks or hard fragments larger than 4 inches in diameter. Material proposed for use as imported fill should be tested and approved by the soil engineer prior to delivery to the site.

Finished cut and fill slopes should be trimmed to expose firm material and should be no steeper than 2:1. Slopes over 3 feet high should be planted with fast-growing, deep-rooted ground cover to reduce erosion.

Foundations - Provided the site is graded in accordance with the recommendations outlined above, spread footings can be used for foundation support and should be underlain by at least 12 inches of properly compacted fill. Footings can be designed to impose dead plus code live load and total design load (including wind or seismic forces) bearing pressures of 2,000 and 3,000 pounds per square foot (psf), respectively.

Resistance to lateral loads can be obtained by passive earth pressure and soil friction. We recommend that the following criteria could be used for design:

Passive Earth Pressure	=	300 pounds per cubic foot (pcf) equivalent fluid, neglect the upper 6 inches unless confined by pavement or slab
Soil Friction Factor	=	0.30

For site preparation and building foundation design and installation in accordance with our recommendations, we judge that total settlements would be about 1-inch or less. Post-construction settlements should be about 1/2-inch or less.

Concrete Slab-On-Grade Floors - Concrete slab-on-grade floors should be underlain by properly compacted fill or firm natural soil or bedrock of low expansion potential. Slab-on-grade subgrades should be smooth, firm and uniform and not allowed to dry prior to concrete placement.

Slabs should be underlain by a capillary moisture break and cushion layer consisting of at least 4 inches of free-draining, crushed rock or gravel at least 1/4-inch and no larger than 3/4-inch in size. Moisture vapor will condense on the underside of slabs. Where migration of moisture vapor through slabs is detrimental, a 10-mil minimum vapor retarder conforming to ASTM E1745 Class C should be provided between the supporting base material and the slabs. Two inches of moist, clean sand could be placed on top of the membrane to aid in curing and to help provide puncture protection. However, the actual use of sand should be determined by the architect or structural design engineer. The use of a less permeable and stronger membrane should be considered if sand is not to be placed for puncture protection, or where the flooring manufacturer requires a vapor barrier. Concrete design and curing specifications should recognize the potential adverse affects associated with placement of concrete directly on the membrane.

Slabs should be at least 5 inches thick and reinforced with bars. The actual slab thickness and amount of reinforcing used should be determined by the design engineer or architect. Exterior slabs should be structurally separated from adjacent foundations. Commercial expansion joint material or other positive and low friction materials should be used.

Retaining Walls - Retaining walls that are free to rotate slightly and support level (and up to 3:1) backfill should be designed to resist an active equivalent fluid pressure of 40 pcf acting in a triangular pressure distribution. Where the backfill slope is steeper than 3:1, the pressure should be increased to 55 pcf. If the wall is constrained at the top and cannot tilt, the design pressures for level and sloping backfill should be increased to 55 and 70 pcf, respectively. Where retaining wall backfill is subject to vehicular traffic, the walls should be designed to resist an added surcharge pressure equivalent to 1½ feet of additional backfill.

Where an imaginary 1½:1 line projected down from an adjacent foundation intersects a retaining wall, the portion of wall below the intersection should be designed for an additional horizontal surcharge load of 100 psf. Where a 2:1 line projected down from the toe of a retaining wall or footing foundation intersects a lower retaining wall, the portion of the lower wall below the intersection should be designed for a uniform surcharge load equivalent to the height of the upper retaining wall, multiplied by the design pressure.

As outlined in the 2013 CBC, it could be necessary to design retaining walls to resist additional lateral soil loads imposed during seismic shaking. Accordingly, based on the Mononobe-Okabe Method, we have computed the following dynamic component of total thrust induced on the wall for varying backslope inclination.

Backslope Inclination (β)	Dynamic Component* of Total Thrust (lbs/ft)
$0 \leq \beta \leq 8:1$	$7H^2$
$8:1 < \beta \leq 4:1$	$12H^2$
$4:1 < \beta \leq 3:1$	$19H^2$

* The dynamic component of total thrust should be applied as a line load at a height of 0.6H above the base of the retaining wall; where H is height of the retaining wall.

Retaining walls should be fully backdrained. The backdrains should consist of 4-inch-diameter, perforated rigid pipe sloped to drain to outlets by gravity and free-draining, crushed rock or gravel (drainrock). The crushed rock or gravel should extend to within 1 foot of the surface. The drainrock should conform to the quality requirements for Class 2 Permeable Material in accordance with the latest edition of Caltrans Standard Specifications. As an alternative, any clean, washed, durable rock product containing less than 1 percent soil fines by weight could be used if the rock is covered and separated from the soil bank by a nonwoven, geotextile fabric, such as Mirafi 140N or equivalent, weighing at least 4 ounces per square yard. The upper 1 foot should be backfilled with compacted soil to inhibit surface water infiltration unless capped by a concrete slab.

The ground surface behind retaining walls should be sloped to drain. Where migration of moisture through walls would be detrimental, the walls should be waterproofed.

Pavements - For planning purposes, driveway and parking area pavements can consist of 2½ inches of asphalt over 8 and 6 inches respectively, of aggregate base. Such pavements should be suitable for auto and pickup truck traffic. Heavy truck and trash pickup (dumpster) traffic could reduce the useful life of such pavement sections, cause premature distress and increase maintenance. Longer pavement life and lower maintenance can be achieved by thickening the driveway section to 3 inches of asphalt and about 10 to 14 inches of aggregate base where heavier traffic loads are anticipated. Thickened sections or concrete slabs should be considered at dumpster lift points.

The flexible pavement materials should conform to the quality requirements of the State of California, Caltrans Standard Specifications, current edition, and the requirements of the City of Sebastopol.

Prior to subgrade preparation, all underground utilities in the paved areas should be installed and properly backfilled. Subgrade soils should be uniformly moisture conditioned and compacted to at least 95 percent relative compaction and provide a firm and unyielding surface. Overexcavation and/or scarifying and recompacting to achieve uniformity could be needed. The aggregate base materials should be placed in layers no thicker than 6 inches and compacted to at least 95 percent relative compaction. The aggregate base should also be firm and unyielding.

Site Drainage – Ponding water will cause softening of the site soils and would be detrimental to foundations. It is important that the site be sloped to drain away from foundations and pavements. The roofs should be provided with gutters, and the downspouts should discharge onto paved areas or splash blocks draining at least 30 inches away from foundations or be connected to nonperforated, rigid plastic pipelines that outlet into planned drainage facilities. Positive surface drainage of at least 1/4-inch per foot extending at least 4 feet out should be provided away from all foundations, where attainable. The ground surface around the perimeter of the buildings should be sloped so as to provide positive lateral drainage.

LIMITATIONS

We have performed the consultation and prepared this report in accordance with generally accepted standards of the soil engineering profession. No warranty, either express or implied, is given. This scope of work is limited to an evaluation of the existing site conditions typical of geotechnical engineering practice and does not include other concerns such as soil chemistry, corrosion potential, mold, and soil and/or groundwater contamination.

Subsurface conditions are complex and may differ from those indicated by surface features or encountered at test pit locations. Therefore, variations in subsurface conditions could be encountered. If the project is revised, or if conditions different from those described in this report are encountered during construction work, we should be notified immediately so that we can take timely action to modify our recommendations, if warranted.

We trust this provides the information needed at this time. If you have questions or wish to discuss this in more detail, please do not hesitate to contact us.

Yours very truly,

REESE & ASSOCIATES

Jonathan D. Morris
Geotechnical Engineer No. 2911

Jeffrey K. Reese
Civil Engineer No. 47753

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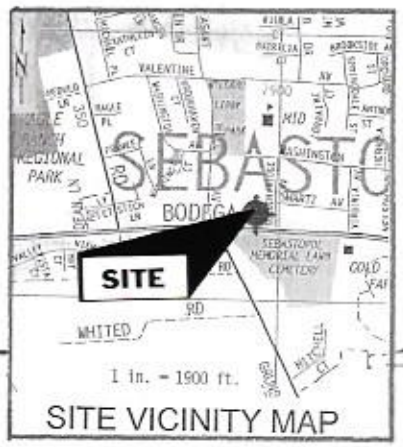
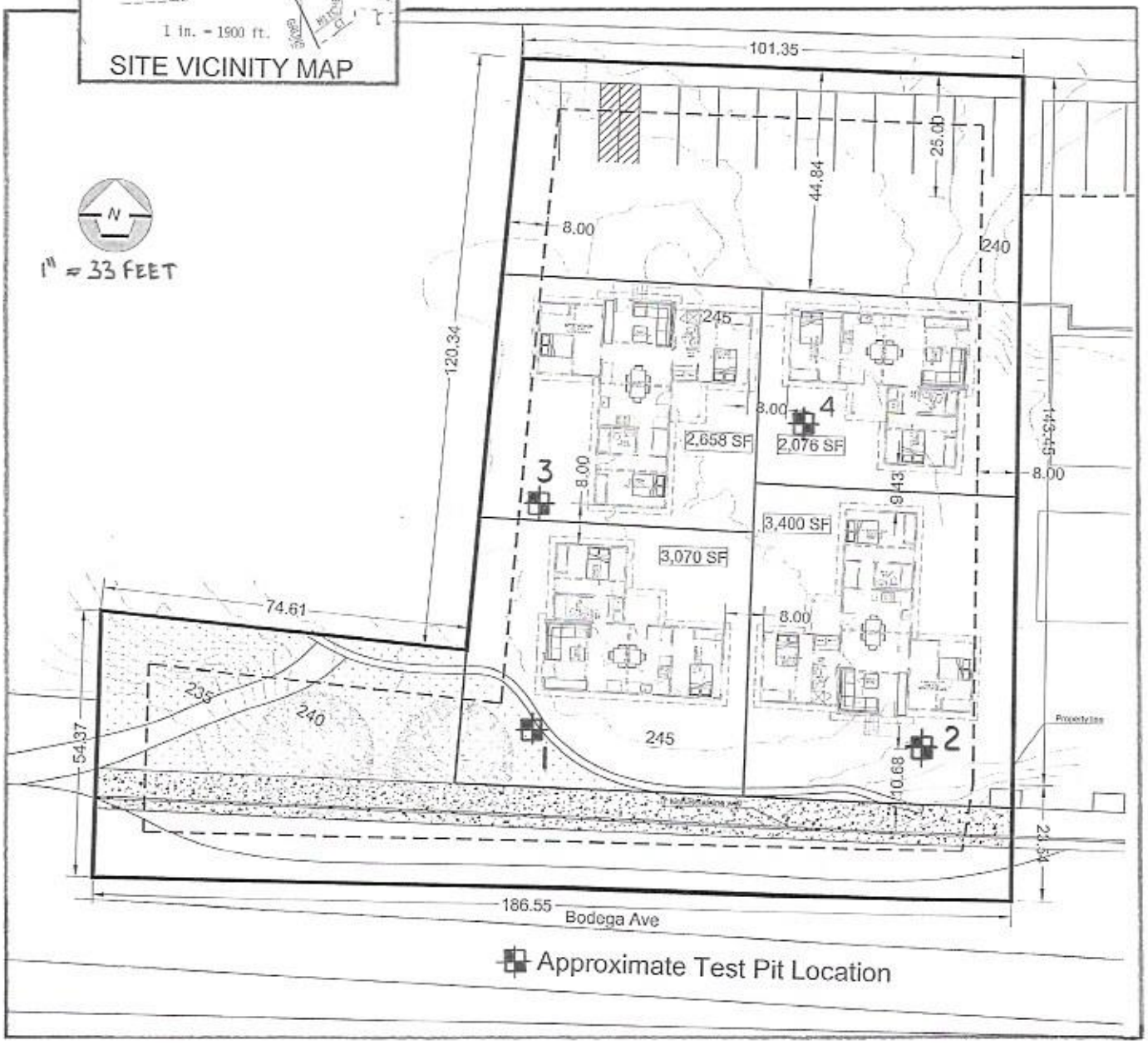
JDM/JKR:nay/ra/Job No. 488.1.3
Copies Submitted: 5

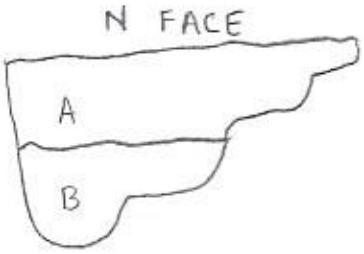
Attachments: Plate 1 - Test Pit Location Plan and Site Vicinity Map
Plate 2 - Log of Test Pits 1 through 4
Plate 3 - Soil Classification Chart and Key to Test Data
Plate 4 - Physical Properties for Rock Descriptions
Plate 5 - Laboratory Test Data

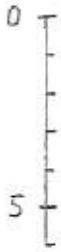




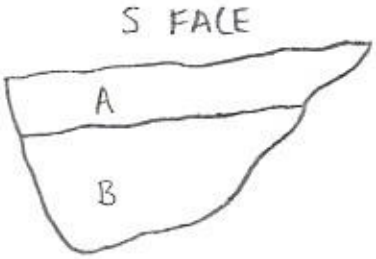
REESE & ASSOCIATES CONSULTING GEOTECHNICAL ENGINEERS	Job No: 835.1.3 Date: 10-01-15 Appr: JPM	**TEST PIT LOCATION PLAN AND SITE VICINITY MAP** **BODEGA AVENUE SUBDIVISION** **7950 BODEGA AVENUE** **SEBASTOPOL, CALIFORNIA**	**PLATE** **1**

Log of Test Pit 1

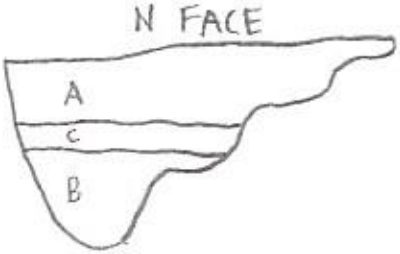




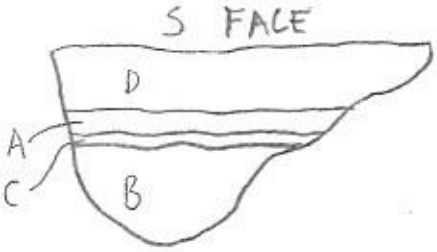
Log of Test Pit 2



Log of Test Pit 3



Log of Test Pit 4



Scale: 1 inch = 5 feet
Horizontal and Vertical

Soil Descriptions

A = SILTY SAND (SM), light brown, medium dense to dense, porous to about 0.8 feet, dry.

B = SANDSTONE; orange brown, low hardness, friable, highly weathered (Wilson Grove Formation).

C = SANDY CLAY (CL); orange brown, stiff, slightly moist.

D = SANDY SILT (ML); medium brown, loose, dry with plastic debris (Existing Fill).

REESE & ASSOCIATES CONSULTING GEOTECHNICAL ENGINEERS	Job No: 835.1.3 Date: 10-22-15 Appr: JDM	LOG OF TEST PITS 1 THROUGH 4 BODEGA AVENUE SUBDIVISION 7950 BODEGA AVENUE SEBASTOPOL, CALIFORNIA	PLATE 2

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS				TYPICAL NAMES
COARSE GRAINED SOILS (MORE THAN HALF IS LARGER THAN No. 200 SIEVE)	GRAVEL — MORE THAN HALF OF COARSE FRACTION IS LARGER THAN No. 4 SIEVE SIZE	CLEAN GRAVEL WITH LESS THAN 5% FINES	GW	WELL GRADED GRAVEL, GRAVEL-SAND MIXTURE
			GP	POORLY GRADED GRAVEL, GRAVEL-SAND MIXTURE
		GRAVEL WITH OVER 12% FINES	GM	SILTY GRAVEL, GRAVEL-SAND-SILT MIXTURE
			GC	CLAYEY GRAVEL, GRAVEL-SAND-CLAY MIXTURE
	SAND — MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN No. 4 SIEVE SIZE	CLEAN SAND WITH LESS THAN 5% FINES	SW	WELL GRADED SAND, GRAVELLY SAND
			SP	POORLY GRADED SAND, GRAVELLY SAND
		SAND WITH OVER 12% FINES	SM	SILTY SAND, GRAVEL-SAND-SILT MIXTURE
			SC	CLAYEY SAND, GRAVEL-SAND-CLAY MIXTURE
FINE GRAINED SOILS (MORE THAN HALF IS SMALLER THAN No. 200 SIEVE)	SILT AND CLAY — LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILT, ROCK FLOUR, SANDY OR CLAYEY SILT WITH LOW PLASTICITY
			CL	INORGANIC CLAY OF LOW TO MEDIUM PLASTICITY, GRAVELLY, SANDY, OR SILTY CLAY (LEAN)
			OL	ORGANIC CLAY AND ORGANIC SILTY CLAY OF LOW PLASTICITY
	SILT AND CLAY — LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILT, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOIL, ELASTIC SILT
			CH	INORGANIC CLAY OF HIGH PLASTICITY, GRAVELLY, SANDY OR SILTY CLAY (FAT)
			OH	ORGANIC CLAY OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILT
HIGHLY ORGANIC SOILS			PT	PEAT AND OTHER HIGHLY ORGANIC SOILS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

KEY TO TEST DATA

						Shear Strength, psf	Confining Pressure, psf
EI	–	Expansion Index	TxUU	–	Unconsolidated Undrained Triaxial	320	(2600)
Consol	–	Consolidation	TxCU	–	Consolidated Undrained Triaxial	320	(2600)
LL	–	Liquid Limit (in %)	DSCD	–	Consolidated Drained Direct Shear	2750	(2000)
PL	–	Plastic Limit (in %)	FVS	–	Field Vane Shear	470	
PI	–	Plasticity Index	LVS	–	Laboratory Vane Shear	700	
SA	–	Sieve Analysis	UC	–	Unconfined Compression	2000	*
G_s	–	Specific Gravity	UC(P)	–	Laboratory Penetrometer	700	*
■		"Undisturbed" Sample					
□		Bulk Sample					

Notes: (1) All strength tests on 2.8" or 2.4" diameter samples unless otherwise indicated.

* Compressive Strength

REESE & ASSOCIATES
CONSULTING GEOTECHNICAL ENGINEERS

Job No: 835.1.1

Date: 10-22-15

Appr: JDM

SOIL CLASSIFICATION CHART AND KEY TO TEST DATA

BODEGA AVENUE SUBDIVISION
7950 BODEGA AVENUE
SEBASTOPOL, CALIFORNIA

PLATE 3

A: CONSOLIDATION OF SEDIMENTARY ROCKS; usually determined from unweathered samples.

Largely dependent on cementation

1. U = unconsolidated
2. P = poorly consolidated
3. M = moderately consolidated
4. W = well consolidated

B: BEDDING OF SEDIMENTARY ROCKS

Splitting Property	Thickness (in feet)	Stratification
1. Massive	Greater than 4.0 ft	very thick bedded
2. Blocky	2.0 to 4.0 ft	thick bedded
3. Slabby	0.2 to 2.0 ft	thin bedded
4. Flaggy	0.05 to 0.2 ft	very thin bedded
5. Shaly or platy	0.01 to 0.05 ft	laminated
6. Papery	Less than 0.01 ft	thinly laminated

C: FRACTURING

Intensity	Size of Pieces (in feet)
1. Very little fractured	Greater than 4.0 ft
2. Occasionally fractured	1.0 to 4.0 ft
3. Moderately fractured	0.5 to 1.0 ft
4. Closely fractured	0.1 to 0.5 ft
5. Intensely fractured	0.05 to 0.1 ft
6. Crushed	Less than 0.05 ft

D: HARDNESS

1. **Soft** - Reserved for plastic material alone.
2. **Low hardness** - can be gouged deeply or carved easily with a knife blade.
3. **Moderately hard** - can be readily scratched by a knife blade; scratch leaves a heavy trace of dust and is readily visible after the powder has been blow away.
4. **Hard** - can be scratched with difficulty; scratch produces little powder and is often faintly visible
5. **Very hard** - cannot be scratched with knife blade; leaves a metallic streak

E: STRENGTH

1. **Plastic** - of very low strength.
2. **Friable** - Crumbles easily by rubbing with fingers.
3. **Weak** - An unfractured specimen of such material will crumble under light hammer blows.
4. **Moderately strong** - Specimen will withstand a few heavy hammer blows before breaking.
5. **Strong** - Specimen will withstand a few heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.
6. **Very strong** - Specimen will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.

F: WEATHERING - The physical and chemical disintegration and decomposition of rocks and minerals by natural processes such as oxidation, reduction, hydration, solution, carbonation, and freezing and thawing

1. **Deep** - Moderate to complete mineral decomposition; extensive disintegration; deep and thorough discoloration; many fractures, all extensively coated or filled with oxides, carbonates and/or clay or
2. **Moderate** - Slight change or partial decomposition of minerals; little disintegration; cementation little to unaffected. Moderate to occasional intense discoloration. Moderately coated fractures.
3. **Little** - No megascopic decomposition of minerals; little or no effect on normal cementation. Slight and intermittent, or localized discoloration. Few stains on fracture surfaces.
4. **Fresh** - Unaffected by weathering agents. No disintegration or discoloration.

REESE & ASSOCIATES CONSULTING GEOTECHNICAL ENGINEER	Job No: 835.1.3 Date: 10-26-15 Appr: JDM	**PHYSICAL PROPERTIES FOR ROCK DESCRIPTIONS** **BODEGA AVENUE SUBDIVISION** **7950 BODEGA AVENUE** **SEBASTOPOL, CALIFORNIA**	**PLATE** **4**

PIT NUMBER	DEPTH	TEST TYPE*	TEST RESULTS
1	1.5	M	3.1
	1.5	FS	15
	2.5	M	13.5
	2.5	FS	35
2	1.0	M	3.3
	2.0	M	14.8
3	2.0	M	21.1
	2.0	FS	45
4	1.0	M	6.1
	1.0	FS	25
	2.3	M	11.4

*Test Type

M	Moisture Content (percent of dry weight)
MD	Moisture Content (percent of dry weight)/dry density (pounds per cubic foot)
UC(P)	Penetrometer - strength indicator (pounds per square foot)
UC	Unconfined Compression (pounds per square foot)
-200	Percent Passing No. 200 sieve by weight
FS	Percent Free Swell

EXHIBIT F

Soil Engineering Consultation; Reese & Associates; August 2020

REESE & ASSOCIATES CONSULTING GEOTECHNICAL ENGINEERS
134 LYSTRA COURT
TELEPHONE (707) 528-3078
SANTA ROSA, CA 95403
FACSIMILE (707) 528-2837

August 19, 2020

Job No. 2116.1.13

Huntley Square, LLC
630 Airpark Road, Suite A
Napa, CA 94559
Attention: Beth Farley
beth@hbusa.net

Report
Soil Engineering Consultation
Bodega Avenue Subdivision
Sebastopol, California

This report presents the results of our soil engineering consultation regarding the proposed residential subdivision located at 7950 Bodega Avenue in Sebastopol, California. We provided soil engineering consultation for the project and presented the results in our report dated October 29, 2015. Our report was oriented toward developing four single-family, single-story residences with concrete slab-on-grade floors at the site. It is currently planned to subdivide the property into 10 lots and construct studio buildings with zero lot lines. Six of the studios will be two-stories and four will be one-story. The recommendations presented in our report, along with the following supplemental recommendations, are applicable to the currently planned project. We can provide alternate recommendations for foundation and slab support, if requested.

Retaining walls 6 to 8 feet in height are planned on the south side of the site. The walls will generally retain cut for the new public sidewalk. The buildings are planned to be setback 4 to 5 feet from the top of the wall. Accordingly, the walls should be designed to resist a surcharge load resulting from building foundations. Where an imaginary one-and-one-half horizontal to one vertical (1½:1) line projected down from an adjacent foundation intersects a retaining wall, the portion of the wall below the intersection should be designed for an additional horizontal surcharge load of 100 psf. The walls can be supported by spread footings bottomed on firm natural soils and at least 18 inches deep or by drilled piers using the following recommendations.

Drilled Piers - Drilled piers can be used for support of the site retaining walls on the south side of the site. Drilled piers should be at least 18 inches in diameter and bottom at least 8 feet below the ground surface. Vertical loads on the piers can be carried below the upper 1½ feet in skin friction using a value of 600 psf. End bearing should be neglected because of the difficulty of cleaning out small diameter holes and the uncertainty of mobilizing end bearing and skin friction simultaneously. Resistance to lateral loads on piers can be obtained from a passive equivalent fluid pressure of 300 pcf applied over two pier diameters. The passive pressure can be assumed to commence at the ground surface but should be neglected in the upper 1½ feet unless confined by pavements or slabs. Pull-out capacity of the piers can be assumed to be one-half of the downward capacity.

Piers should be reinforced as determined by the structural design engineer. In general, piers should be spaced no closed that 3 diameters, center to center.

To retard wet concrete from settling, pier holes should not contain more than 3 inches of slough. It may be necessary to tamp the slough with a heavy timber prior to concrete placement, as determined in the field by the soil engineer.

Groundwater and caving soils were not encountered during our exploration. However, caving soils and/or perched groundwater could be encountered during pier drilling operations. If caving soils are encountered, it may be necessary to case the holds. If groundwater is encountered, it may be necessary to dewater the holes or place the concrete by an approved pumping or tremie method.

Soil Engineering Drainage

Ponding water will tend to soften the site soils and could be detrimental to foundations. It is important that the building areas be sloped to drain away from foundations. We recommend that good, positive surface drainage sloping away from the building at least 1/4-inch per foot for at least 4 feet out away from the buildings be provided. The roofs should be provided with gutters, and the downspouts should discharge onto paved areas or splash blocks that drain at least 30 inches away from the foundation or be connected to nonperforated, rigid plastic pipes that outlet away from the building.

To provide an outlet for water that could accumulate beneath floor slabs and reduce the risk of future moisture migration up through the concrete floors, installation of a system of perforated plastic pipes in the grade below the slab rock should be considered. The underslab subdrain system, if installed, should be designed to drain each bay created by interior and/or perimeter foundations. The underslab subdrain system should be connected to a nonperforated

outlet pipe that extends through or beneath the perimeter foundation to a suitable discharge point. A typical cross-section of our recommended underslab subdrain is shown on Plate 1. We can provide additional consultation concerning the configuration and location of the underslab subdrain system during final design once foundation plans have been prepared, if desired.

Homeowner and/or professional landscaping should maintain good positive flow of surface water away from and around the buildings. It should be recognized that fences, walks, patio slabs, lawns, planters, etc. can impede water flow and promote surface soil saturation and seepage into underfloor areas.

Seismic Design Parameters

The geologic maps reviewed did not indicate the presence of active faults at the site, and the property is not located within a presently designated Alquist-Priolo Earthquake Fault Zone. Therefore, we judge that there is little risk of fault-related ground rupture during earthquakes. In a seismically active region such as Northern California, there is always some possibility for future faulting at any site. Because the site will be subject to strong ground shaking during earthquakes, it will be necessary to design the project in strict accordance with current standards for earthquake-resistant construction. Based on the procedures outlined in Section 1613 of the 2019 California Building Code (CBC), the seismic provisions are as follows:

2019 CBC Ground Motion Parameters

Site Class	C
Mapped Spectral Response Accelerations:	
S_S	1.500g
S_1	0.600g
Design Spectral Response Accelerations:	
S_{DS}	1.200g
S_{D1}	0.560g

We should be notified to review grading plans and final foundation plans for conformance with the intent of our recommendations. We should be notified to observe site preparation and grading to verify that the conditions are as anticipated and to modify our recommendations, if warranted. Field and laboratory tests should be performed to ascertain that the recommended moisture content and degree of compaction are being attained. We should also be notified to observe pier drilling operations and footing excavations to verify that the conditions encountered are as anticipated.

We trust this provides the information needed at this time. If you have questions or wish to discuss this in more detail, please do not hesitate to contact us.

Yours very truly,

REESE & ASSOCIATES

Jonathan D. Morris
Geotechnical Engineer No. 2911

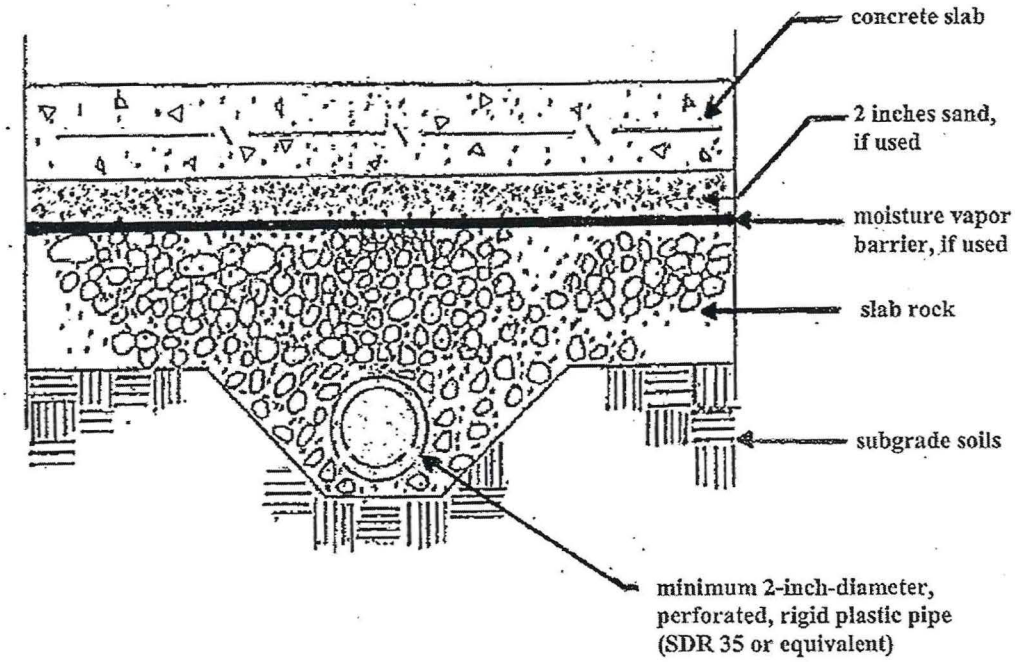
REGISTERED PROFESSIONAL ENGINEER
JONATHAN DANIEL MORRIS
No. GE 2911
Exp. 9-30-21
STATE OF CALIFORNIA

Jeffrey K. Reese
Civil Engineer No. 47753

REGISTERED PROFESSIONAL ENGINEER
JEFFERY KENT REESE
No. C 47753
Exp. 12-31-21
STATE OF CALIFORNIA

JDM/JKR:nay/ra/Job No. 1733.1.13
Copies Submitted: 3

cc: Huntley Square
Allan Lavery
allan@hbusa.net



REESE & ASSOCIATES CONSULTING GEOTECHNICAL ENGINEERS	Job No: 2116.1.13 Date: 8-10-2020 Appr: EJDM	TYPICAL CROSS-SECTION UNDERSLAB SUBDRAIN BODEGA AVENUE SUBDIVISION SEBASTOPOL, CALIFORNIA	PLATE 1

EXHIBIT G

Initial Storm Water Low Impact Development Submittal;
Robertson Engineering, Inc.; May 2020

HUNTLEY SQUARE

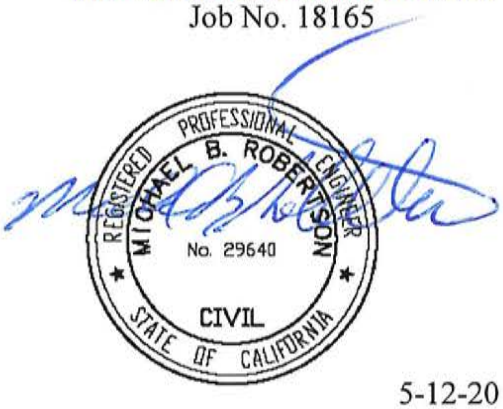
7950 Bodega Avenue
Sebastopol, CA 95472

INITIAL STORM WATER LOW IMPACT DEVELOPMENT SUBMITTAL

April 30, 2020

Owner/Developer
Huntley Square, LLC
630 Airpark Road, Suite A
Napa, CA 94559

Civil Engineer
Robertson Engineering, inc.
2300 Bethards Drive, Suite L
Santa Rosa, CA 95405
707.523.7490
jamie@robertsonengineering.net
Job No. 18165



5-12-20

Project Description

The project site is located at 7950 Bodega Avenue, Sebastopol. The project is within the City of Sebastopol, County of Sonoma. The existing site is approximately 0.53 acres and is mostly a weed-grass mixture with some brush and a couple of trees. There is an approximately 594 SF existing concrete pad located on the northerly end of the site. The existing drainage sheet flows from the center of the site in a northeasterly and southeasterly direction.

The existing southerly property line is approximately at the centerline of Bodega Avenue. The southerly portion of the property will be dedicated to the City, approximately 0.14 acres. The proposed offsite construction will include road widening (paving), and curb, gutter and sidewalk. The new offsite impervious surfacing is approximately 3,030 SF.

It is proposed to construct two (2) two-story buildings consisting of ten (10) units total, paved parking area and sidewalks to the units. The total onsite impervious area is approximately 10,697 SF.

Pollution Prevention Measures

Proposed pollution prevention measures would be a covered trash enclosure and site trash pick-up.

The proposed credits will include 13 deciduous and 6 evergreen interceptor trees and an estimated 760 SF of existing tree canopies.

Type of Proposed BMP's

We are proposing to use Priority 1 Swale with Bioretention (Similar to P1-06) for the onsite treatment.

Maintenance

Maintenance shall include:

- Inspect twice annually for sedimentation and trash accumulation in the gutter. Obstructions and trash shall be removed and properly disposed of.
- Inspect twice during the rainy season for ponded water
- Pesticides and fertilizers shall not be used in the bioretention area
- Plants should be pruned, weeds pulled and dead plants replaced as needed.

The property (unit) owner(s) will fund and be responsible for maintaining the BMP. We estimate that the annual budget for maintenance will be approximately $1,000.

Our opinion of probable construction cost to replace the BMP is approximately $7,500.

BMP SELECTION TABLE

BMP Selection Table

Project Name: Huntley Square

	Best Management Practice (BMP)	Detail Sheet	Detail Title	Can be used with...	High Ground Water	Contamination	Slope Constraints	Achieves...	Treatment	Volume Capture	Runoff Reduction Measure	BMP in priority selected?	Yes	No	Unique Identifier of BMP per planes	Explanation of selection	Other notes:
Universal BMP- to be considered on all projects.	Living Roof	N/A	N/A		X	X	X		X	X				X			
	Rainwater Harvesting	N/A	N/A		X	X	X			X				X			
Runoff Reduction Measures	Interceptor Trees	N/A	N/A		X	X	X				X		X				
	Bovine Terrace	RRM-01	Bovine Terrace		X						X			X			
	Vegetated Buffer Strip	RRM-02	Vegetated Buffer Strip								X			X			
	Impervious Area Disconnection	N/A	N/A		X	X	X				X			X			
Priority 1- to be installed with no underdrains or liners. Must drain all stading water within 72 hours.	Bioretention	P1-02	Roadside Bioretention - no C & G						X	X				X			
	Vegetated Swale- with Bioretention	P1-06	Swale with Bioretention						X	X			X				
	Constructed Wetlands	N/A	N/A						X	X				X			
Priority 2 BMPs- with subsurface drains installed above the capture volume.	Bioretention	P2-02	Roadside Bioretinton - Flush Design Roadside						X	X				X			
		P2-03	Roadside Bioretenion- Contiguous SW						X	X				X			
		P2-04	Roadside Bioretenion- Curb Opening						X	X				X			
		P2-05	Roadside Bioretenion- No C & G						X	X				X			
	Constructed Wetlands	N/A	N/A						X	X				X			

Date: 4-30-20

Page 1 of 2

BMP Selection Table

	Best Management Practice (BMP)	Detail Sheet	Detail Title	Can be used with...	High Ground Water	Contamination	Slope Constraints	Achieves...	Treatment	Volume Capture	Runoff Reduction Measure	BMP in priority selected?	Yes	No	Unique Identifier of BMP per planes	Explanation of selection	Other notes:
Priority 3 BMPs- installed with subdrains and/or impermeable liner. Does not achieve volume capture and must be used as part of a treatment train.	Bioretention	P3-02	Roadside Bioretinton - Flush Design Roadside		X	X	X		X					X			
		P3-03	Roadside Bioretenion-Contiguous SW		X	X	X		X					X			
		P3-04	Roadside Bioretenion-Curb Opening		X	X	X		X					X			
	Flow Through Planters	P3-05	Flow Through Planters		X	X	X		X					X			
	Vegetated Swale	P3-06	With Bioretention		X	X	X		X	X				X			
		P3-07	Vegetated Swale		X	X	X		X					X			
Priority 4 BMPs- does not achieve volume capture and must be used as part of a	Tree Filter Unit				X	X	X		X					X			
	Modular Bioretention				X	X	X		X					X			
Priority 5 BMPs- does not achieve volume capture and must be used as part of a treatment train.	Chambered Separator Units				X	X	X		X					X			
	Centrifugal Separator Units				X	X	X		X					X			
	Trash Excluders				X	X	X		X					X			
	Filter Inserts				X	X	X		X					X			
Priority 6 BMPs- see the "Offset Program" chapter for details.	Offset Program								N/A	N/A	N/A			X			
Other	Detention				X									X			

LID DETERMINATION WORKSHEET

City of Sebastopol
Determination Worksheet

City Use Only
Project Requires Permanent Storm Water BMPs?
Yes ☐ No ☐

Storm Water Low Impact Development Manual

Purpose: Use this form to determine *whether* or *not* this project will need to incorporate permanent Storm Water Best Management Practices (BMPs) and submit a Standard Urban Storm Water Mitigation Plan (SUSMP).

Applicability: Required with all Master Planning Application Forms. Information presented on this worksheet must reflect final development conditions.

PART 1: INFORMATION

Applicant Name	Huntley Square, LLC
Mailing Address	630 Airpark Road, Suite A
City	Napa
State Zip Code	CA 94559
Phone	707.676.8999
Fax	
Email	

Engineer Name	Robertson Engineering, inc.
Mailing Address	2300 Bethards Dr, Ste L
City	Santa Rosa
State Zip Code	CA 95405
Phone	707.523.7490
Fax	707.523.7499
Email	mike@robertsonengineering.net

☐ **No Project Engineer**

Project Description

Project Name	Huntley Square
Site Address	7950 Bodega Avenue, Sebastopol, CA 95472

1. Total Project Area:

   _____: Square Feet OR 0.53 : Acre(s)

2. Existing Land Use(s): (Check all that apply)

   ☐ Commercial ☐ Office ☐ Industrial

   ☒ Residential ☐ Community Facilities ☐ Other_____

Description of buildings and site features:

onsite - Vacant land, weed-grass mix, some brush and trees
offiste - Bodega Avenue & utilities

3. Existing Impervious Surface Area:

3,997 : Square Feet or _____: Acres

4. Proposed Land Use(s): (Check all that apply)

☐ Commercial ☐ Office ☐ Industrial

☒ Residential ☐ Community Facilities ☐ Other_____

Description of buildings and site features:

offsite - road widening, curb, gutter and sidewalk
onsite - two 2-story buildings (10 units total), parking area, concrete sidewalk

Type of Application

☒ Design Review ☐ Use Permit ☐ Variance

☐ Subdivision ☐ Lot Line Adjustment ☐ Other_____

PART 2: REGULATORY DETERMINATIONS

Cal Green:

1. Does this Project require a non-residential building permit for a newly constructed building without sleeping accommodations?[1]

☐ **YES:** This project may need to implement permanent Storm Water BMP's and be designed in accordance with the Storm Water Low Impact Development (LID) Technical Design Manual due to CAL Green requirements. Complete the remainder of this worksheet.

☒ **NO:** Complete the reminder of this worksheet.

[1] Additions, alterations, repairs, and existing structures are not subject to the requirements of CAL Green. Please contact the Building and Safety Department for further information on Building Permit requirements.

Section 401:

2. Does this Project require a Section 401 Permit?[2]

   Yes ☐ No ☒

   A. **IF YES**: Are any of the following a component of this project? (Check all that apply)

      ☐ Soil Disturbance (one or more acre)

      ☐ New Outfall

      ☐ New Impervious Surface(s)

If you checked any of the boxes in section 2A, please be advised that this project will require North Coast Regional Water Quality Control Board review and permanent Storm Water BMPs designed in accordance with the Low Impact Development (LID) Technical Design Manual.
Please go to Page 5 and complete the "Acknowledgement Signature" section.

Initial Determination:

3. Does this Project create or replace 10,000 square feet or more of impervious surface?

   ☒ **YES:** Complete the remainder of this worksheet.

   ☐ **NO:** This Project does not need to incorporate permanent Storm Water BMPs.
   Please go to Page 5 and complete the "Exemption Signature" section.

PART 3: EXEMPTIONS

1. Is this a **routine maintenance activity**[3] that is being conducted to maintain original line (horizontal alignment) and grade (horizontal alignment), hydraulic capacity, and original purpose of facility, such as resurfacing existing roads and parking lots?

   Yes ☐ No ☒

2. Is this an **emergency activity**[4] required to protect public health and safety?

   Yes ☐ No ☒

3. Is this a project undertaken solely to install or reinstall **public utilities** (such as sewer or water lines) that does not include any additional street or road development or development activities?

   Yes ☐ No ☒

---

[2] A 401 Permit is required from the North Coast Regional Water Quality Control Board (NCRWQCB) if any part of this project is located within or adjacent to "waters of the State" which can be a creek, drainage ditch, wetland or any seasonal waterway. Please contact the North Coast Regional Water Quality Control Board for further information on 401 Permit requirements.

[3] **"Routine Maintenance Activity"**: This exemption includes activities such as overlays and/or resurfacing of existing roads or parking lots as well as trenching and patching activities and reroofing activities.

[4] **"Emergency Redevelopment"**: The Regional Water Quality Control Board must agree that the activities are needed to protect public health and safety to qualify for this exemption.

4. Is this a **reconstruction project**[5], undertaken by a **public agency**, of street or roads remaining within the original footprint and less than 48 feet wide?

   Yes ☐ No ☒

5. Is this a stand-alone pedestrian pathway, trail or off street bike lane?

   Yes ☐ No ☒

Did you answer "YES" to any of the above questions in Part 3?

☐ **YES: STOP**: This project is exempt and will not need to incorporate permanent Storm Water BMP's. ***Please go to Page 5 and complete the "Exemption Signature" section.***

☒ **NO:** Proceed to Part 4 below to see if this project will need to incorporate permanent Storm Water BMPs.

PART 4: PROJECT TRIGGERS

Requirements: Please answer the following questions to determine whether this project requires permanent Storm Water BMP's and the submittal of a SUSMP.

1. Does this **development or redevelopment project** create or replace a combined total of 1.0 acre or more of impervious surface?

   Yes ☐ No ☒

2. Does this project create or replace a combined total or 10,000 feet or more of impervious street, roads, highways, or freeway construction or reconstruction?

   Yes ☒ No ☐

3. Does this project include **four or more new homes**?

   Yes ☒ No ☐

4. Is this project an **industrial development** creating or replacing a combined total of 10,000 ft. or more of impervious surface?

   Yes ☐ No ☒

5. Is this project a **commercial development** creating or replacing a combined total of 10,000 ft. or more of impervious surface?

   Yes ☐ No ☒

6. Is this project a **retail gasoline outlet** creating or replacing a combined total of 10,000 ft. of more or impervious surface?

   Yes ☐ No ☒

---

[5] "**Reconstruction**": Work that replaces surfaces down to subgrade. Street width is measured from face-of-curb to face-of-curb. Overlays, resurfacing, trenching, and patching are considered maintenance activities and are exempt.

7. Is this project a **restaurant** creating or replacing a combined total of 10,000 ft. or more of impervious surface?[6]

   Yes ☐ No ☒

8. Is this project a **parking lot** (not included as part of a project type listed above) creating or replacing a combined total of 10,000 feet or more impervious surface or with 25 or more parking spaces?

   Yes ☐ No ☒

9. Is this project an **automotive service facility** creating or replacing a combined total of 10,000 ft. or more or impervious surface?

   Yes ☐ No ☒

PART 5: DETERMINATION SIGNATURE

Did you answer "YES" to any of the above questions in Part 4?

☒ **YES**: The project must implement permanent Storm Water BMPs and be designed in accordance with the Storm Water LID Technical Design Manual. A Preliminary Standard Urban Storm Water Mitigation Plan (SUSMP) must be submitted to the Engineering Department. *Please complete the "Acknowledgment Signature" section.*

☐ **NO:** The project will **not** need to incorporate permanent Storm Water BMPs. *Please complete the "Exemption Signature" section.*

Acknowledgment Signature:

As the property owner or applicant, I understand that this project is required to implement permanent Storm Water Best Management Practices and the submittal of a SUSMP. Any unknown responses must be resolved to determine if the project is subject to these requirements.

Applicant Signature	Printed Name	Date
Robert D. Massano	Robert D. MASSANO	05/13/2020

~~**Exemption Signature:**~~

~~As the property owner or applicant, I understand that this project as currently designed does not require permanent Storm Water BMPs or the submittal of a SUSMP. I understand that redesign may require submittal of a new Determination Worksheet and may require permanent Storm Water BMPs.~~

Applicant Signature	Printed Name	Date

[6] **"Impervious Surface"**: An area that has been modified to reduce storm water runoff capture and percolation into underlying soils. Such surfaces include rooftops, walkways, and parking areas. Permeable pavements shall be considered impervious for this section if they have sub-drains to preclude infiltration into underlying soils.

STORMWATER CALCULATOR

STORM WATER CALCULATOR

LID BMP Summary Page & Site Global Values

Project Information:

Project Name:	Huntley Square
Address/Location:	7950 Bodega Avenue, Sebastapol
Designer:	JS
Date:	4/29/2020

Site Information:

Mean Seasonal Precipitation (MSP) of Project Site:	36.00	(inches)
K=MSP/3(K=	1.20	
Impervious area - pre development:	594.0	ft^2
Impervious area - post development:	10,697.0	ft^2

Based upon the pre and post development impervious area, the post construction BMP requirement is:

Delta Volume & Treatment

Summary of Saved BMP Results:

		Tributary Area		Requirements		BMP Design Results						
							Hydromodification Control		Flow Base Treatment		Delta Volume Capture	
	BMP ID:	Tributary Area (ft^2.)	Runoff Reduction Measures (Y/N)	Type of Requirement Met	Type of BMP Design	Percent Achieved	Required $V_{Hydromod}$ (ft^3)	Achieved (ft^3)	Required Q Treatment (cfs)	Achieved (ft^3)	Required Vdelta (ft^3)	Achieved (ft^3)
1	Site (Onsite)	14,525	Yes	Delta Volume Capture	Priority 1: P1-02 Roadside Bioretention - No Curb and Gutter	100.4					467.8961	1565.7000
2												
3												
4												
5												
6												
7												
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klhj

City of Santa Rosa WATER

STORM WATER CALCULATOR

BMP Tributary Parameters

Project Name: Huntley Square

BMP ID: Site (Onsite)

BMP Design Criteria: Delta Volume & Treatment

Type of BMP Design: Priority 1: P1-02 Roadside Bioretention - No Curb and Gutter

BMP's Physical Tributary Area: 14,525.0 ft^2

Description/Notes:

Runoff Reduction Measures

Resulting reduced Tributary Area used for BMP sizing = 11,645.0 ft^2

Total Runoff Reduction Measures = 2,880.0 ft^2

Interceptor Trees

Number of *new* interceptor ***Evergreen Trees***: 6

Number of *new* interceptor ***Deciduous Trees***: 13

Square footage of qualifying **existing tree canopy**: 760.0 ft^2

Total Number of New trees in BMP Tributary Area: 19

Disconnected Roof Drains

Select disconnection condition: Select disconnection condition

Disconnected Roof Drains Method 1

Roof area of disconnected downspouts: 0 ft^2

Disconnected Roof Drains Method 2

Percent of rooftop area: 0 %

Select Density: 1 Units per Acre

Paved Area Disconnection

Paved Area Type: Porous Pavement

Alternatively designed paved area: 0.0 ft^2

Buffer Strips & Bovine Terraces

Area draining to a Buffer Strip or Bovine Terrace: 0.0 ft^2

Delta Volume Capture; V_{Delta}

V_{DELTA} = 467.90 ft^3

Hydrologic soil type within tributary area: C: 0.05 - 0.15 in/hr infiltration (transmission) rate

Predevelopment ground cover description: Brush: weed-grass mixture with brush major element - Poor (<50% ground cover)

Post development ground cover description: Impervious - Paved Parking, Rooftop, Driveways

CN_{PRE}: 77

CN_{POST}:

User Composite Predevelopment CN: 0.0

User Composite Post development CN: 92.5

BMP Sizing Tool Delta Volume Capture Requirement

Percent of Goal Achieved = 100.39 %

	BMP Volume Below Ground		Ponded Water Above Ground	
Porosity:	0.30			
Depth below perforated pipe if present:	5.10	ft	Depth: 0.00	ft
Width:	0.00	ft	Width: 0.00	ft
Length:	0.00	ft	Length: 0.00	ft
Area:	307.00	ft^2	Area: 0.00	ft^2

STORM WATER CALCULATOR

CN Composite Work Sheet

Project: Huntley Square
Address/Location: 7950 Bodega Avenue, Sebastapol
Designer: JS
Date: April 29, 2020

Inlet Number/Tributary Area/BMP: Site (Onsite)

INSTRUCTIONS: Please refer to the "Urban Hydrology for Small Watersheds" (TR-55 manual).

Soil Type (Infiltration Rate)	Cover Description	CN	Area ft^2	Product of CN x Area
C: 0.05 - 0.15 in/hr infiltration (transmission) rat	Brush: weed-grass mixture with brush major element - Poor (<50% ground cover)	77	3828	294,756.0
C: 0.05 - 0.15 in/hr infiltration (transmission) rat	Impervious - Paved Parking, Rooftop, Driveways	98	10697	1,048,306.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
		Totals =	14525	1,343,062.0

$$CN_{COMPOSIT} = \frac{(CN \times Area) + (CN \times Area) + (CN \times Area) + (CN \times Area) \ldots}{\text{Total Tributary Area}} = \text{Use this } CN_{COMPOSIT} = 92.5$$

EXHIBITS

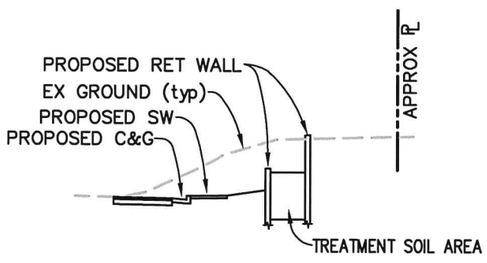
STORMWATER LEGEND

- 594 SF – EXISTING IMPERVIOUS SURFACING
- 10,697 SF – PROPOSED IMPERVIOUS SURFACING
- 307 SF – PROPOSED TREATMENT AREA
- 760 SF – EXISTING TREE CANOPY
- EVERGREEN TREES
- DECIDUOUS TREES

GRAPHIC SCALE

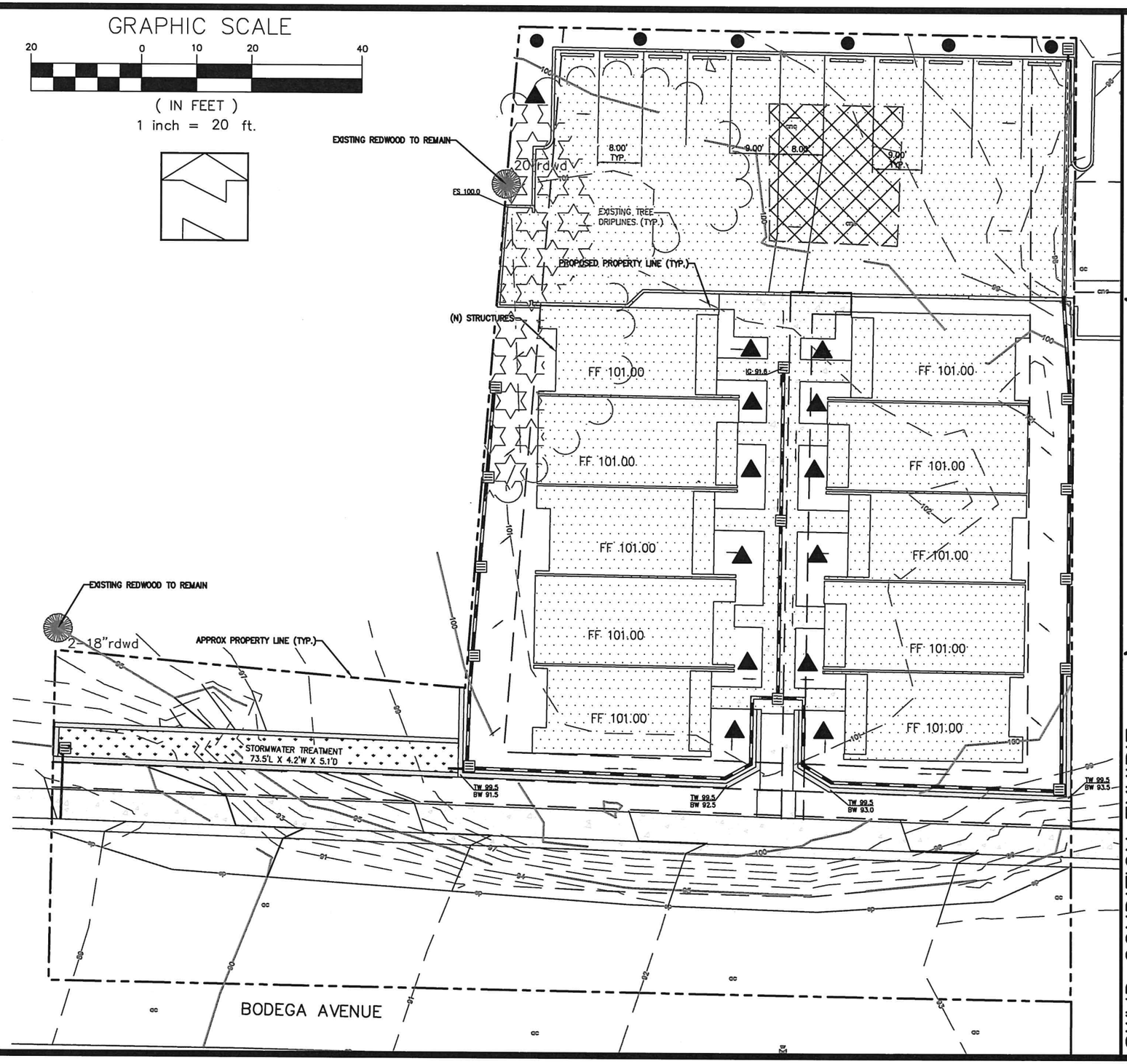
20 0 10 20 40

(IN FEET)
1 inch = 20 ft.



STORMWATER DETAIL

NO SCALE



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ROBERTSON ENGINEERING INC

SWLID CONDITION EXHIBIT

Huntley Square
7950 Bodega Avenue
Sebastopol, CA 95472

SHEET 1 OF 1

SCALE: 1"=20'

DATE: May 2020

JOB #18165

EXHIBIT H

Phase 1 Environmental Site Assessment prepared by
Environmental Geology Services; August 2015

ENVIRONMENTAL
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REPORT:
Phase 1 Environmental Site Assessment
7950 Bodega Avenue
Sebastopol, California
Sonoma County APN 004-350-024

Prepared For:

Mr. Dante Love
Pendant Homes, Inc.
100 E Street, Suite 317
Santa Rosa, CA 95404

Prepared By:

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Exp. 4/17
STATE OF CALIFORNIA

Project #532.0815
August 28, 2015

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1.0 EXECUTIVE SUMMARY

Pursuant to the request and assignment of Mr. Dante Love, Pendant Homes, Inc., 100 E Street, Suite 317, Santa Rosa, CA 95404 (Client), Environmental Geology Services (Consultant), performed a Phase I Environmental Site Assessment (ESA) on the r eferenced property located at 7950 Bodega Avenue, Sebastopol, Sonoma County, State of California (Plate 1, Site Location Map, Appendix A). The subject property lies within that real property referred to as Sonoma County Assessor Parcel Number (APN) 004-350-024.

Purpose

The Client has requested this Phase I Environmental Site Assessment (ESA) as part of their due diligence purchasing the property.

Scope of Work

Environmental Geology Services (EGS) and its' Environmental Professionals researched the site history and historical records to identify past and present land uses as part of due diligence to determine if Recognized Environmental Conditions (REC's), Historical REC's (HREC's), Controlled REC's (CREC's), or Vapor Encroachment Conditions (VEC's) may exist, or may have existed on the property. Our research attempted to identify these conditions as they may relate to hazardous substances or petroleum products released to, or that may have migrated in or through, the environment (soil, soil vapor, and groundwater). EGS also determined if *de minimis* conditions exist at the site. *De minimis* conditions are not REC's, HREC's, CREC's, or VEC's and are excluded from those definitions in accordance with ASTM E1527-13.

EGS's scope of research and records review consisted of subcontracting a regulatory agency records review to Environmental Data Resources, Inc., conducting file reviews and/or inquiries via the State GeoTracker Database, Department of Toxic Substances (DTSC) Control EnviroStor Database and at the Healdsburg/Sebastopol JPA (HSJPA, Local CUPA), Sonoma County Environmental Health Division (SCEHD), Sonoma County Permit and Resource Management Department (PRMD), North Coast Regional Water Quality Control Board (NC-RWQCB), inquiries with the Client, review of historical aerial photography and topographical maps, and other historical records, as well as interviews with persons who have current and past knowledge of the property including (if available) the current property owner, Client's representatives and adjacent property owners and/or tenants if possible. In addition, our Environmental Professional conducted a site reconnaissance of the property to visually observe existing conditions. We also observed the adjacent properties to the extent possible without crossing property lines.

Site and Vicinity Characteristics

Surface topography is generally flat lying, at the top of a local knoll at an elevation of 239 feet above mean sea level (MSL). The property is located in a residential area along Bodega Avenue, approximately ¾ mile west of downtown Sebastopol, California (Plate 1, Site Location Map, Appendix A). Current access to the site is via Golden Ridge Avenue, the nearest cross street to Bodega Avenue (Plate 2, Site Map, Appendix A). The nearest primary surface water body to the site is Atascadero Creek, approximately 3000 feet to the west of the site.

Site Description and Current Use

The property is consists of Sonoma County APN 004-350-024, which totals approximately 0.35+/- acres (Plate 3, AP Map, Appendix A). The subject property is currently vacant, but has historically been developed with a small Quonset hut. The concrete slab for the former Quonset hut remains on the site and totals approximately 550 SF. The remaining portion of the property is vacant, with two remnant apple trees from a previous orchard, a dirt walking path used by neighbors, and various piles of soil and debris that has been dumped on the site along the north and northwest portions of the property.

Previous Site Use

The subject property has been developed with an apple orchard dating back to at least 1942 and likely earlier, based on our review of historic aerial photography. Although the site is currently vacant, an approximately 550 SF concrete slab is present on the north central portion of the site which was the location of a Quonset hut, which first appeared on the site in the historic aerial photograph from 1952. It appears that the Quonset hut was removed from the property sometime during the late 1980's or early 1990's based on our aerial photography review.

Surrounding Area Development

Surrounding area development consists of the following:

North of site – Residential

East of site – Residential

South of site – Sebastopol Memorial Lawn Cemetery

West of site – Residential, with a small commercial development at the intersection of Bodega Avenue and Pleasant Hill Road (approximately 300 feet west).

Regulatory Records Review

Based on our review of the regulatory agencies (HSJPA, SCEHD, NC-RWQCB), as well as the attached historical database information (Appendices C through G), there were no active or historical environmental investigations documented at the subject site.

As part of our records review EGS researched the California State Geotracker Database and the Department of Toxic Substances Control EnviroStor Database to identify current or historic environmental concerns at or near the subject site, with no investigations reported on the subject site. The only investigation within 1000 feet of the subject site appears on the Geotracker Database (Plate 4, Geotracker Database map, Appendix A) and is as follows:

1) Fujihara & Zettler Properties, located at 8031 Bodega Avenue, approximately 500 feet west of the site, Geotracker Global ID T0609700397, former UST site, case closed as of June 19, 1996.

Conclusions

Based on our site research, file reviews, site reconnaissance, and in accordance with the US EPA's All Appropriate Inquiries (AAI) and ASTM E1527-13 Standard of Practice, Environmental Geology Services provides the following conclusions:

Recognized Environmental Conditions (REC): There were no REC's observed on or nearby the subject property;

Historical REC's (HREC's): There were no HREC's observed on or nearby the subject property;

Controlled REC's (CREC's): There were no CREC's observed on or nearby the subject property;

Vapor Encroachment Conditions (VEC's): There were no VEC's observed on or nearby the subject property;

***De minimus* Conditions**: Since the site was vacant at the time of our site inspection, we did not observe conditions that would be considered *de minimus*.

Other Environmental Considerations: Based on our property inspection, it appears that there has been some dumping of soil and other construction debris on the site. Since the source of this soil and debris is unknown, there is a potential that this material may be impacted with residual contaminants. Based on our historic review of the property, an orchard was located on the site dating back to at least 1942. Since there had been an older orchard on the site, there is a potential for residual pesticide and/or herbicide contamination to shallow soils.

The terms Recognized Environmental Conditions (REC), Historical REC's (HREC's), Controlled REC's (CREC's), migrate/migration (related to VEC's), and *de minimis* conditions are defined, pursuant to the ASTM E1527-13 Standard of Practice, in section 2.1.1 of this report, along with other pertinent definitions.

Finally, EGS has concluded that under the US EPA's All Appropriate Inquiry rule and the ASTM E1527-13 Standard of Practice (discussed further in Section 2.1 of this report), there were no current conditions observed at this site, and adjacent sites, at the time of our site reconnaissance that were indicative of an existing release, a past release or a material threat of a release of hazardous substances including petroleum products to the environment.

Recommendations

Based on the above conclusions, and our understanding that if the purchase of the property is completed, Pendant Homes is planning to redevelop the subject property with residential development, EGS makes the following recommendations for the site:

- Since the site was a former, older orchard, EGS recommends conducting shallow soil sampling on the site for analysis of pesticides and herbicides.

- Since there has been dumping on the site by and from an unknown source, EGS recommends sampling these soils to identify potential contaminants.

The following sections present the Phase I Environmental Site Assessment (Phase I ESA), prepared in accordance with the ASTM E1527-13 Standard of Practice and the US EPA's All Appropriate Inquiries (AAI).

2.0 INTRODUCTION

It is our understanding that Mr. Dante Love, Pendant Homes, Inc., 100 E Street, Suite 317, Santa Rosa, CA 95404 (Client), is in the process of purchasing the property. The Client to manage potential environmental risks and comply with due diligence pursuant to the ASTM E-1527-13 Standard of Practice and the US EPA's All Appropriate Inquiries (AAI) standards through this Phase I ESA (as described below) prior to purchasing the property.

2.1 Purpose

The purpose of this Phase I ESA is to provide a review and evaluation of existing available information concerning the property herein referred to as 7950 Bodega Avenue or subject property or subject site (Plate 1, Site Location Map).

Information for this Phase I ESA was provided by the Client and their representatives, as well as from interviews with persons who have knowledge of the property including the property owner, our review and evaluation of currently available information concerning the property as contained in various records of the federal, state, tribal, and local government regulatory agencies concerned with the property.

The purpose of a Phase I ESA is to provide information as to the presence, if any, of Recognized Environmental Conditions (REC's), Historical Recognized Environmental Conditions (HREC's), Controlled Recognized Environmental Conditions (CREC's), or Vapor Encroachment Conditions (VEC's) which may or may not be in connection with the subject property or properties near the subject property.

This Phase I Environmental Site Assessment generally follows the guidelines established by the American Society for Testing and Materials (ASTM) in the document entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and designated E 1527-13 and also incorporates requirements of the US EPA's All Appropriate Inquiries (AAI) rule (40 C.F.R. Part 312, Standards for Conducting All Appropriate Inquiries).

The goal of the Phase I ESA is to identify Recognized Environmental Conditions with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. Under the AAI rule this Phase I ESA also serves to identify conditions indicative of an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products, in, on, at or nearby the subject site.

As such, this assessment is intended to permit the Client to satisfy one of the requirements to qualify for the innocent landowner defense for CERCLA liability. Nevertheless, the Client should consult with an attorney to fully cover legal questions and to determine additional requirements needed to qualify for the innocent landowner defense for CERCLA liability, should the need for such a defense arise or be of concern to the Client.

The Scope of Services for this Phase I Environmental Site Assessment as conducted by EGS consisted of four components: Records Review, Site Reconnaissance, Interviews, and Report. The objective of the first three components under the ASTM standard is to help identify REC's, HREC's, CREC's, or VEC's in connection with the aforementioned property.

2.1.1 Definitions

As part of this Phase I Environmental Site Assessment, the following definitions are presented in accordance with ASTM E1527-13 Standard of Practice and/or the US EPA's AAI Rule.

- Recognized Environmental Condition (REC):

  "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not considered recognized environmental conditions."

- Release:

  A release of any hazardous substance or petroleum product shall have the same meaning as the definition of release in CERCLA 42 U.S.C. § 9601(22) – "any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discharging of barrels, containers, and other closed receptacles containing hazardous substances or pollutant or contaminant."

- Environment:

  "Environment shall have the same meaning as the definition of environment in CERCLA 42 U.S.C. § 9601(8) – "The term environment includes A) the navigable waters of the contiguous zones, and the ocean waters, and B) any other surface water, groundwater, drinking water supply, land surface or subsurface strata."

- *De Minimis* Condition:

  "A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not recognized environmental conditions nor controlled recognized environmental conditions."

- Controlled Recognized Environmental Condition (CREC):

  "A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report."

- Historical Recognized Environmental Condition (HREC):

  "A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition."

- Activity and Use Limitations (AUL's):

  "Legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent

adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property."

- All Appropriate Inquiries:

  "That inquiry constituting all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C §9601(35)(A) & (B), §9607(b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense."

- CERCLA:

  Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C §9601)

- Data Gap:

  "A lack of, or inability to, obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.)."

- Due Diligence:

  "The process of inquiring into the environmental characteristics of a parcel of commercial real estate or other conditions, usually in connection with a commercial real estate transaction. The degree and kind of due diligence vary for different properties and differing purposes."

- Environmental Professional:

  As defined in ASTM E1527-13: *(1)* a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). *(2)* Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or

(iv) have the equivalent of ten (10) years of full-time relevant experience. *(3)* An environmental professional should remain current in his or her field through participation in continuing education or other activities. *(4)* The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). *(5)* A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities. *Relevant experience:* as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the subject property.

- Innocent Landowner Defense:

"Under CERCLA (42 U.S.C. §§9601(35) & 9607(b)(3)) - a person may qualify as one of three types of innocent landowners: (i) a person who "did not know and had no reason to know" that contamination existed on the property at the time the purchaser acquired the property; (ii) a government entity which acquired the property by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; and (iii) a person who "acquired the facility by inheritance or bequest." To qualify for the innocent landowner defense, such person must have made all appropriate inquiries on or before the date of purchase. Furthermore, the all appropriate inquiries must not have resulted in knowledge of the contamination. If it does, then such person did "know" or "had reason to know" of contamination and would not be eligible for the innocent landowner defense."

- Landowner Liability Protections (LLP's):

"Landowner liability protections under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See 42 U.S.C. §§9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r)."

- Material Threat:

"A physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening, and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance and which *shows evidence of damage*. The *damage* would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment."

- Migrate/Migration:

"For the purposes of this practice, "migrate" and "migration" refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface, See Note 4."…."NOTE 4—Vapor migration in the subsurface is described in Guide E2600; however, nothing in this practice should be construed to require application of the Guide E2600 standard to achieve compliance with all appropriate inquiries."

- User:

"The party seeking to use Practice E1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice…"

2.2 Scope of Services

The Scope of Services for this Phase I Environmental Site Assessment consists of four overall tasks:

- Task I: Research and review of regulatory information.
- Task II: A site reconnaissance of subject property and overview of nearby property.
- Task III: Interviews of persons with knowledge of subject and surrounding property.
- Task IV: Preparation of the final Environmental Site Assessment Report.

The Scope of Services for this Phase I Environmental Site Assessment generally follows the Standard Practice for Environmental Site Assessments designated as ASTM E1527-13 and the US EPA's All Appropriate Inquiries (AAI) rule. Accordingly, the Phase I Environmental Site Assessment is targeted toward the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, "appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC 9601(35)(B) is applied within the AAI rule. However, an evaluation of business environmental

risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this assessment.

With regard to Task II, the site reconnaissance or site visit, the AAI standards recognize that this is one component of the assessment that should be conducted by a qualified Environmental Professional (or EP) as defined by the EPA. Therefore all site visits made by EGS were conducted by EP's (Refer to Section 11.0 of their Proof of Qualifications).

The Scope of Services includes observations for Recognized Environmental Conditions, as well as information that can be obtained from regulatory files that are obtainable without investigation into archives of the various agencies. Accordingly, it cannot be guaranteed that all files are examined or that every contingency is investigated. In some cases entities such as tribal authorities may have no records or they may not be open to review. These limitations are in conformance with the stated guidelines of ASTM Standard of Practice E 1527-13.

The Records Review includes files available at federal, state, county, tribal, local, and other public agency offices or databases as listed in Section 5.1 and 5.2 of this report. In some cases, the status of a site is determined from telephone interviews of staff persons of these offices. The Site Reconnaissance consists of the subject property, adjacent properties (especially with regard to storage tanks), and the identification of nearby properties. Interviews are conducted of persons reasonably available at the time of the Site Reconnaissance, and on occasion, by telephone when such interviews are possible. The report format generally follows the guidelines of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and as modified by the US EPA AAI rule.

2.2.1 Exclusions

Pursuant to the ASTM E-1527-13 Standard of Practice and the US EPA AAI rule, Recognized Environmental Conditions *do not include* Asbestos Containing Materials, Mold, Radon, or Lead-based paint or other non-CERCLA related conditions (i.e. biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality [unrelated to releases of hazardous substances or petroleum products into the environment], industrial hygiene, lead in drinking water, regulatory compliance, wetlands, flood zones, soils, groundwater, and geologic conditions, etc.). Therefore identification or assessment of these conditions is not a part of this scope of work; however, we may include these conditions as *other environmental considerations* in our conclusions if we identify their presence or potential presence.

We recommend that the Client consult with a professional specializing in these areas to conduct an assessment for these issues, if needed.

2.3 Significant Assumptions

The Phase I Environmental Site Assessment (ESA) is intended to assess the environmental conditions of the referenced parcel(s) of real property. It is intended to constitute all appropriate inquiry for purposes of CERCLA's innocent landowner defense; however, it is not intended to be limited to that purpose. Also under the AAI rule a Phase I ESA alone does not provide the landowner with protection against CERCLA liability. Failure to identify an environmental condition during AAI does not relieve the landowner from complying with other statutory requirements for obtaining liability protections.

This Phase I ESA is intended to reflect a commercially prudent and reasonable inquiry designed to recognize environmental conditions in connection with a property or properties.

It is understood by the parties hereto, that the Client is requesting the assessment set forth in this ESA, to comply with due diligence, and to evaluate environmental risk prior to purchasing the property. We assume that the Client, and all other parties we contacted, have acted in good faith, and provided complete information based on their knowledge and understanding of the property and its history.

Lastly, we assume that the records we reviewed, and those records searched through our database subcontractor, are reasonably complete and accurate.

2.4 Limitations and Exceptions

The Scope of Services performed to complete this Phase I ESA is limited in nature. While we consider work of this type to be valuable in the preliminary evaluation of potential hazardous materials or waste at a site, we also must alert the Client that this assessment may not reveal hazardous materials releases that have occurred. Also, the site conditions can change with time, and our assessment is not intended to predict future or hidden site conditions. Because of the limited nature of this assessment, this report is not a risk assessment and the Scope of Services does not include a determination of the extent of business environmental risk nor the public health impact of, known, or suspected hazardous materials or wastes.

This service has been performed in accordance with generally accepted environmental assessment practices for similar Phase I ESA's conducted at this time and in this geographic area. No other guarantees or warranties, expressed or implied, are provided.

No samples were collected or analyzed as a scope of this Phase I ESA. The scope of work for this Phase I Environmental Site Assessment of potential hazardous materials, *excludes* wetland

issues, determination of flood zones, as well as addressing or sampling for suspect mold, asbestos containing materials (ACM), radon, or lead at the property. Refer also to Section 2.1.1 of this report for additional exclusions.

Under the AAI rule, a Phase I ESA alone does not provide the landowner with protection against CERCLA liability. Failure to identify an environmental condition during AAI does not relieve the landowner from complying with other statutory requirements for obtaining liability protections. Our scope of services expressly excludes the determination of additional liability protections that may be required by the Client or landowner. Expert legal counsel should be obtained for such a determination.

The AAI rule states that searches for environmental liens must be conducted, however AAI indicates this may be a user responsibility. For purposes of this Phase I ESA our search for environmental liens was limited to what was provided to us by the Client or by our subcontracted regulatory records search company Environmental Data Resources, Inc. (EDR), or available in the Title Report if provided. If we encountered an environmental lien as part of that scope of services it is reported. An additional search of environmental liens was not included in the scope of work and the Client is advised that reports of environmental liens if contained herein are not to be construed as a complete listing of such liens.

We understand that the Client agrees to hold Consultant harmless for any inverse condemnation or devaluation of said property that may result if the Consultant's report, or information generated, is used for other purposes. Although not a part of our scope of work, we are prepared to meet with the Client and discuss the findings, if so requested. Because property uses and conditions can change over time, this Phase I ESA is valid for a period of 180 days from its date of issue (see Section 2.9 Shelf Life). However, if during this 180 day period any of the interested parties become aware of any changed condition it is the responsibility of that person to notify the Client. EGS and its subcontractors are explicitly exempt from liabilities associated with changed conditions that occur after the date of our last site visit.

2.5 Data Gaps

This section addresses the US EPA's All Appropriate Inquiries (AAI) rule for documentation of data gaps. As defined by the ASTM E 1527-13, a data gap is defined as:

> "A lack of, or inability to, obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.)."

EGS documents the following data gaps related to this Phase I ESA:

The ownership of the property was based information provided to EGS by Client as well as the current owner, and our conversation with a previous property owner. We did not conduct a complete record of ownership search.

We did not research the site use prior to 1942.

2.6 Special Terms and Conditions

The Scope of Services for this Phase I Environmental Site Assessment does not include analysis of Asbestos Containing Materials (ACM), although if obvious visual indications of ACM are observed, they are reported. Neither does the Scope of Services include analysis of the building constituents for mold, lead based paint, lead in water pipes or fixtures, or other non-CERCLA related conditions (i.e., biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality [unrelated to releases of hazardous substances or petroleum products into the environment], industrial hygiene, lead in drinking water, regulatory compliance, wetlands, flood zones, soils, groundwater, and geologic conditions, etc.).

It is our understanding that the Client, and the Client's agents, agree to limit the use of information developed about this property and presented herein, to making risk decisions prior to purchasing the property. No other use or disclosure is intended by Consultant.

Client agrees to hold Consultant harmless for any inverse condemnation or devaluation of said property that may result if the Consultant's report or information generated is used for other purposes. Also, this report is issued with the understanding that it is to be used only in its entirety and is valid for 180 days from the date of issue.

2.7 User Reliance

Only Mr. Dante Love, Pendant Homes, Inc., 100 E Street, Suite 317, Santa Rosa, CA 95404 (Client), their representatives, and their agents may rely upon this report. No other person or entity may have reliance upon this report without the express written consent of EGS (Consultant).

2.8 Involved Parties

The primary parties involved are the Client, Mr. Dante Love, Pendant Homes, Inc., 100 E Street, Suite 317, Santa Rosa, CA 95404, who is in the process of purchasing the property, Mr. David L Bush, Professional Geologist (PG 8989), Consultant for EGS and the Environmental Professional (EP) who prepared this ESA. These parties are also listed in Section 7.0.

2.9 Shelf Life

The US EPA's AAI rule guidance considers a Phase I ESA *generally* valid for a period of up to one year provided there are no material changes to the use of, the property and the condition of, the property.

Because of the likelihood of changed conditions, the US EPA advises that after 180 days from the date of issue, the following sections of the Phase I ESA should be updated: 1) interviews, 2) reviews of federal, state, tribal, and local government records, 3) searches for recorded environmental cleanup liens, 4) visual site and adjoining property inspections (site and area reconnaissance), 5) declaration by Environmental Professional responsible for the assessment or update.

It is the position of EGS and the ASTM E 1527-13 (Section 4.0) that the Phase I ESA should not be relied upon if there is any material change to the use of and the condition of the property since the date of the Phase I ESA, and in all cases the Phase I ESA should not be considered valid after 180 days. This ESA is issued with the 180 day shelf life as a limit (see Section 2.4 Limitations and Exceptions).

3.0 GENERAL PROPERTY CHARACTERISTICS

3.1 Site Location and Legal Description

Site and Address: 7950 Bodega Avenue
Sebastopol, California

County: Sonoma

Assessor's Designation: 004-350-024

U. S. G. S. Quadrangle: Sebastopol, 7.5'

Latitude, Longitude: 38 degrees, 23' 54.60" North, 122 degrees 50' 16.80" West

3.2 Site and Vicinity General Characteristics

Surface topography is generally flat lying, at the top of a local knoll at an elevation of 239 feet above mean sea level (MSL). The property is located in a residential area along Bodega Avenue, approximately ¾ mile west of downtown Sebastopol, California (Plate 1, Site Location Map, Appendix A). Current access to the site is via Golden Ridge Avenue, the nearest cross street to Bodega Avenue (Plate 2, Site Map, Appendix A). The nearest primary surface water body to the site is Atascadero Creek, approximately 3000 feet to the west of the site.

3.3 Current Use of the Property

The property is consists of Sonoma County APN 004-350-024, which totals approximately 0.35+/- acres (Plate 3, AP Map, Appendix A). The subject property is currently vacant, but has historically been developed with a small Quonset hut. The concrete slab for the former Quonset hut remains on the site and totals approximately 550 SF. The remaining portion of the property is vacant, with two remnant apple trees from a previous orchard, a dirt walking path used by neighbors, and various piles of soil and debris that has been dumped on the site along the north and northwest portions of the property.

3.4 Description of Improvements

At the time of our August 19, 2015 site inspection, the only historic improvements made to the property are an older orchard and a small 550 SF Quonset hut. The only remnants of these improvements are two apple trees and a concrete slab.

3.4.1 Structures

There are no structures on the site. There had been a 550 SF Quonset hut during the period from the early 1950's through the late 1980's. The concrete slab of the former Quonset hut remains on the north central portion of the site

3.4.2 Roads

Current access to the site is via Golden Ridge Avenue, the nearest cross street to Bodega Avenue. There are no roads on the property.

3.4.3 Sewage Disposal

There is no sewer system on the property, and there are no existing municipal sewer connections on the property.

3.4.4 Water Supply

There is no water supply well on the property, and there are no existing municipal water connections on the property.

3.4.5 Heating and Cooling Systems

There are no heating or cooling systems on the site.

3.5 Current Use of Adjoining Properties

Surrounding area development consists of the following:

North of site – Residential

East of site – Residential

South of site – Sebastopol Memorial Lawn Cemetery

West of site – Residential, with a small commercial development at the intersection of Bodega Avenue and Pleasant Hill Road (approximately 300 feet west).

4.0 USER PROVIDED INFORMATION

4.1 Title Reports

Mr. Dante Love, Pendant Homes, inc. (Client), provided Environmental Geology Services with a copy of the Title Report dated July 30, 2015. Environmental Geology Services reviewed the Title Report (Appendix H) as part of our site research, and incorporated the information into this Phase I ESA.

4.2 Environmental Liens

The AAI rule states that searches for environmental liens must be conducted, however AAI indicates this may be a user responsibility. For purposes of this Phase I ESA our search for environmental liens was limited to what was provided to us by our subcontracted regulatory records search company Environmental Data Resources, Inc. (EDR), as well as the information included in the July 30, 2015 Title Report provided by Client, neither of which indicated an environmental lien associated with the property. Additional search for environmental liens was beyond the scope of our services and is the user's responsibility.

4.3 Use Limitations

The information contained in this Phase I ESA is for the sole use of Mr. Dante Love, Pendant Homes, Inc., 100 E Street, Suite 317, Santa Rosa, CA 95404 (Client), and their agents. No other person or entity may have reliance upon this report without the express written consent of EGS (Consultant). This report is to be used only in its entirety.

4.4 Specialized Knowledge

In an effort to maintain the innocent landowner defense, assessments of specialized knowledge or experience on the part of the purchaser or landowner is required by 40 CFR Part 312 Section 312.28 as follows:

> (a) Persons to whom this part is applicable per § 312.1(b) must take into account, their specialized knowledge of the subject property, the area surrounding the subject property, the conditions of adjoining properties, and any other experience relevant to the inquiry, for the purpose of identifying conditions indicative of releases or threatened releases at the subject property, as defined in § 312.1(c).
>
> (b) All appropriate inquiries, as outlined in § 312.20, are not complete unless the results of the inquiries take into account the relevant and applicable specialized knowledge and experience of the persons responsible for undertaking the inquiry (as described in §312.1(b)).

EGS presents the following specialized knowledge based on our site research:

Based on our property inspection, it appears that there has been some dumping of soil and other construction debris on the site. Since the source of this soil and debris is unknown, there is a potential that this material may be impacted with residual contaminants.

Based on our historic review of the property, an orchard was located on the site dating back to at least 1942. Since there had been an older orchard on the site, there is a potential for residual pesticide and/or herbicide contamination to shallow soils.

Based on our review of the regulatory agencies (HSJPA, SCEHD, NC-RWQCB), as well as the attached historical database information (Appendices C through G), there were no active or historical environmental investigations documented at the subject site.

As part of our records review EGS researched the California State Geotracker Database and the Department of Toxic Substances Control EnviroStor Database to identify current or historic environmental concerns at or near the subject site, with no investigations reported on the subject site. The only investigation within 1000 feet of the subject site appears on the Geotracker Database (Plate 4, Geotracker Database map, Appendix A) and is as follows:

1) Fujihara & Zettler Properties, located at 8031 Bodega Avenue, approximately 500 feet west of the site, Geotracker Global ID T0609700397, former UST site, case closed as of June 19, 1996.

4.5 Valuation Reduction for Environmental Issues

In an effort to maintain the innocent landowner defense, a property valuation assessment must be completed, assuming there are no REC's, in accordance with 40 CFR Part 312 Section 312.29. EGS did not identify Recognized Environmental Conditions at this property. However, related to the valuation reduction for environmental issues, EGS recommends the Client seek professional assistance with property valuation matters.

The term Recognized Environmental Conditions is defined, pursuant to the ASTM 1527-13 Standard of Practice, in section 2.1 of this report.

4.6 Owner, Property Manager, and Occupant Information

Current Owner: Abraham Gerstein and Dorothy M. Gerstein Trust, Sheldon Gerstein Trustee

Previous Owner: Ross H. Aho and Patricia Chenoweth Aho

4.7 Reason for Performing Phase I

This Phase I Environmental Site Assessment (ESA) was performed at the request of Mr. Dante Love, Pendant Homes, Inc., 100 E Street, Suite 317, Santa Rosa, CA 95404 (Client) to provide a review and evaluation of existing available information concerning the subject property as part of their due diligence prior to purchasing the property.

The property consists of Sonoma County APN 004-350-024. This ESA was requested so the Client could evaluate environmental risk that might be associated with the property, prior to purchasing the property, as part of their due diligence in complying with CERCLA's innocent landowner defense. This Phase I ESA is intended to reflect a commercially prudent and reasonable inquiry designed to identify Recognized Environmental Conditions in connection with a property.

5.0 RECORDS REVIEW

The records review for this Phase I ESA consisted of subcontracting a regulatory agency file review to Environmental Data Resources, Inc. (EDR), conducting file reviews and/or inquiries via the State GeoTracker Database, DTSC's EnviroStor Database, inquiries with the HSJPA (CUPA), SCEHD, PRMD, and NC-RWQCB, inquiries with the Client, review of historical aerial photography and topographical maps, and other historical records, as well as interviews with persons who have current and past knowledge of the property including (if available) the current and prior property owner(s), Client's representatives and adjacent property owners and/or tenants if possible.

5.1 Standard Environmental Records Sources

The ASTM E1527-13 and US EPA AAI standards include research of a number of sources of public information compiled by various regulatory agencies for their specific purposes. These include federal, state, tribal, and local agencies, and some of these sources contain overlapping information. If a site is listed with some of these agency databases it does not necessarily mean there is a contamination problem at the site, and if there is a problem at the listed site it does not necessarily mean the contamination extends off site to other properties. As noted above we retained the services of Environmental Data Resources, Inc. (EDR) to conduct an ASTM / AAI standard database search for this section of the Phase I ESA, using the subject site as the "target site". Distances and directions of listed sites below are referenced from the "target site", which is 7950 Bodega Avenue, Sebastopol, California.

The search by EDR looked at the sources which are listed and described in the EDR Radius Map™ and GeoCheck® Report dated August 17, 2015 (Appendix C). The findings and search distances for each database search are also summarized. The EDR Report includes a number of radius maps that locate and identify the various sites. The reader is advised to refer to the EDR report and its maps, which are attached to this report (Appendix C). The following subsections summarize any significant findings that were reported in the August 17, 2015 EDR Report (Appendix C).

Target Property: The subject site, located at 7950 Bodega Avenue is not reported in the EDR Radius Map™ and GeoCheck® Report dated August 17, 2015.
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Surrounding Area: There are only two sites reported within ¼ mile of the subject site in the EDR Radius Map™ and GeoCheck® Report dated August 17, 2015 (Refer to Appendix C). A brief review of the listed sites reveals that the potential for these sites to adversely impact the subject site is very low due to one or more of the following reasons: listing database not relevant, sufficient distance from Subject Property, location relative to site topography and ground water flow direction, subject site has no groundwater well, and the status of the

listed site (e.g., closed, eligible for case closure, contamination characterized, contamination under remediation, etc.).

In addition to the above referenced database searches, a search of tribal records was conducted by EDR resulting in no sites that had a VCP (voluntary cleanup) of a UST within 0.25 miles of the target property area. As noted at the beginning of this section, the reader is advised to refer to the radius maps in the attached EDR report for additional database search results and other site information, and to read the attached EDR report (Appendix C) in its entirety, in conjunction with this Phase I ESA.

5.2 Additional Environmental Sources

As part of the Phase I ESA, EGS reviewed the California State Water Resources Control Board GeoTracker Database, the DTSC's EnviroStor Database, and contacted counter personnel at the HSJPA, SCEHD, PRMD, and NC-RWQCB to determine if previous site investigations have occurred related to the referenced property. Based on our review of these agencies, no environmental investigations related to contamination produced from the subject site, nor nearby off site properties, were identified.

5.3 Tribal Records

The US EPA's AAI rule (40 CFR Part 312 Section 312.26, Reviews of federal, state, tribal, and local government records) includes a provision to review tribal records if they exist for a site. Our subcontracted record search company's (EDR) report (attached to this report) indicated no properties under their tribal database review and located within 0.25 miles of the subject site that had a previous UST, but underwent VCP (voluntary cleanup procedures). We discovered no additional information indicating that there would be tribal records available for this site.

5.4 Physical Setting

5.4.1 Regional Physiographic Conditions

Site and Vicinity Characteristics

Surface topography is generally flat lying, at the top of a local knoll at an elevation of 239 feet above mean sea level (MSL). The property is located in a residential area along Bodega Avenue, approximately ¾ mile west of downtown Sebastopol, California (Plate 1, Site Location Map, Appendix A). Current access to the site is via Golden Ridge Avenue, the nearest cross street to Bodega Avenue (Plate 2, Site Map, Appendix A). The nearest primary surface water body to the site is Atascadero Creek, approximately 3000 feet to the west of the site.

5.4.2 Soil Conditions

Based on our review of the attached EDR Report dated August 17, 2015, Physical Setting Source Summary, soils underlying the subject site vicinity may be composed of the Goldridge series (moderately well drained fine sandy loam) according to the United States Department of Agriculture (USDA) Soil Conservation Service (SCS). Refer also to the Physical Setting Source Summary in the attached EDR report for further soils explanation (Appendix C).

5.4.3 Geologic Conditions

Mapping by the California Division of Mines & Geology (CDMG, 1982 Geologic Map of Santa Rosa Quadrangle Map No. 2A by Wagner, D.L. and Bortugno, E. J.) indicates the area underlying the subject site is composed of Pliocene aged Wilson Grove Formation (marine sandstone, conglomerate and tuff). Refer also to the Physical Setting Source Summary in the attached EDR report (Appendix C).

5.4.4 Groundwater Conditions

Shallow groundwater in the general vicinity of the site is fairly shallow, with a number of underlying deeper groundwater aquifers. There were numerous wells listed on the Physical Settings Source Map included in the attached EDR report dated August 17, 2015. We did not observe a water supply well on the subject property during our August 17, 2015 site inspection.

5.5 Results of Site History and Land Use Review

5.5.1 Sanborn Fire Insurance Maps

There is no Sanborn coverage for this property as indicated by EDR (Appendix G).

5.5.2 City Directory

The subject property is located Bodega Avenue approximately ¾ miles west of downtown Sebastopol, California (Plate 1). The City Directory confirms residential land use in the vicinity of the subject property.

5.5.3 City Records Review

The EDR City Directory Abstract is included as part of this Phase I ESA as Appendix F, and predominantly lists residences, with minimal commercial west of the subject site. Mr. Ross Aho, a previous owner of the subject property, is listed in the City Directory dating back to 1999. The address of 7950 Bodega Avenue was not listed in the directory prior to 1999.

5.5.4 Aerial Photographs

Aerial photographs provided from Environmental Data Resources, Inc. (EDR) were reviewed for this Phase I ESA. The results of the historical aerial photo review (Appendix D) are as follows:

EDR, 2012, Color, non stereo frame, scale 1" = 500': Site and surrounding area development similar to that of the 2010 aerial.

EDR, 2010, Color, non stereo frame, scale 1" = 500': Site and surrounding area development similar to that of the 2009 aerial.

EDR, 2009, Color, non stereo frame, scale 1" = 500': Site and surrounding area development similar to that of the 2006 aerial.

EDR, 2006, Color, non stereo frame, scale 1" = 500': Surrounding area development similar to that of the present day. The Quonset hut structure is not present on the subject property during the time of this photo, but the concrete slab is evident.

EDR, 2005, Color, non stereo frame, scale 1" = 500': Surrounding area development similar to that of the present day. The Quonset hut structure is not present on the subject property during the time of this photo.

EDR, 1998, B&W, non stereo frame, scale 1" = 500': Surrounding area development similar to that of the present day. The Quonset hut structure is not present on the subject property during the time of this photo.

EDR, 1993, B&W, non stereo frame, scale 1"= 500': Surrounding area development similar to that of the present day. The Quonset hut structure is not present on the subject property during the time of this photo.

EDR, 1983, Color copy, non stereo frame, 1"= 500': Surrounding area development similar to that of the 1968 aerial, with an increase of surrounding residential development. The Quonset hut structure is present on the subject property during the time of this photo.

EDR, 1973, Color copy, non stereo frame, scale 1"= 500': Surrounding area development similar to that of the 1968 aerial, with an increase of surrounding residential development. The Quonset hut structure is present on the subject property during the time of this photo.

EDR, 1968, B&W copy, non stereo frame, scale 1"= 500': Site and surrounding area development similar to that of the 1965 aerial, with a continued decrease of agricultural development and an overall increase in residential development. The Quonset hut structure is present on the subject property during the time of this photo, but the driveway present in the 1965 aerial is not present.

EDR, 1965, B&W copy, non stereo frame, scale 1"= 500': Site and surrounding area development similar to that of the 1952 aerial, with a decrease of agricultural development to the northwest, and an overall increase in residential development. The Quonset hut structure is present on the subject property during the time of this photo, and a driveway connecting the Quonset hut to the adjacent residence to the west is present.

EDR, 1952, B&W copy, non stereo frame, scale 1"= 500': Site and surrounding area development similar to that of the 1942 aerial. The Quonset hut structure is present on the subject property during the time of this photo.

EDR, 1942, B&W copy, non stereo frame, scale 1"= 500': Site is agriculturally developed with an orchard during the time of this photo. Surrounding area development is sparse residential, agricultural, and the cemetery to the south is present during this time.

5.5.5 Personal Interviews

Information was obtained for this Phase I ESA through consultations with one or more of each of the following: the Client and Client's representative(s), regulatory agency personnel, City or County personnel, current site Owner's representative, and others with relevant knowledge of the property. Those interviewed and their relationship to the property is as follows:

Mr. Dante Love:	(707) 396-8719	Pendant Homes, Inc., Buyer
Mr. Sheldon Gerstein:	(207) 685-9646	Owner's Trustee
Ms. Patricia Aho:	(707) 874-2520	Previous Owner
Ms. Linda Collister:	(707) 431-2125	Fire Marshal, HSJPA
Ms. Esmeralda Pulido:	(707) 565-6565	SCEHD
Counter Personel:	(707) 576-2220	NC-RWQCB

Information from these sources is included in various sections of this Phase I ESA report, and reference is made to the source of information where obtained through consultation with individuals.

5.5.6 Synopsis of Previous and Current Environmental Investigations

Based on our review of the regulatory agencies (HSJPA, SCEHD, NC-RWQCB), as well as the attached historical database information (Appendices C through G), there were no active or historical environmental investigations documented at the subject site.

As part of our records review EGS researched the California State Geotracker Database and the Department of Toxic Substances Control EnviroStor Database to identify current or historic environmental concerns at or near the subject site, with no investigations reported on the subject site. The only investigation within 1000 feet of the subject site appears on the Geotracker Database (Plate 4, Geotracker Database map, Appendix A) and is as follows:

1) Fujihara & Zettler Properties, located at 8031 Bodega Avenue, approximately 500 feet west of the site, Geotracker Global ID T0609700397, former UST site, case closed as of June 19, 1996.

5.5.7 Summary of Land Use

The property is consists of Sonoma County APN 004-350-024, which totals approximately 0.35+/- acres (Plate 3, AP Map, Appendix A). The subject property is currently vacant, but has historically been developed with a small Quonset hut. The concrete slab for the former Quonset hut remains on the site and totals approximately 550 SF. The remaining portion of the property is vacant, with two remnant apple trees from a previous orchard, a dirt walking path used by neighbors, and various piles of soil and debris that has been dumped on the site along the north and northwest portions of the property.

The subject property has been developed with an apple orchard dating back to at least 1942 and likely earlier, based on our review of historic aerial photography. Although the site is currently vacant, an approximately 550 SF concrete slab is present on the north central portion of the site which was the location of a Quonset hut, which first appeared on the site in the historic aerial photograph from 1952. It appears that the Quonset hut was removed from the property sometime during the late 1980's or early 1990's based on our aerial photography review.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

We conducted the site reconnaissance on August 19, 2015. The site reconnaissance was conducted by EGS 's Environmental Professional David L. Bush, PG 8989, to become familiar with the site, adjacent properties, and nearby conditions. The site and surrounding structures and features were observed to document the current conditions and surrounding land use, as well as obtaining information, if any, indicating the likelihood of identifying recognized environmental conditions in connection with the property.

The site reconnaissance methodology consisted of walking over the site, taking field notes, and photographing visibly observable conditions. Selected photographs are attached to this Phase I ESA as Appendix B. No samples of any materials were collected, nor were any tests conducted. Our site reconnaissance was limited to observing readily visible conditions. We did not conduct any sampling, exploration, digging, drilling, probing or excavation. Existing materials were not moved.

The subject property was observed to document current conditions of land use and to observe potential visibly identifiable conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products at the subject property and adjacent properties. Observations made by our Environmental Professional are reported in various sections of this Phase I ESA.

6.2 General Site Setting

Surface topography is generally flat lying, at the top of a local knoll at an elevation of 239 feet above mean sea level (MSL). The property is located in a residential area along Bodega Avenue, approximately ¾ mile west of downtown Sebastopol, California (Plate 1, Site Location Map, Appendix A). Current access to the site is via Golden Ridge Avenue, the nearest cross street to Bodega Avenue (Plate 2, Site Map, Appendix A). The nearest primary surface water body to the site is Atascadero Creek, approximately 3000 feet to the west of the site.

6.2.1 Current Use of Subject Property

The property is consists of Sonoma County APN 004-350-024, which totals approximately 0.35+/- acres (Plate 3, AP Map, Appendix A). The subject property is currently vacant, but has historically been developed with a small Quonset hut. The concrete slab for the former Quonset hut remains on the site and totals approximately 550 SF. The remaining portion of the property is vacant, with two remnant apple trees from a previous orchard, a dirt walking path used by neighbors, and various piles of soil and debris that has been dumped on the site along the north and northwest portions of the property.

6.2.2 Adjacent Off-Site and Vicinity Observations

Surrounding area development consists of the following:

North of site – Residential

East of site – Residential

South of site – Sebastopol Memorial Lawn Cemetery

West of site – Residential, with a small commercial development at the intersection of Bodega Avenue and Pleasant Hill Road (approximately 300 feet west).

6.3 Exterior Observations

There were no structures to inspect at this site.

6.4 Interior Observations

There were no structures to inspect at this site.

7.0 INTERVIEWS

7.1 Interviews with Owner and Others

A list of those interviewed is provided in a previous report section (5.5.5). Information provided by the Client, and Client's representatives, is cited in relevant sections of this report. These interviews provided information on the site history, uses, and ownership.

Mr. Dante Love, Pendant Homes, Inc., provided EGS with background information on the property, including the Preliminary Title Report and Owner contact information.

Mr. Sheldon Gerstein and Ms. Patricia Aho were interviewed and provided information regarding current and previous site use.

7.2 Interview with Occupant of Subject Property

There are no occupants of the subject property.

7.3 Interviews with Local Officials

We spoke with personnel (listed in Section 5.5.5), as well as reviewed online databases with PRMD and NC-RWQCB, and the Geotracker Database and DTSC's EnviroStor Database to determine if records exist at or near the subject site related to environmental hazardous investigations. There were no files related to soils, releases, investigations or cleanups related to the subject site, and therefore no file reviews were performed at these offices.

8.0 FINDINGS

Pursuant to the request and assignment of the Mr. Dante Love, Pendant Homes, Inc., 100 E Street, Suite 317, Santa Rosa, CA 95404 (Client), Environmental Geology Services (Consultant), performed a Phase I Environmental Site Assessment (ESA) on the referenced property located at 7950 Bodega Avenue, Sebastopol, Sonoma County, State of California (Plate 1, Site Location Map, Appendix A).

The Client requested this Phase I Environmental Site Assessment (ESA) as part of their due diligence prior to purchasing the property.

Our Assessment resulted in the following findings:

- Environmental Geology Services (EGS) and its' Environmental Professionals researched the site history and historical records to identify past and present land uses as part of due diligence to determine if Recognized Environmental Conditions (REC's), Historical REC's (HREC's), Controlled REC's (CREC's), or Vapor Encroachment Conditions (VEC's) may exist, or may have existed on the property.

- Our research attempted to identify these conditions as they may relate to hazardous substances or petroleum products released to, or that may have migrated in or through, the environment (soil, soil vapor, and groundwater). EGS also determined if *de minimis* conditions or other environmental considerations exist at the site.

- Surface topography is generally flat lying, at the top of a local knoll at an elevation of 239 feet above mean sea level (MSL).

- The property is located in a residential area along Bodega Avenue, approximately ¾ mile west of downtown Sebastopol, California.

- Current access to the site is via Golden Ridge Avenue, the nearest cross street to Bodega Avenue.

- The nearest primary surface water body to the site is Atascadero Creek, approximately 3000 feet to the west of the site.

- The property is consists of Sonoma County APN 004-350-024, which totals approximately 0.35+/- acres.

- The subject property is currently vacant, but has historically been developed with a small Quonset hut.

- The concrete slab for the former Quonset hut remains on the site and totals approximately 550 SF.

- The Quonset hut first appeared on the site in the historic aerial photograph from 1952. It appears that the Quonset hut was removed from the property sometime during the late 1980's or early 1990's based on our aerial photography review.

- The remaining portion of the property is vacant, with two remnant apple trees from a previous orchard, a dirt walking path used by neighbors, and various piles of soil and debris that has been dumped on the site along the north and northwest portions of the property.

- The subject property has been developed with an apple orchard dating back to at least 1942 and likely earlier, based on our review of historic aerial photography

- Surrounding area development consists of the following:

  North of site – Residential
  East of site – Residential
  South of site – Sebastopol Memorial Lawn Cemetery
  West of site – Residential, with a small commercial development at the intersection of Bodega Avenue and Pleasant Hill Road (approximately 300 feet west).

- Based on our review of the regulatory agencies (HSJPA, SCEHD, NC-RWQCB), as well as the attached historical database information (Appendices C through G), there were no active or historical environmental investigations documented at the subject site.

- As part of our records review EGS researched the California State Geotracker Database and the Department of Toxic Substances Control EnviroStor Database to identify current or historic environmental concerns at or near the subject site, with no investigations reported on the subject site. The only investigation within 1000 feet of the subject site appears on the Geotracker Database as follows:

  1) Fujihara & Zettler Properties, located at 8031 Bodega Avenue, approximately 500 feet west of the site, Geotracker Global ID T0609700397, former UST site, case closed as of June 19, 1996.

9.0 CONCLUSIONS

Based on our site research, file reviews, site reconnaissance, and in accordance with the US EPA's All Appropriate Inquiries (AAI) and ASTM E1527-13 Standard of Practice, Environmental Geology Services provides the following conclusions:

Conclusions

Based on our site research, file reviews, site reconnaissance, and in accordance with the US EPA's All Appropriate Inquiries (AAI) and ASTM E1527-13 Standard of Practice, Environmental Geology Services provides the following conclusions:

Recognized Environmental Conditions (REC): There were no REC's observed on or nearby the subject property;

Historical REC's (HREC's): There were no HREC's observed on or nearby the subject property;

Controlled REC's (CREC's): There were no CREC's observed on or nearby the subject property;

Vapor Encroachment Conditions (VEC's): There were no VEC's observed on or nearby the subject property;

***De minimus* Conditions**: Since the site was vacant at the time of our site inspection, we did not observe conditions that would be considered *de minimus*.

Other Environmental Considerations: Based on our property inspection, it appears that there has been some dumping of soil and other construction debris on the site. Since the source of this soil and debris is unknown, there is a potential that this material may be impacted with residual contaminants. Based on our historic review of the property, an orchard was located on the site dating back to at least 1942. Since there had been an older orchard on the site, there is a potential for residual pesticide and/or herbicide contamination to shallow soils.

The terms Recognized Environmental Conditions (REC), Historical REC's (HREC's), Controlled REC's (CREC's), migrate/migration (related to VEC's), and *de minimis* conditions are defined, pursuant to the ASTM E1527-13 Standard of Practice, in section 2.1.1 of this report, along with other pertinent definitions.

Finally, EGS has concluded that under the US EPA's All Appropriate Inquiry rule and the ASTM E1527-13 Standard of Practice (discussed further in Section 2.1 of this report), there were no

current conditions observed at this site, and adjacent sites, at the time of our site reconnaissance that were indicative of an existing release, a past release or a material threat of a release of hazardous substances including petroleum products to the environment.

10.0 RECOMMENDATIONS

It is recommended that the reader review all Appendices included in this Phase I Environmental Site Assessment (Appendices A - H). This assessment is intended to permit the Client to satisfy one of the requirements to qualify for the innocent landowner defense for CERCLA liability.

Our Phase 1 ESA identified no Recognized Environmental Conditions (REC) at this property. Nevertheless, we recommend that the Client consult with an attorney to fully cover legal questions and to determine additional requirements needed to qualify for the innocent landowner defense for CERCLA liability, should the need for such a defense arise, or be of concern to the Client.

Based on the above conclusions, and our understanding that if the purchase of the property is completed, Pendant Homes is planning to redevelop the subject property with residential development, EGS makes the following recommendations for the site:

- Since the site was a former, older orchard, EGS recommends conducting shallow soil sampling on the site for analysis of pesticides and herbicides.

- Since there has been dumping on the site by and from an unknown source, EGS recommends sampling these soils to identify potential contaminants.

We have no additional recommendations as a result of this Phase 1 ESA for this site.

11.0 PROOF OF QUALIFICATIONS

This section presents the qualifications and background of the person or persons preparing the Phase I ESA. The following summary is provided to comply with the ASTM Practice E1527-13 requirement and the US EPA's AAI Rule so that minimum requirements are met.

We declare to the best of our professional knowledge and belief, we meet the definition of Environmental Professional (EP) as defined in Section 2.1.1 of this Phase I ESA Report and in 312.10 of 40 CFR 312. We have the specific qualifications passed on education, training, and experience to assess the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312, and ASTM E1527-13. The Environmental Professionals who conducted this Phase I ESA are presented in the following:

David L. Bush, Professional Geologist (PG 8989)

Education: - The Florida State University, Tallahassee, FL: B.S. - Geography/Environmental Studies, 1999. Sonoma State University, Rohnert Park, CA: B.A. Geology, 2007.

CERTIFICATION	DATE EARNED	METHOD1	REGISTRATION #	STATES
Professional Geologist	2012, 2013 – PG	EX, R	8989, G2390	CA, OR
Registered Environmental Assessor, Level I	2007 - REA I	EA	08276	CA
Qualified SWPPP Developer	2013 - QSD	EX	24661	CA

NOTE 1: EX = by Examination, Education and Experience; EA = Experience and Application

Hazmat Training: - Fed-OSHA (Title 29, CFR 1910.120) Hazardous Waste Operations and Emergency Response 24-Hour Training, National Environmental Trainers, Inc., 2002; Fed-OSHA (Title 29, CFR 1910.120) and Cal OSHA (Title 8 CCR 5192(e)(3)(A)) Health and Safety Training for Hazardous Waste Workers 40-Hour Training, University of California - Davis, 2007.

Professional History: Current Owner and Principal Geologist of Environmental Geology Services. Previous experience includes 15 years experience at Environmental Geology Services as Senior Project Geologist / Manager. Prior work with the US-National Resource Conservation Service and the State of California Parks & Recreation Department.

Fields of Expertise: Project Management, UST Fund Claims Processing and Management, State Geotracker System management and information support. Environmental geology research and investigation for Phase 1 and Phase 2 environmental site assessments including chlorinated solvent sites, UST investigations/ remediation/ closure, soil and groundwater investigations and sampling using solid, hollow stem, mud and air rotary drilling methods as well as direct push techniques and CPT, monitoring well design, installation and development, contamination research and investigation, surface water sampling, groundwater resource evaluations, site remediation planning, lithologic logging test pits and trenches for geotechnical exploration and active fault investigations environmental/geologic field work, environmental report writing and work plan development, and analytical results analysis and interpretation.

Clients: Cities, municipal agencies, banks, commercial developers and property managers, wineries, architects, engineers, insurance companies, legal firms, land planners, and environmental impact report consultants.

Professional Affiliations: Association of Groundwater Scientists and Engineers, Association of Engineering Geologists, National Groundwater Association, American Association of Petroleum Geologists.

12.0 REFERENCES

American Society for Testing and Materials (ASTM), Designation E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, November 2013.

Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA" or "Superfund), as amended by Superfund Amendments and Reauthorization Act of 1986 ("SARA") and Small Business Liability Relief and Brownfields Revitalization Act of 2002 ("Brownfields Amendments"), 42 U.S.C §9601 *et seq.*

"All Appropriate Inquiries" Final Rule 40 C.F.R. Part 312 Chapter 1 EPA, Subchapter J-Superfund, Emergency Planning, and Community Right-to-Know Programs, 40 C.F.R Parts 300-399.

Environmental Data Resources, Inc., Radius Map with GeoCheck, Inquiry Number 4384528.2s, August 17, 2015

Environmental Data Resources, Inc., Aerial Photo Decade Package, Inquiry Number 4384528.9, August 19, 2015

Environmental Data Resources, Inc., Historical Topographic Map Report, Inquiry Number 4384528.4, August 17, 2015

Environmental Data Resources, Inc., City Directory Abstract, Inquiry Number 4384528.5, August 18, 2015

Environmental Data Resources, Inc., Certified Sanborn® Map Report, Inquiry Number 4384528.3, August 17, 2015

California Department of Toxic Substances, California EPA Website at www.envirostor.dtsc.ca.gov/public/

California Department of Water Resources, Division of Planning and Local Assistance Website at http://well.water.ca.gov/

California State Water Resources Control Board, Water Quality, Geographic Information System (GIS) at http://www.geotacker.swrcb.ca.gov

California Department of Conservation, Division of Mines and Geology Website at http://www.consrv.ca.gov/CGS/information/publications/cgs_notes/note_36/note_36.pdf

U. S. Environmental Protection Agency, Brownfields Cleanup and Redevelopment, All Appropriate Inquiries at http://www.epa.gov/

APPENDIX A

Plates

ENVIRONMENTAL GEOLOGY SERVICES
Consulting and Project Management
Serving Northern California Since 1989
www.EGSconsultants.com
O/F: 707-528-0810
M: 707-953-1020

CLIENT: Love
PROJECT: 532.0815
DRAFTED BY: DLB
DATE: AUG 2015

SITE LOCATION MAP

REPORT:
Phase 1 Environmental Site Assessment

7950 Bodega Avenue, Sebastopol, CA
Sonoma County APN 004-350-024

PLATE

1

ENVIRONMENTAL
GEOLOGY
SERVICES
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O/F: 707-528-0810
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DLB
DATE:
AUG 2015

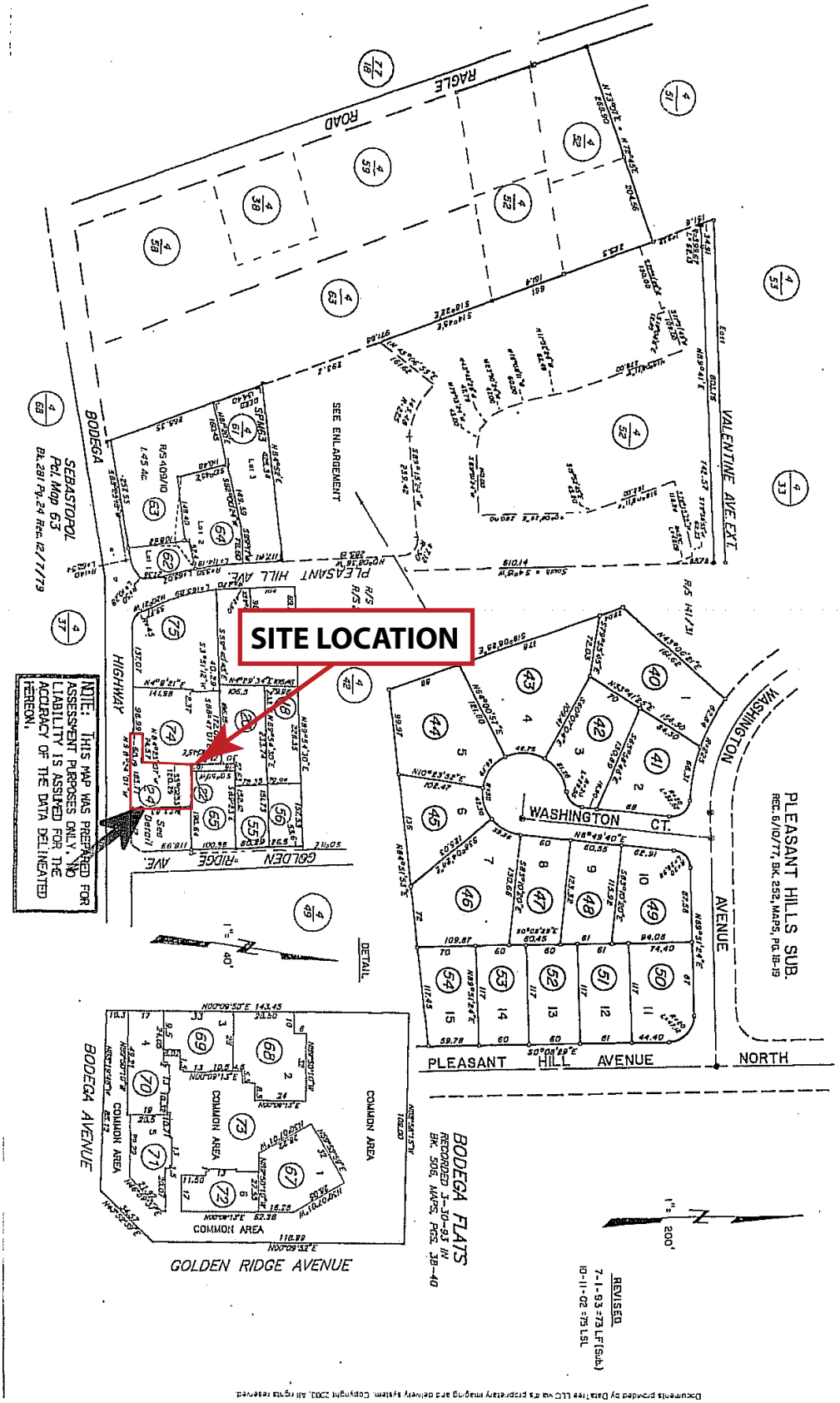
SITE MAP

REPORT:
Phase 1 Environmental Site Assessment

7950 Bodega Avenue, Sebastopol, CA
Sonoma County APN 004-350-024

PLATE

2



ENVIRONMENTAL GEOLOGY SERVICES
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O/F: 707-528-0810
M: 707-953-1020

CLIENT: Love
PROJECT: 532.0815
DRAFTED BY: DLB
DATE: AUG 2015

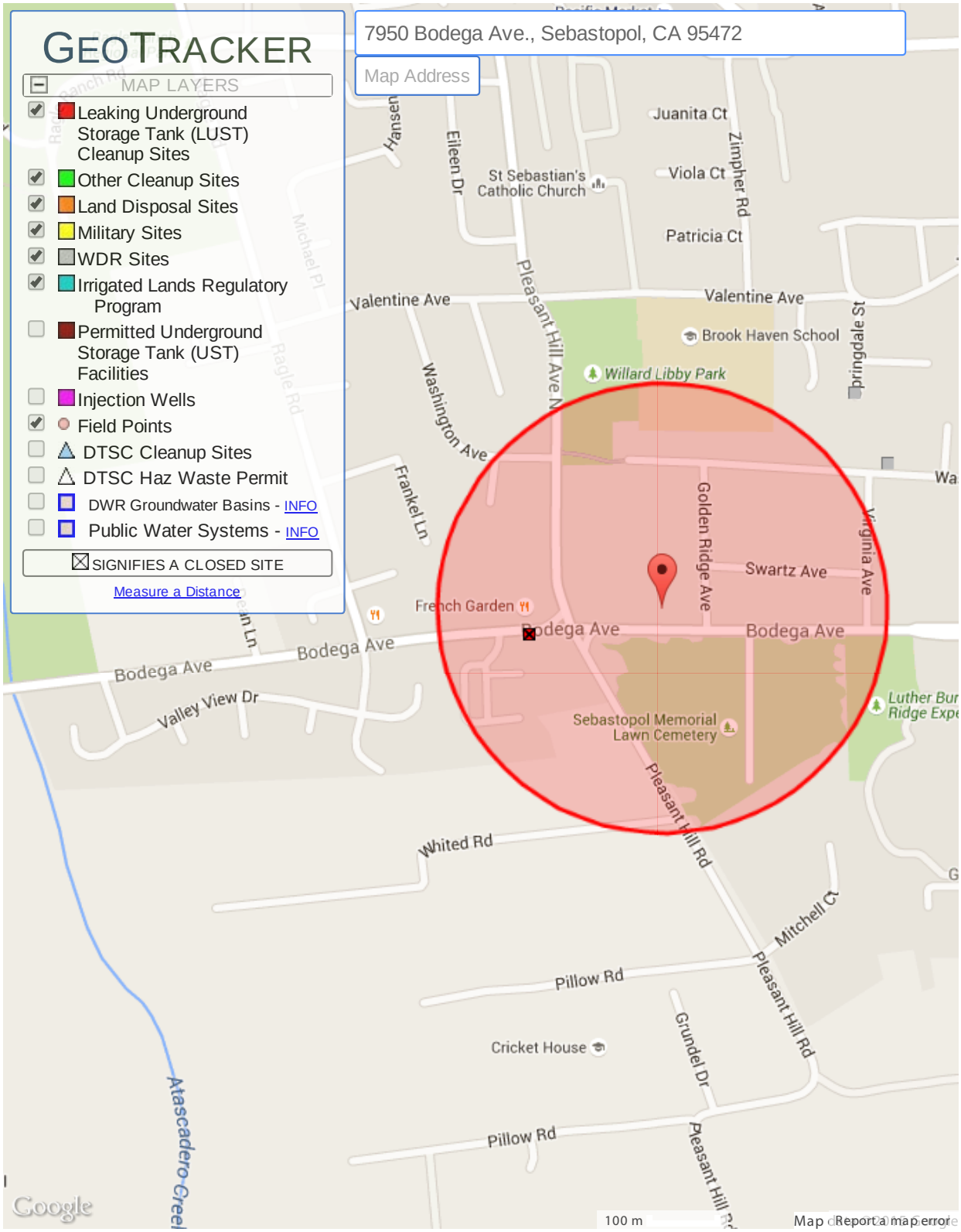
ASSESSOR PARCEL MAP

REPORT:
Phase 1 Environmental Site Assessment

7950 Bodega Avenue, Sebastopol, CA
Sonoma County APN 004-350-024

PLATE

3



SITES FOUND IN SEARCH RADIUS

http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=7950+Bodega+Ave.%2C+Sebastopol%2C+CA+95472 1/1

ENVIRONMENTAL GEOLOGY SERVICES Consulting and Project Management Serving Northern California Since 1989 www.EGSconsultants.com O/F: 707-528-0810 M: 707-953-1020	CLIENT: Love PROJECT: 532.0815 DRAFTED BY: DLB DATE: AUG 2015	**GEOTRACKER DATABASE MAP** ***REPORT:*** ***Phase 1 Environmental Site Assessment*** 7950 Bodega Avenue, Sebastopol, CA Sonoma County APN 004-350-024	**PLATE** **4**

APPENDIX B

Photos

Photo 1: View of southeast portion of property, two remnant apple trees and cemetery in background.

Photo 2: View of southwest portion of property.

Photo 3: View of north-central portion of property looking at concrete slab of former Quonset hut structure removed sometime during the late 1980's-early 90's.

Photo 4: Additional view looking northeast at concrete slab.

Photo 5: View from northeastern boundary of property looking west at construction debris and soil piles north of concrete slab.

Photo 6: View of northwest corner of property of debris and soil piles.

APPENDIX C

EDR Radius Map™ and Report with GeoCheck®

Pendant Homes
7950 Bodega Avenue
Sebastopol, CA 95472

Inquiry Number: 4384528.2s
August 17, 2015

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

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

TABLE OF CONTENTS

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

EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

7950 BODEGA AVENUE
SEBASTOPOL, CA 95472

COORDINATES

Latitude (North):	38.3985000 - 38˚ 23' 54.60''
Longitude (West):	122.8380000 - 122˚ 50' 16.80''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	514146.2
UTM Y (Meters):	4249836.5
Elevation:	239 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5602170 SEBASTOPOL, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120523
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
7950 BODEGA AVENUE
SEBASTOPOL, CA 95472

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1		167 PLEASANT HILL A	EDR US Hist Cleaners	Lower	498, 0.094, WNW
A2	FU IHARA & ZETTLER P	BODEGA AVENUE 8031	LUST	Lower	506, 0.096, WSW
A3	FUJIHARA & ZETTLER P	8031 BODEGA AVE	SWEEPS UST	Lower	586, 0.111, WSW
A4	FUJIHARA & ZETTLER P	8031 BODEGA AVE	HIST CORTESE, LUST	Lower	586, 0.111, WSW
5	MOLIN PROPERTIES	290 SPRINGDALE AVENU	SLIC	Lower	1351, 0.256, NE
6	PACIFIC BELL	7430 BODEGA AVENUE	RCRA-SQG, FINDS, HIST CORTESE, LUST, CA FID UST,...	Lower	2972, 0.563, ENE
7	SEBASTOPOL CHEVRON	5640 SEBASTOPOL ROAD	Notify 65	Lower	3821, 0.724, ESE
8	SEBASTOPOL WELL NO.	7120 BODEGA AVENUE	Notify 65	Lower	3941, 0.746, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

Federal Delisted NPL site list

Delisted NPL ..... National Priority List Deletions

Federal CERCLIS list

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

Federal CERCLIS NFRAP site List

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

Federal RCRA CORRACTS facilities list

CORRACTS ..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

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

Federal institutional controls / engineering controls registries

US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROL ..... Sites with Institutional Controls

EXECUTIVE SUMMARY

LUCIS ..... Land Use Control Information System

Federal ERNS list

ERNS ..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ..... State Response Sites

State- and tribal - equivalent CERCLIS

ENVIROSTOR ..... EnviroStor Database

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

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

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

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

State and tribal voluntary cleanup sites

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

State and tribal Brownfields sites

BROWNFIELDS ..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

US CDL ..... Clandestine Drug Labs

EXECUTIVE SUMMARY

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

Local Lists of Registered Storage Tanks

CA FID UST	Facility Inventory Database
HIST UST	Hazardous Substance Storage Container Database

Local Land Records

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

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
DOT OPS	Incident and Accident Data
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
US MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
RMP	Risk Management Plans
CA BOND EXP. PLAN	Bond Expenditure Plan
NPDES	NPDES Permits Listing
UIC	UIC Listing
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
WIP	Well Investigation Program Case List

EXECUTIVE SUMMARY

ENF..... Enforcement Action Listing
HAZNET..... Facility and Manifest Data
EMI..... Emissions Inventory Data
INDIAN RESERV..... Indian Reservations
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
WDS..... Waste Discharge System
Financial Assurance..... Financial Assurance Information Listing
PROC..... Certified Processors Database
HWT..... Registered Hazardous Waste Transporter Database
HWP..... EnviroStor Permitted Facilities Listing
MWMP..... Medical Waste Management Program Listing
MINES..... Mines Site Location Listing
PEST LIC..... Pesticide Regulation Licenses Listing
WASTEWATER PITS..... Oil Wastewater Pits Listing
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
EPA WATCH LIST..... EPA WATCH LIST
US FIN ASSUR..... Financial Assurance Information
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
COAL ASH DOE..... Steam-Electric Plant Operation Data
2020 COR ACTION..... 2020 Corrective Action Program List
PRP..... Potentially Responsible Parties

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants
EDR US Hist Auto Stat..... EDR Exclusive Historic Gas Stations

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank
RGA LF..... Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

State and tribal leaking storage tank lists

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

A review of the LUST list, as provided by EDR, and dated 06/15/2015 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FU IHARA & ZETTLER P Facility Id: 1TSO565	BODEGA AVENUE 8031	WSW 0 - 1/8 (0.096 mi.)	A2	8
FUJIHARA & ZETTLER P Status: Completed - Case Closed Global Id: T0609700397 Global ID: T0609700397	***8031 BODEGA AVE***	***WSW 0 - 1/8 (0.111 mi.)***	***A4***	***10***

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

A review of the SLIC list, as provided by EDR, and dated 06/15/2015 has revealed that there is 1 SLIC site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MOLIN PROPERTIES Facility Status: Completed - Case Closed Facility Id: 1NSO033 Global Id: T0609793102	290 SPRINGDALE AVENU	NE 1/4 - 1/2 (0.256 mi.)	5	12

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage 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.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FUJIHARA & ZETTLER P Comp Number: 8	8031 BODEGA AVE	WSW 0 - 1/8 (0.111 mi.)	A3	8

Other Ascertainable Records

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

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there is 1 HIST CORTESE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FUJIHARA & ZETTLER P Reg Id: 1TSO565	***8031 BODEGA AVE***	***WSW 0 - 1/8 (0.111 mi.)***	***A4***	***10***

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

A review of the Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there are 3 Notify 65 sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL	***7430 BODEGA AVENUE***	***ENE 1/2 - 1 (0.563 mi.)***	***6***	***13***
SEBASTOPOL CHEVRON	5640 SEBASTOPOL ROAD	ESE 1/2 - 1 (0.724 mi.)	7	21
SEBASTOPOL WELL NO.	7120 BODEGA AVENUE	ENE 1/2 - 1 (0.746 mi.)	8	21

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

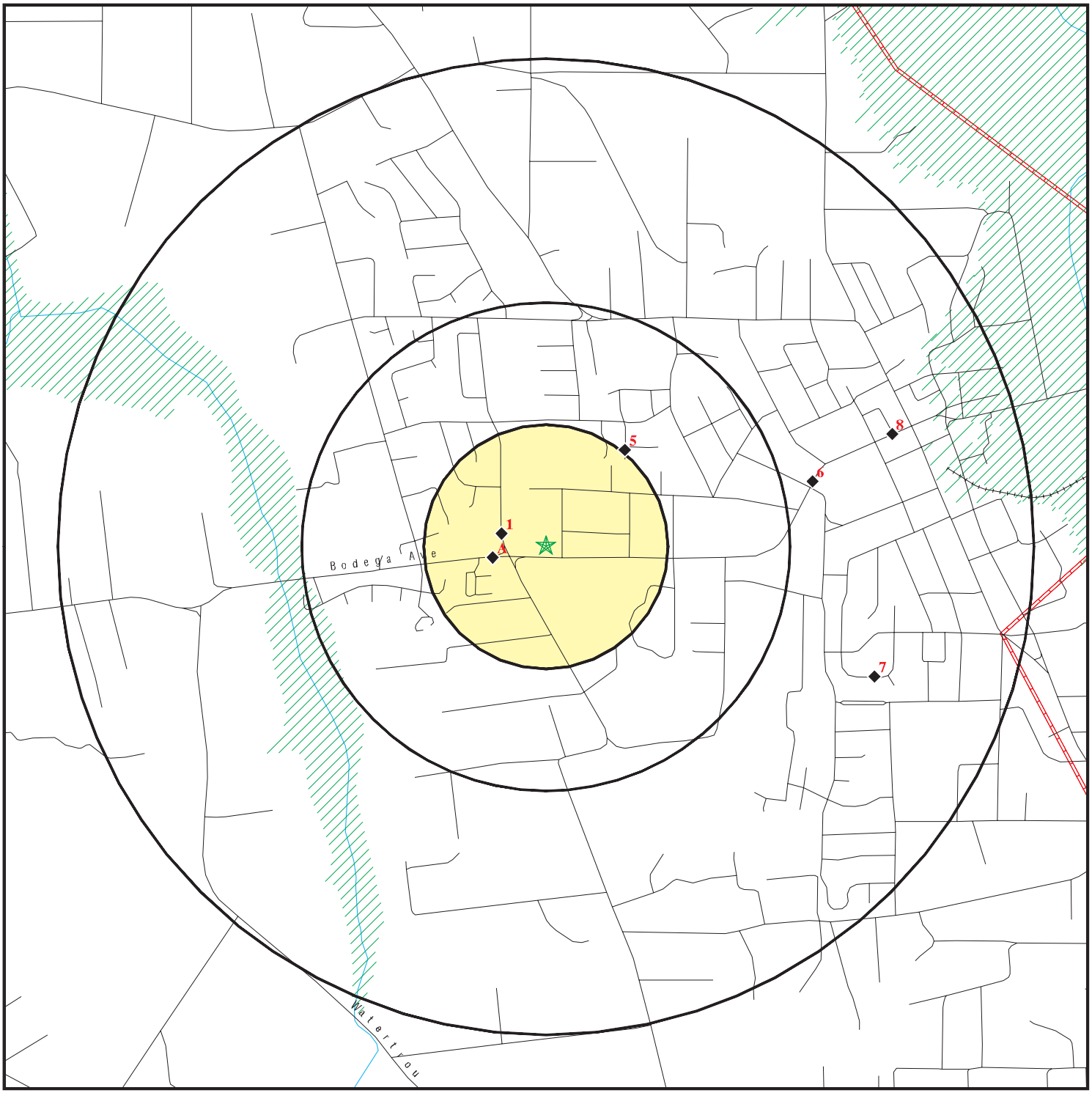
A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US Hist Cleaners site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	167 PLEASANT HILL A	WNW 0 - 1/8 (0.094 mi.)	1	8

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 4384528.2S



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

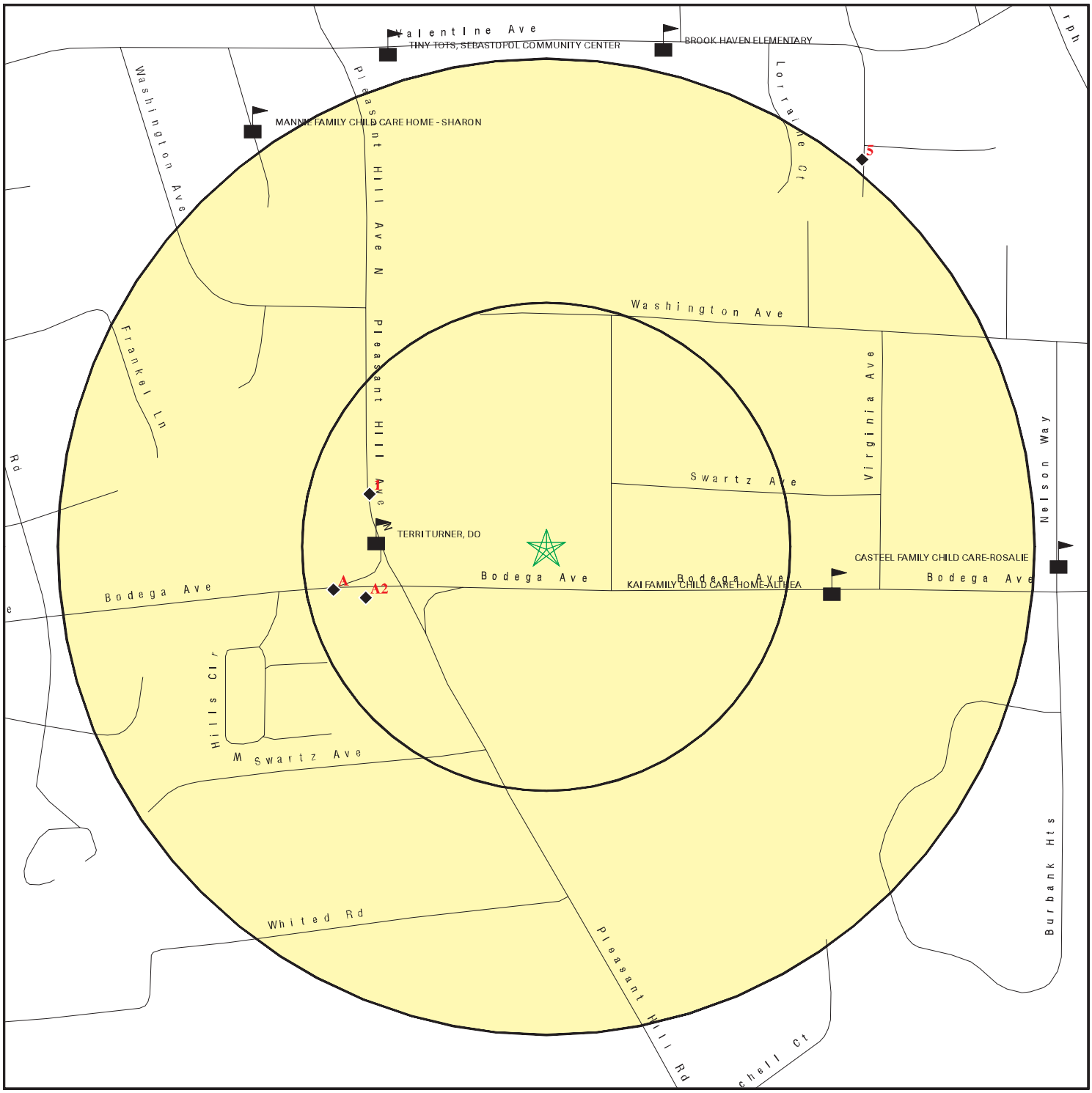
0 1/4 1/2 1 Miles

- Indian Reservations BIA
- Pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

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

SITE NAME: Pendant Homes ADDRESS: 7950 Bodega Avenue Sebastopol CA 95472 LAT/LONG: 38.3985 / 122.838	CLIENT: Environmental Geology Services CONTACT: David Bush INQUIRY #: 4384528.2s DATE: August 17, 2015 1:09 pm

DETAIL MAP - 4384528.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

100-year flood zone

500-year flood zone

Areas of Concern

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

SITE NAME: Pendant Homes	CLIENT: Environmental Geology Services
ADDRESS: 7950 Bodega Avenue Sebastopol CA 95472	CONTACT: David Bush
LAT/LONG: 38.3985 / 122.838	INQUIRY #: 4384528.2s
	DATE: August 17, 2015 1:14 pm

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		1	0	NR	NR	NR	1
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LUST	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0
- Totals --		0	5	0	1	3	0	9

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
WNW
< 1/8
0.094 mi.
498 ft.

EDR US Hist Cleaners **1015002466**
N/A

167 PLEASANT HILL AVE N
SEBASTOPOL, CA 95472

Relative:
Lower

Actual:
211 ft.

EDR Historical Cleaners:

Name:	HILLTOP WASH & DRY
Year:	2004
Address:	167 PLEASANT HILL AVE N
Name:	HILLTOP WASH AND DRY
Year:	2005
Address:	167 PLEASANT HILL AVE N
Name:	HILL TOP WASH & DRY
Year:	2008
Address:	167 PLEASANT HILL AVE N
Name:	HILL TOP WASH & DRY
Year:	2009
Address:	167 PLEASANT HILL AVE N
Name:	HILL TOP WASH & DRY
Year:	2010
Address:	167 PLEASANT HILL AVE N
Name:	HILL TOP WASH & DRY
Year:	2011
Address:	167 PLEASANT HILL AVE N
Name:	HILL TOP WASH & DRY
Year:	2012
Address:	167 PLEASANT HILL AVE N

A2
WSW
< 1/8
0.096 mi.
506 ft.

FU IHARA & ZETTLER PROPERTY **LUST** **S101309872**
BODEGA AVENUE 8031 **N/A**
SEBASTOPOL, CA

Site 1 of 3 in cluster A

Relative:
Lower

Actual:
222 ft.

LUST REG 1:

Region:	1
Facility ID:	1TSO565
Staff Initials:	Closed

A3
WSW
< 1/8
0.111 mi.
586 ft.

FUJIHARA & ZETTLER PROPERTY **SWEEPS UST** **S105124644**
8031 BODEGA AVE **N/A**
SEBASTOPOL, CA 95472

Site 2 of 3 in cluster A

Relative:
Lower

Actual:
220 ft.

SWEEPS UST:

Status:	Not reported
Comp Number:	8
Number:	Not reported
Board Of Equalization:	44-034033
Referral Date:	Not reported

FUJIHARA & ZETTLER PROPERTY (Continued) **S105124644**

Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	49-005-000008-000001
Tank Status:	Not reported
Capacity:	550
Active Date:	Not reported
Tank Use:	OIL
STG:	WASTE
Content:	WASTE OIL
Number Of Tanks:	6

Status:	Not reported
Comp Number:	8
Number:	Not reported
Board Of Equalization:	44-034033
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	49-005-000008-000002
Tank Status:	Not reported
Capacity:	550
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	LEADED
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	8
Number:	Not reported
Board Of Equalization:	44-034033
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	49-005-000008-000003
Tank Status:	Not reported
Capacity:	550
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	LEADED
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	8
Number:	Not reported
Board Of Equalization:	44-034033
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	49-005-000008-000004
Tank Status:	Not reported
Capacity:	550

FUJIHARA & ZETTLER PROPERTY (Continued) **S105124644**

Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	8
Number:	Not reported
Board Of Equalization:	44-034033
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	49-005-000008-000005
Tank Status:	Not reported
Capacity:	550
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Not reported
Comp Number:	8
Number:	Not reported
Board Of Equalization:	44-034033
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	49-005-000008-000006
Tank Status:	Not reported
Capacity:	550
Active Date:	Not reported
Tank Use:	M.V. FUEL
STG:	PRODUCT
Content:	DIESEL
Number Of Tanks:	Not reported

A4
WSW
< 1/8
0.111 mi.
586 ft.

FUJIHARA & ZETTLER PROP.
8031 BODEGA AVE
SEBASTOPOL, CA 95472

HIST CORTESE **S103817434**
LUST **N/A**

Site 3 of 3 in cluster A

Relative:
Lower

Actual:
220 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	49
Reg By:	LTNKA
Reg Id:	1TSO565

LUST:

Region:	STATE
Global Id:	T0609700397
Latitude:	38.3981299
Longitude:	-122.8401358

FUJIHARA & ZETTLER PROP. (Continued) **S103817434**

Case Type:	Not reported
Status:	Completed - Case Closed
Status Date:	06/19/1996
Lead Agency:	Not reported
Case Worker:	LCW
Local Agency:	Not reported
RB Case Number:	1TSO565
LOC Case Number:	Not reported
File Location:	All Files are on GeoTracker or in the Local Agency Database
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

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

Contact:

Global Id:	T0609700397
Contact Type:	Regional Board Caseworker
Contact Name:	SONOMA COUNTY LOP CLOSED SITE
Organization Name:	NORTH COAST RWQCB (REGION 1)
Address:	5550 SKYLANE BOULEVARD, SUITE A
City:	SANTA ROSA
Email:	Not reported
Phone Number:	7075656565

Global Id:	T0609700397
Contact Type:	Local Agency Caseworker
Contact Name:	LOP CLOSED IN RB01
Organization Name:	SONOMA COUNTY LOP
Address:	625 FIFTH STREET
City:	SANTA ROSA
Email:	Not reported
Phone Number:	Not reported

Status History:

Global Id:	T0609700397
Status:	Completed - Case Closed
Status Date:	06/19/1996

Global Id:	T0609700397
Status:	Open - Case Begin Date
Status Date:	01/05/1993

Global Id:	T0609700397
Status:	Open - Site Assessment
Status Date:	05/19/1993

Regulatory Activities:

Global Id:	T0609700397
Action Type:	Other
Date:	01/02/1965
Action:	Leak Reported

Global Id:	T0609700397
Action Type:	Other
Date:	01/05/1993
Action:	Leak Discovery

FUJIHARA & ZETTLER PROP. (Continued) **S103817434**

Global Id: T0609700397
Action Type: REMEDIATION
Date: 06/21/1996
Action: Excavation

SONOMA CO. LUST:
Region: SONOMA
Regional Board: 1TSO565
Closed or Referred: Y
Confirm Date: 06/19/1996
LOP Number: 00011702
Staff: Not reported
Decode of Staff: Not reported
Global ID: T0609700397

5
NE
1/4-1/2
0.256 mi.
1351 ft.

Relative:
Lower

Actual:
187 ft.

MOLIN PROPERTIES **SLIC** **S102431509**
290 SPRINGDALE AVENUE **N/A**
SEBASTOPOL, CA 95472

SLIC:
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 09/16/1987
Global Id: T0609793102
Lead Agency: NORTH COAST RWQCB (REGION 1)
Lead Agency Case Number: Not reported
Latitude: 38.4011317
Longitude: -122.8350559
Case Type: Cleanup Program Site
Case Worker: ZZZ
Local Agency: SONOMA COUNTY
RB Case Number: 1NSO033
File Location: Regional Board
Potential Media Affected: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

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

SLIC REG 1:
Region: 1
Facility ID: 1NSO033
Staff Initials: Facility Closed

6	**PACIFIC BELL**	**RCRA-SQG**	**1000251878**
ENE	**7430 BODEGA AVENUE**	**FINDS**	**CAT080029325**
1/2-1	**SEBASTOPOL, CA 95472**	**HIST CORTESE**	
0.563 mi.		**LUST**	
2972 ft.		**CA FID UST**	
		UST	
Relative:		**HIST UST**	
Lower		**SWEEPS UST**	
		Notify 65	
Actual:		**EMI**	
105 ft.			

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	PACIFIC BELL
Facility address:	7430 BODEGA AVENUE SEBASTOPOL, CA 95472
EPA ID:	CAT080029325
Mailing address:	3707 KINGS WAY SEC A-6 SACRAMENTO, CA 95821
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	THE PACIFIC TELEPHONE AND TELEGRAPH CO
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No

PACIFIC BELL (Continued) **1000251878**

Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 04/09/1990
Site name: PACIFIC BELL
Classification: Large Quantity Generator

Date form received by agency: 02/05/1981
Site name: PACIFIC BELL
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002955188

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY

Registry ID: 110055877911

Environmental Interest/Information System
STATE MASTER

HIST CORTESE:
Region: CORTESE
Facility County Code: 49
Reg By: LTNKA
Reg Id: 1TSO228

LUST:

PACIFIC BELL (Continued) **1000251878**

Region:	STATE
Global Id:	T0609700171
Latitude:	38.400628
Longitude:	-122.828283
Case Type:	Not reported
Status:	Completed - Case Closed
Status Date:	08/26/1991
Lead Agency:	Not reported
Case Worker:	LCW
Local Agency:	Not reported
RB Case Number:	1TSO228
LOC Case Number:	Not reported
File Location:	All Files are on GeoTracker or in the Local Agency Database
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

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

Contact:

Global Id:	T0609700171
Contact Type:	Regional Board Caseworker
Contact Name:	SONOMA COUNTY LOP CLOSED SITE
Organization Name:	NORTH COAST RWQCB (REGION 1)
Address:	5550 SKYLANE BOULEVARD, SUITE A
City:	SANTA ROSA
Email:	Not reported
Phone Number:	7075656565

Global Id:	T0609700171
Contact Type:	Local Agency Caseworker
Contact Name:	LOP CLOSED IN RB01
Organization Name:	SONOMA COUNTY LOP
Address:	625 FIFTH STREET
City:	SANTA ROSA
Email:	Not reported
Phone Number:	Not reported

Status History:

Global Id:	T0609700171
Status:	Completed - Case Closed
Status Date:	08/26/1991

Global Id:	T0609700171
Status:	Open - Case Begin Date
Status Date:	08/22/1988

Global Id:	T0609700171
Status:	Open - Site Assessment
Status Date:	12/20/1988

Regulatory Activities:

Global Id:	T0609700171
Action Type:	Other
Date:	01/02/1965
Action:	Leak Reported

PACIFIC BELL (Continued) **1000251878**

Global Id: T0609700171
Action Type: Other
Date: 08/22/1988
Action: Leak Discovery

LUST REG 1:
Region: 1
Facility ID: 1TSO228
Staff Initials: Closed

SONOMA CO. LUST:
Region: SONOMA
Regional Board: 1TSO228
Closed or Referred: Closed
Confirm Date: 08/26/1991
LOP Number: 00002137
Staff: Not reported
Decode of Staff: Not reported
Global ID: T0609700171

CA FID UST:
Facility ID: 49003275
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7075855016
Mail To: Not reported
Mailing Address: 1445 VAN NESS AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: SEBASTOPOL 95472
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

UST:
Facility ID: 600153
Permitting Agency: HEALDSBURG/SEBASTAPOL, CITY OF
Latitude: 38.401975
Longitude: -122.82694

HIST UST:
Region: STATE
Facility ID: 00000057746
Facility Type: Other
Other Type: SIC 4800
Contact Name: E.J. KOEHLER
Telephone: 4155426758
Owner Name: PACIFIC BELL
Owner Address: 370 THIRD STREET

PACIFIC BELL (Continued) **1000251878**

Owner City,St,Zip: SAN FRANCISCO, CA 94107
Total Tanks: 0001

Tank Num: 001
Container Num: 1
Year Installed: 1975
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: None

SWEEPS UST:
Status: Active
Comp Number: 2137
Number: 1
Board Of Equalization: 44-027839
Referral Date: 09-05-91
Action Date: 09-05-91
Created Date: 03-31-89
Owner Tank Id: 869
SWRCB Tank Id: 49-000-002137-000001
Tank Status: A
Capacity: 2000
Active Date: 09-05-91
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: 1

NOTIFY 65:
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Incident Description: 93747

EMI:
Year: 2002
County Code: 49
Air Basin: SF
Facility ID: 13545
Air District Name: BA
SIC Code: 4813
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

PACIFIC BELL (Continued) **1000251878**

Year:	2003
County Code:	49
Air Basin:	SF
Facility ID:	13545
Air District Name:	BA
SIC Code:	4813
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2004
County Code:	49
Air Basin:	SF
Facility ID:	13545
Air District Name:	BA
SIC Code:	4813
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.006
Reactive Organic Gases Tons/Yr:	0.0050202
Carbon Monoxide Emissions Tons/Yr:	0.017
NOX - Oxides of Nitrogen Tons/Yr:	0.08
SOX - Oxides of Sulphur Tons/Yr:	0.001
Particulate Matter Tons/Yr:	0.006
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0.005856

Year:	2005
County Code:	49
Air Basin:	SF
Facility ID:	13545
Air District Name:	BA
SIC Code:	4813
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.006
Reactive Organic Gases Tons/Yr:	.0050202
Carbon Monoxide Emissions Tons/Yr:	.017
NOX - Oxides of Nitrogen Tons/Yr:	.08
SOX - Oxides of Sulphur Tons/Yr:	.001
Particulate Matter Tons/Yr:	.006
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.005856

Year:	2006
County Code:	49
Air Basin:	SF
Facility ID:	13545
Air District Name:	BA
SIC Code:	4813

PACIFIC BELL (Continued) **1000251878**

Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	.001
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2007
County Code:	49
Air Basin:	SF
Facility ID:	13545
Air District Name:	BA
SIC Code:	4813
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	.001
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2008
County Code:	49
Air Basin:	SF
Facility ID:	13545
Air District Name:	BA
SIC Code:	4813
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.004
Reactive Organic Gases Tons/Yr:	.0033468
Carbon Monoxide Emissions Tons/Yr:	.011
NOX - Oxides of Nitrogen Tons/Yr:	.052
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	.004
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.003904

Year:	2009
County Code:	49
Air Basin:	SF
Facility ID:	13545
Air District Name:	BA
SIC Code:	4813
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4.0000000000000001E-3
Reactive Organic Gases Tons/Yr:	0.0033468
Carbon Monoxide Emissions Tons/Yr:	1.0999999999999999E-2

PACIFIC BELL (Continued) **1000251878**

NOX - Oxides of Nitrogen Tons/Yr:	5.1999999999999998E-2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	4.0983606557376999E-3
Part. Matter 10 Micrometers & Smllr Tons/Yr:	4.0000000000000001E-3

Year:	2010
County Code:	49
Air Basin:	SF
Facility ID:	13545
Air District Name:	BA
SIC Code:	4813
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3.0000000000000001E-3
Reactive Organic Gases Tons/Yr:	2.5100999999999999E-3
Carbon Monoxide Emissions Tons/Yr:	8.9999999999999993E-3
NOX - Oxides of Nitrogen Tons/Yr:	4.3999999999999997E-2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0.00307377049180327
Part. Matter 10 Micrometers & Smllr Tons/Yr:	3.0000000000000001E-3

Year:	2011
County Code:	49
Air Basin:	SF
Facility ID:	13545
Air District Name:	BA
SIC Code:	4813
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.004
Reactive Organic Gases Tons/Yr:	0.0033468
Carbon Monoxide Emissions Tons/Yr:	0.013
NOX - Oxides of Nitrogen Tons/Yr:	0.059
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2012
County Code:	49
Air Basin:	SF
Facility ID:	13545
Air District Name:	BA
SIC Code:	4813
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.004
Reactive Organic Gases Tons/Yr:	0.0033468
Carbon Monoxide Emissions Tons/Yr:	0.013
NOX - Oxides of Nitrogen Tons/Yr:	0.059
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0.0040983606557
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0.004

7
ESE
1/2-1
0.724 mi.
3821 ft.

SEBASTOPOL CHEVRON
5640 SEBASTOPOL ROAD
SEBASTOPOL, CA 93747

Notify 65

U000068890
N/A

Relative:
Lower

Actual:
169 ft.

NOTIFY 65:

Date Reported:	Not reported
Staff Initials:	Not reported
Board File Number:	Not reported
Facility Type:	Not reported
Discharge Date:	Not reported
Incident Description:	93747

8
ENE
1/2-1
0.746 mi.
3941 ft.

SEBASTOPOL WELL NO. 4
7120 BODEGA AVENUE
SEBASTOPOL, CA 93747

Notify 65

S100179245
N/A

Relative:
Lower

Actual:
90 ft.

NOTIFY 65:

Date Reported:	Not reported
Staff Initials:	Not reported
Board File Number:	Not reported
Facility Type:	Not reported
Discharge Date:	Not reported
Incident Description:	93747

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

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.

Date of Government Version: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 75

Source: EPA
Telephone: N/A
Last EDR Contact: 07/09/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 75

Source: EPA
Telephone: N/A
Last EDR Contact: 07/09/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

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.

Date of Government Version: 03/26/2015	Source: EPA
Date Data Arrived at EDR: 04/08/2015	Telephone: N/A
Date Made Active in Reports: 06/22/2015	Last EDR Contact: 07/09/2015
Number of Days to Update: 75	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS 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). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/29/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 03/26/2015	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/08/2015	Telephone: 703-603-8704
Date Made Active in Reports: 06/11/2015	Last EDR Contact: 07/10/2015
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/19/2015
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS 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 this 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. This 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 a potential NPL site.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 05/29/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 09/07/2015
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

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). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

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). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

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.

Date of Government Version: 03/16/2015
Date Data Arrived at EDR: 03/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/16/2015
Date Data Arrived at EDR: 03/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 13

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/12/2015
Next Scheduled EDR Contact: 11/30/2015
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 63

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

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.

Date of Government Version: 05/04/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 05/14/2015
Number of Days to Update: 9

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/04/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

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.

Date of Government Version: 05/04/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 05/14/2015
Number of Days to Update: 9

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/04/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Quarterly

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

SWF/LF (SWIS): Solid Waste Information System

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.

Date of Government Version: 05/18/2015
Date Data Arrived at EDR: 05/20/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 16

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 08/31/2015
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/30/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 48

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/28/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 55

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 03/17/2015
Date Data Arrived at EDR: 05/01/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 52

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 09/30/2014
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/03/2015
Date Data Arrived at EDR: 04/30/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 53

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Quarterly

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/30/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 24

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/03/2015
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 29

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/06/2015
Number of Days to Update: 19

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 07/13/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/03/2015
Date Data Arrived at EDR: 04/30/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 53

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 09/30/2014
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/30/2015
Date Data Arrived at EDR: 05/26/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 27

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 03/17/2015
Date Data Arrived at EDR: 05/01/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 52

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/30/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 48

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 28

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/06/2015
Date Data Arrived at EDR: 05/19/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 34

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/10/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/29/2014
Date Data Arrived at EDR: 10/01/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 36

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
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.

Date of Government Version: 05/04/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 05/14/2015
Number of Days to Update: 9

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/04/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/08/2015
Date Data Arrived at EDR: 06/09/2015
Date Made Active in Reports: 07/10/2015
Number of Days to Update: 31

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
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.

Date of Government Version: 03/23/2015
Date Data Arrived at EDR: 03/24/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/24/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 47

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 05/26/2015
Date Data Arrived at EDR: 05/28/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 8

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/12/2015
Next Scheduled EDR Contact: 11/30/2015
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 05/01/2015
Next Scheduled EDR Contact: 08/17/2015
Data Release Frequency: Varies

WMUDS/SWAT: Waste Management Unit Database
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.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 08/04/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/25/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/29/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: Quarterly

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

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.

Date of Government Version: 05/04/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 05/14/2015
Number of Days to Update: 9

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/04/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/18/2015
Number of Days to Update: 8

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 08/07/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/25/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/29/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWEEPS UST: SWEEPS UST Listing

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.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 06/11/2015
Date Data Arrived at EDR: 06/16/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Varies

DEED: Deed Restriction Listing

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.

Date of Government Version: 06/08/2015
Date Data Arrived at EDR: 06/09/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 35

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 06/09/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 06/15/2015
Date Data Arrived at EDR: 07/28/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 6

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 07/28/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 27

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

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.

Date of Government Version: 03/10/2015
Date Data Arrived at EDR: 03/31/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 72

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 08/04/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/14/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 06/06/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 8

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 07/08/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 46

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/12/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/26/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 12/30/2014
Date Data Arrived at EDR: 12/31/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 06/03/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 110

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 01/29/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/25/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/06/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 07/09/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/17/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/31/2015
Date Data Arrived at EDR: 04/09/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 63

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 06/04/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/07/2015
Date Data Arrived at EDR: 04/09/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/09/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/18/2015
Date Data Arrived at EDR: 02/27/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 26

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 06/10/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2015
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/29/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Biennially

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 05/18/2015
Date Data Arrived at EDR: 05/20/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 22

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 08/31/2015
Data Release Frequency: Quarterly

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 11/19/2014
Date Data Arrived at EDR: 12/15/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 45

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 06/19/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Varies

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/24/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 18

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

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

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

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

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: No Update Planned

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 02/18/2015
Date Data Arrived at EDR: 02/20/2015
Date Made Active in Reports: 03/12/2015
Number of Days to Update: 20

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Annually

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/30/2015
Date Data Arrived at EDR: 05/01/2015
Date Made Active in Reports: 05/13/2015
Number of Days to Update: 12

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/07/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data
Facility and Manifest Data. The 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. This database begins with calendar year 1993.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/19/2014
Number of Days to Update: 35

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/17/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Annually

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 03/25/2014
Date Made Active in Reports: 04/28/2014
Number of Days to Update: 34

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/25/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/14/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing
The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/21/2015
Next Scheduled EDR Contact: 08/31/2015
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Quarterly

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/14/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/14/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 08/04/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Quarterly

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 07/07/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 06/07/2015
Date Data Arrived at EDR: 06/10/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 34

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 06/10/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 27

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board?s review found that more than one-third of the region?s active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/23/2015
Number of Days to Update: 67

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 07/13/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands
Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/14/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: N/A

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/13/2015
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 20

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 07/14/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Quarterly

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 05/26/2015
Date Data Arrived at EDR: 05/28/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 8

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/28/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Quarterly

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/16/2014
Date Data Arrived at EDR: 10/31/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 17

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/16/2014
Date Data Arrived at EDR: 10/31/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 17

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/22/2015
Data Release Frequency: Annually

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/09/2015
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/25/2015
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 08/12/2015
Next Scheduled EDR Contact: 11/30/2015
Data Release Frequency: Quarterly

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/12/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/07/2015
Date Data Arrived at EDR: 06/09/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 35

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 06/09/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Varies

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 07/13/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/18/2015
Date Data Arrived at EDR: 05/22/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 14

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/18/2015
Next Scheduled EDR Contact: 08/31/2015
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/30/2015
Date Data Arrived at EDR: 05/01/2015
Date Made Active in Reports: 05/13/2015
Number of Days to Update: 12

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 07/24/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 06/15/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 27

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

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

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 07/21/2015
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/05/2015
Number of Days to Update: 12

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 08/10/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Semi-Annually

Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 07/21/2015
Date Data Arrived at EDR: 07/22/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 12

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/13/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List
Cupa Facility List

Date of Government Version: 06/05/2015
Date Data Arrived at EDR: 06/09/2015
Date Made Active in Reports: 07/10/2015
Number of Days to Update: 31

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing
Cupa facility list.

Date of Government Version: 11/20/2014
Date Data Arrived at EDR: 11/24/2014
Date Made Active in Reports: 01/07/2015
Number of Days to Update: 44

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 07/13/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 07/15/2015
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 17

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 06/11/2014
Date Data Arrived at EDR: 06/13/2014
Date Made Active in Reports: 07/07/2014
Number of Days to Update: 24

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 08/10/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 05/26/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 13

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 08/03/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 05/19/2015
Date Data Arrived at EDR: 05/22/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 14

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 05/26/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 7

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 08/03/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 07/13/2015
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 20

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 07/06/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 03/11/2015
Date Data Arrived at EDR: 03/13/2015
Date Made Active in Reports: 03/24/2015
Number of Days to Update: 11

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 07/14/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 04/27/2015
Date Data Arrived at EDR: 04/28/2015
Date Made Active in Reports: 05/13/2015
Number of Days to Update: 15

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 08/07/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/21/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 05/19/2015
Date Data Arrived at EDR: 06/18/2015
Date Made Active in Reports: 07/22/2015
Number of Days to Update: 34

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 08/07/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 05/26/2015
Date Data Arrived at EDR: 05/28/2015
Date Made Active in Reports: 06/15/2015
Number of Days to Update: 18

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/21/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 05/05/2015
Date Data Arrived at EDR: 05/07/2015
Date Made Active in Reports: 05/20/2015
Number of Days to Update: 13

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/20/2015
Next Scheduled EDR Contact: 11/02/2015
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 11/24/2014
Date Data Arrived at EDR: 01/30/2015
Date Made Active in Reports: 03/04/2015
Number of Days to Update: 33

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 07/10/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/20/2015
Date Data Arrived at EDR: 07/21/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 13

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/21/2015
Next Scheduled EDR Contact: 11/02/2015
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2015
Date Data Arrived at EDR: 07/27/2015
Date Made Active in Reports: 08/10/2015
Number of Days to Update: 14

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/20/2015
Next Scheduled EDR Contact: 11/02/2015
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/15/2015
Date Data Arrived at EDR: 01/29/2015
Date Made Active in Reports: 03/10/2015
Number of Days to Update: 40

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/15/2015
Next Scheduled EDR Contact: 11/02/2015
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/02/2015
Date Made Active in Reports: 04/13/2015
Number of Days to Update: 11

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/17/2015
Next Scheduled EDR Contact: 11/02/2015
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/03/2015
Date Data Arrived at EDR: 05/26/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 16

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 07/27/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/03/2015
Date Data Arrived at EDR: 06/04/2015
Date Made Active in Reports: 07/06/2015
Number of Days to Update: 32

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 06/04/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 05/28/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/15/2015
Number of Days to Update: 17

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/22/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 10/08/2014
Date Data Arrived at EDR: 10/22/2014
Date Made Active in Reports: 12/15/2014
Number of Days to Update: 54

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 07/06/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 05/22/2015
Date Data Arrived at EDR: 05/26/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 10

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 05/22/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 06/01/2015
Date Data Arrived at EDR: 06/03/2015
Date Made Active in Reports: 07/06/2015
Number of Days to Update: 33

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/30/2015
Date Data Arrived at EDR: 07/07/2015
Date Made Active in Reports: 07/16/2015
Number of Days to Update: 9

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 05/26/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 06/03/2015
Date Data Arrived at EDR: 06/04/2015
Date Made Active in Reports: 07/22/2015
Number of Days to Update: 48

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 05/01/2015
Date Data Arrived at EDR: 05/12/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 24

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/06/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/01/2015
Date Data Arrived at EDR: 05/12/2015
Date Made Active in Reports: 06/08/2015
Number of Days to Update: 27

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/06/2015
Next Scheduled EDR Contact: 08/24/2015
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/01/2015
Date Data Arrived at EDR: 05/12/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 30

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/11/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 07/01/2015
Date Data Arrived at EDR: 07/07/2015
Date Made Active in Reports: 08/05/2015
Number of Days to Update: 29

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/15/2015
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 17

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 07/15/2015
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 17

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 05/07/2015
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 10

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/07/2015
Date Data Arrived at EDR: 07/27/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 7

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 06/30/2015
Date Data Arrived at EDR: 07/07/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 7

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 08/10/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 23

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Quarterly

Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2014
Date Data Arrived at EDR: 11/21/2014
Date Made Active in Reports: 12/29/2014
Number of Days to Update: 38

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 06/03/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 08/06/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 08/06/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 07/06/2015
Number of Days to Update: 10

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 05/22/2015
Date Data Arrived at EDR: 05/26/2015
Date Made Active in Reports: 06/10/2015
Number of Days to Update: 15

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/20/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 07/20/2015
Date Data Arrived at EDR: 07/22/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 12

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/15/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/10/2015
Date Data Arrived at EDR: 06/16/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 28

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/10/2015
Next Scheduled EDR Contact: 06/29/2015
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 05/22/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List

Cupa facility list

Date of Government Version: 06/10/2015
Date Data Arrived at EDR: 06/16/2015
Date Made Active in Reports: 07/10/2015
Number of Days to Update: 24

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 06/01/2015
Next Scheduled EDR Contact: 09/14/2015
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 05/07/2015
Date Data Arrived at EDR: 05/12/2015
Date Made Active in Reports: 06/08/2015
Number of Days to Update: 27

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 08/07/2015
Next Scheduled EDR Contact: 11/23/2015
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 05/22/2015
Date Data Arrived at EDR: 05/26/2015
Date Made Active in Reports: 06/08/2015
Number of Days to Update: 13

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/22/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/12/2015
Date Data Arrived at EDR: 06/16/2015
Date Made Active in Reports: 07/10/2015
Number of Days to Update: 24

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/26/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2015
Date Data Arrived at EDR: 06/24/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 20

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/10/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2015
Date Data Arrived at EDR: 06/30/2015
Date Made Active in Reports: 07/07/2015
Number of Days to Update: 7

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/10/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 06/22/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 18

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/01/2015
Date Data Arrived at EDR: 07/07/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 7

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/22/2015
Next Scheduled EDR Contact: 10/12/2015
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 06/05/2015
Date Data Arrived at EDR: 06/09/2015
Date Made Active in Reports: 07/06/2015
Number of Days to Update: 27

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 06/05/2015
Next Scheduled EDR Contact: 09/21/2015
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 07/13/2015
Date Data Arrived at EDR: 07/28/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 6

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 07/24/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 06/26/2015
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/03/2015
Number of Days to Update: 17

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/12/2015
Next Scheduled EDR Contact: 11/30/2015
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/26/2015
Next Scheduled EDR Contact: 10/19/2015
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/12/2015
Next Scheduled EDR Contact: 11/30/2015
Data Release Frequency: Quarterly

Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 04/27/2015
Date Data Arrived at EDR: 04/29/2015
Date Made Active in Reports: 05/13/2015
Number of Days to Update: 14

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 07/27/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Quarterly

Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 05/27/2015
Date Data Arrived at EDR: 06/17/2015
Date Made Active in Reports: 07/06/2015
Number of Days to Update: 19

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/17/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 07/08/2015
Date Data Arrived at EDR: 07/13/2015
Date Made Active in Reports: 07/22/2015
Number of Days to Update: 9

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 07/06/2015
Next Scheduled EDR Contact: 10/05/2015
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 05/18/2015
Date Data Arrived at EDR: 05/19/2015
Date Made Active in Reports: 06/05/2015
Number of Days to Update: 17

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 07/31/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/18/2015
Next Scheduled EDR Contact: 08/31/2015
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/12/2015
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/13/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/01/2015
Date Data Arrived at EDR: 05/06/2015
Date Made Active in Reports: 05/20/2015
Number of Days to Update: 14

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/06/2015
Next Scheduled EDR Contact: 11/16/2015
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/21/2014
Date Made Active in Reports: 08/25/2014
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/20/2015
Next Scheduled EDR Contact: 11/02/2015
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/26/2015
Next Scheduled EDR Contact: 09/07/2015
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/19/2015
Date Made Active in Reports: 04/07/2015
Number of Days to Update: 19

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/11/2015
Next Scheduled EDR Contact: 09/28/2015
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Telephone: 281-546-1505
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
Telephone: 800-823-6277
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

PENDANT HOMES
7950 BODEGA AVENUE
SEBASTOPOL, CA 95472

TARGET PROPERTY COORDINATES

Latitude (North):	38.3985 - 38˚ 23' 54.60''
Longitude (West):	122.838 - 122˚ 50' 16.80''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	514146.2
UTM Y (Meters):	4249836.5
Elevation:	239 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5602170 SEBASTOPOL, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

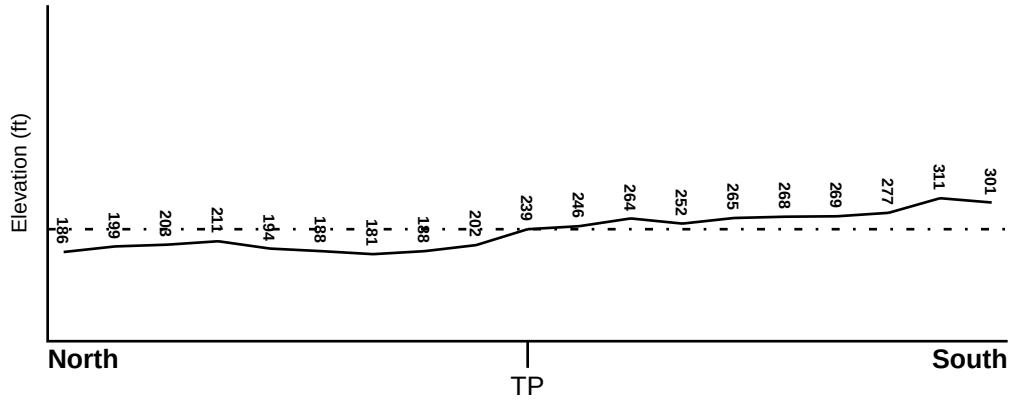
TOPOGRAPHIC INFORMATION

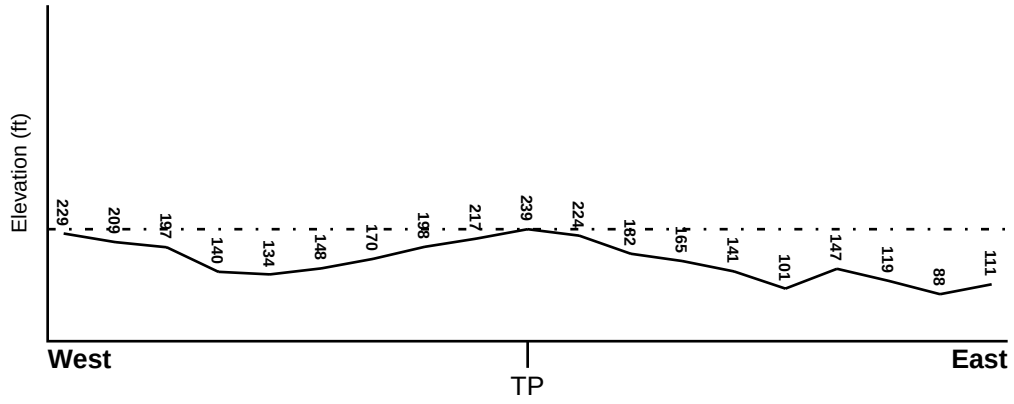
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General North

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 239 ft.

0 1/2 1 Miles

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
SONOMA, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06097C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
SEBASTOPOL	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
B5	1/2 - 1 Mile NE	W
B6	1/2 - 1 Mile NE	E
C7	1/2 - 1 Mile North	E
C8	1/2 - 1 Mile North	E
10	1/2 - 1 Mile ENE	ESE
13	1/2 - 1 Mile East	Not Reported
14	1/2 - 1 Mile NE	SE
D15	1/2 - 1 Mile ENE	Not Reported
E16	1/2 - 1 Mile ENE	Varies

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
E17	1/2 - 1 Mile ENE	Varies
23	1/2 - 1 Mile ENE	NE

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

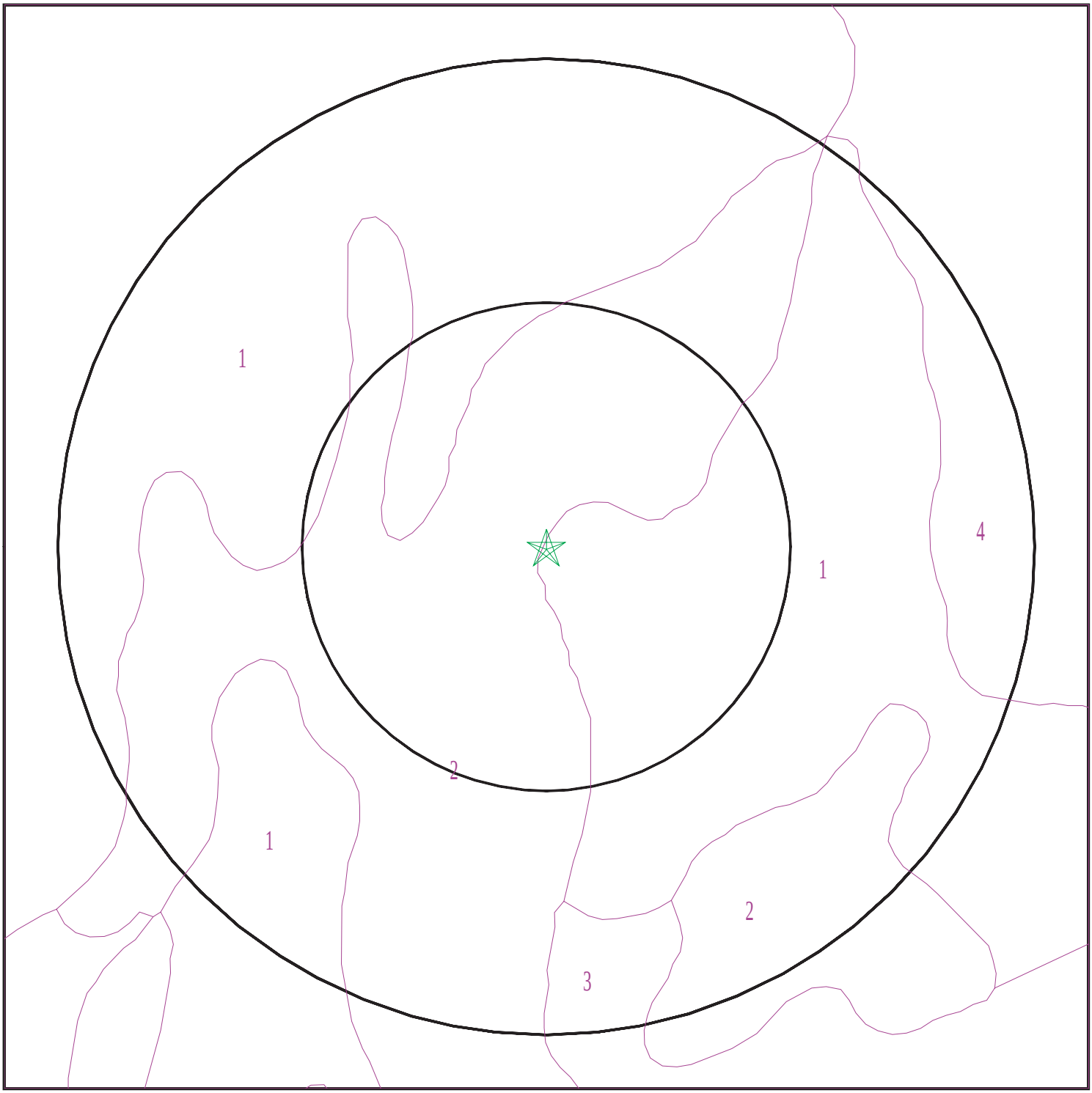
Era:	Cenozoic
System:	Tertiary
Series:	Pliocene
Code:	Tp *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 4384528.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME: Pendant Homes ADDRESS: 7950 Bodega Avenue Sebastopol CA 95472 LAT/LONG: 38.3985 / 122.838	CLIENT: Environmental Geology Services CONTACT: David Bush INQUIRY #: 4384528.2s DATE: August 17, 2015 1:16 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: GOLDRIDGE

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	24 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
2	24 inches	27 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6.5 Min: 4.5
3	27 inches	72 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 2

Soil Component Name: GOLDRIDGE

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	24 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
2	24 inches	27 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6.5 Min: 4.5
3	27 inches	72 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 3

Soil Component Name: GOLDRIDGE

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	24 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 4.5
2	24 inches	27 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6.5 Min: 4.5
3	27 inches	72 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.5 Min: 4.5

Soil Map ID: 4

Soil Component Name: SEBASTOPOL

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4
2	7 inches	11 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 5.1 Min: 4
3	11 inches	42 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 5.1 Min: 4
4	42 inches	61 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 5.1 Min: 4
5	61 inches	72 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 5.1 Min: 4

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	USGS40000188103	1/2 - 1 Mile East
A2	USGS40000188104	1/2 - 1 Mile East
F19	USGS40000188114	1/2 - 1 Mile East
F21	USGS40000188092	1/2 - 1 Mile East

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

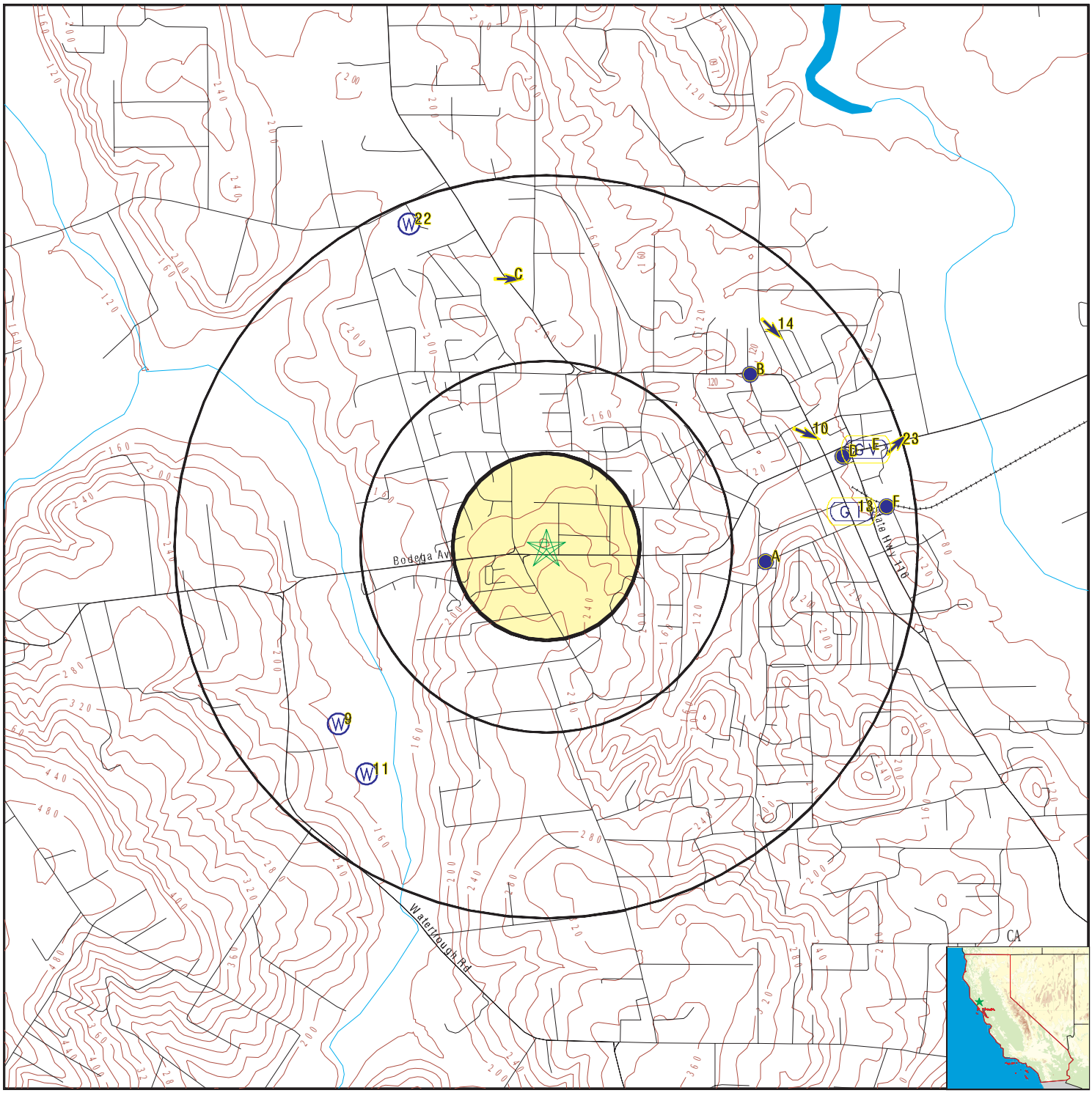
MAP ID	WELL ID	LOCATION FROM TP
D12	CA4910011	1/2 - 1 Mile ENE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A3	CADW50000031592	1/2 - 1 Mile East
A4	CADW50000031591	1/2 - 1 Mile East
9	20678	1/2 - 1 Mile SW
11	6665	1/2 - 1 Mile SW
F18	CADW50000031597	1/2 - 1 Mile East
F20	6662	1/2 - 1 Mile East
22	CADW50000031614	1/2 - 1 Mile NNW

PHYSICAL SETTING SOURCE MAP - 4384528.2s



County Boundary
Major Roads
Contour Lines
Earthquake Fault Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

0 1/4 1/2 1 Miles

Groundwater Flow Direction
Indeterminate Groundwater Flow at Location
Groundwater Flow Varies at Location
Closest Hydrogeological Data
Oil, gas or related wells

N

SITE NAME: Pendant Homes	CLIENT: Environmental Geology Services
ADDRESS: 7950 Bodega Avenue Sebastopol CA 95472	CONTACT: David Bush
LAT/LONG: 38.3985 / 122.838	INQUIRY #: 4384528.2s
	DATE: August 17, 2015 1:16 pm

Map ID Direction Distance Elevation	Database	EDR ID Number
A1 **East** **1/2 - 1 Mile** **Lower**	**FED USGS**	**USGS40000188103**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-382352122493301		
Monloc name:	006N009W02C001M		
Monloc type:	Well		
Monloc desc:	GAMA SNAPA EXPANDED		
Huc code:	18010110	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	38.3978333
Longitude:	-122.82725	Sourcemap scale:	24000
Horiz Acc measure:	.5	Horiz Acc measure units:	seconds
Horiz Collection method:	Global positioning system (GPS), uncorrected		
Horiz coord refsys:	NAD83	Vert measure val:	112
Vert measure units:	feet	Vertacc measure val:	5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	1934	Welldepth:	600
Welldepth units:	ft	Wellholedepth:	600
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

A2 **East** **1/2 - 1 Mile** **Lower**	**FED USGS**	**USGS40000188104**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-382352122493801		
Monloc name:	006N009W02C002M		
Monloc type:	Well		
Monloc desc:	SEBASTOPOL TEST HOLE NO. 8		
Huc code:	Not Reported	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	38.3978611
Longitude:	-122.8272222	Sourcemap scale:	24000
Horiz Acc measure:	.5	Horiz Acc measure units:	seconds
Horiz Collection method:	Global positioning system (GPS), uncorrected		
Horiz coord refsys:	NAD83	Vert measure val:	113
Vert measure units:	feet	Vertacc measure val:	5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		

Aquifer type:	Not Reported		
Construction date:	20060921	Welldepth:	650
Welldepth units:	ft	Wellholedepth:	660
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

A3
East
1/2 - 1 Mile
Lower

CA WELLS **CADW50000031592**

Latitude :	38.397999		
Longitude :	122.827016		
Site code:	383980N1228270W002	Casgem sta:	Not Reported
Local well:	WGFH-15	Casgem s 1:	Observation
County id:	49		
Basin cd:	1-59	Basin desc:	Wilson Grove Formation Highlands
Org unit n:	North Central Region Office	Site id:	CADW50000031592

A4
East
1/2 - 1 Mile
Lower

CA WELLS **CADW50000031591**

Latitude :	38.397999		
Longitude :	122.827016		
Site code:	383980N1228270W001	Casgem sta:	Not Reported
Local well:	WGFH-14	Casgem s 1:	Observation
County id:	49		
Basin cd:	1-59	Basin desc:	Wilson Grove Formation Highlands
Org unit n:	North Central Region Office	Site id:	CADW50000031591

B5
NE
1/2 - 1 Mile
Lower

AQUIFLOW **54078**

Site ID:	Not Reported
Groundwater Flow:	W
Shallow Water Depth:	8.05
Deep Water Depth:	55.21
Average Water Depth:	Not Reported
Date:	03/10/1999

B6
NE
1/2 - 1 Mile
Lower

AQUIFLOW **54076**

Site ID:	Not Reported
Groundwater Flow:	E
Shallow Water Depth:	13.80
Deep Water Depth:	35.93
Average Water Depth:	Not Reported
Date:	01/03/1988

C7
North
1/2 - 1 Mile
Lower

AQUIFLOW **54461**

Site ID:	Not Reported
Groundwater Flow:	E
Shallow Water Depth:	Not Reported
Deep Water Depth:	Not Reported
Average Water Depth:	22
Date:	08/25/1999

Map ID Direction Distance Elevation			Database	EDR ID Number
C8 **North** **1/2 - 1 Mile** **Lower**	Site ID:	Not Reported	**AQUIFLOW**	**54462**
	Groundwater Flow:	E		
	Shallow Water Depth:	Not Reported		
	Deep Water Depth:	Not Reported		
	Average Water Depth:	22		
	Date:	08/25/1999		

9
SW
1/2 - 1 Mile
Lower

CA WELLS **20678**

Water System Information:

Prime Station Code:	4901190-001	User ID:	RXR
FRDS Number:	4901190001	County:	Sonoma
District Number:	03	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	382330.0 1225050.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 01		
System Number:	4901190		
System Name:	Willow Wood Waldorf School		
Organization That Operates System:			
	495 Watertrough Road Sebastopol, CA 95472		
Pop Served:	130	Connections:	3
Area Served:	Not Reported		
Sample Collected:	12-DEC-11	Findings:	2.9 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	17-DEC-12	Findings:	2.4 MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	09-DEC-13	Findings:	4.5 MG/L
Chemical:	NITRATE (AS NO3)		

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10 **ENE** **1/2 - 1 Mile** **Lower**	Site ID:	Not Reported	**AQUIFLOW**	**54073**
	Groundwater Flow:	ESE		
	Shallow Water Depth:	26		
	Deep Water Depth:	28.5		
	Average Water Depth:	Not Reported		
	Date:	01/31/1991		

11
SW
1/2 - 1 Mile
Lower

CA WELLS **6665**

Water System Information:

Prime Station Code:	06N/09W-02Q02 M	User ID:	RXR
FRDS Number:	4900559001	County:	Sonoma
District Number:	03	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	382323.0 1225045.0	Precision:	10 Feet (1/10 Second)
Source Name:	UPPER WELL 01		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

System Number: 4900559
System Name: Fircrest Mutual Water Company
Organization That Operates System:
P.O. Box 426
SEBASTOPOL, CA 95472

Pop Served: 94 Connections: 46
Area Served: Not Reported

Sample Collected:	17-JAN-11	Findings:	19. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	29-MAR-11	Findings:	20. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	03-MAY-11	Findings:	3. UNITS
Chemical:	COLOR		
Sample Collected:	03-MAY-11	Findings:	410. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	03-MAY-11	Findings:	7.8
Chemical:	PH, LABORATORY		
Sample Collected:	03-MAY-11	Findings:	150. MG/L
Chemical:	ALKALINITY (TOTAL) AS CACO3		
Sample Collected:	03-MAY-11	Findings:	180. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	03-MAY-11	Findings:	120. MG/L
Chemical:	HARDNESS (TOTAL) AS CACO3		
Sample Collected:	03-MAY-11	Findings:	41. MG/L
Chemical:	CALCIUM		
Sample Collected:	03-MAY-11	Findings:	3.8 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	03-MAY-11	Findings:	21. MG/L
Chemical:	SODIUM		
Sample Collected:	03-MAY-11	Findings:	25. MG/L
Chemical:	CHLORIDE		
Sample Collected:	03-MAY-11	Findings:	0.24 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	03-MAY-11	Findings:	17. UG/L
Chemical:	CHROMIUM (TOTAL)		
Sample Collected:	03-MAY-11	Findings:	290. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	03-MAY-11	Findings:	20. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	03-MAY-11	Findings:	0.6 NTU
Chemical:	TURBIDITY, LABORATORY		
Sample Collected:	03-MAY-11	Findings:	11.9
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	30-AUG-11	Findings:	20. MG/L
Chemical:	NITRATE (AS NO3)		

Sample Collected:	28-DEC-11	Findings:	20. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	14-MAR-12	Findings:	. 23. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	28-MAR-12	Findings:	21. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	19-JUN-12	Findings:	21. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	27-AUG-12	Findings:	21. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	27-DEC-12	Findings:	21. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	28-MAR-13	Findings:	20. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	24-APR-13	Findings:	0.52 PCI/L
Chemical:	GROSS ALPHA COUNTING ERROR		
Sample Collected:	27-JUN-13	Findings:	22. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	02-OCT-13	Findings:	22. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	30-DEC-13	Findings:	23. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	27-MAR-14	Findings:	. 23. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	27-MAY-14	Findings:	. 5. UNITS
Chemical:	COLOR		
Sample Collected:	27-MAY-14	Findings:	. 420. US
Chemical:	SPECIFIC CONDUCTANCE		
Sample Collected:	27-MAY-14	Findings:	. 7.5
Chemical:	PH, LABORATORY		
Sample Collected:	27-MAY-14	Findings:	. 150. MG/L
Chemical:	ALKALINITY (TOTAL) AS CACO3		
Sample Collected:	27-MAY-14	Findings:	. 180. MG/L
Chemical:	BICARBONATE ALKALINITY		
Sample Collected:	27-MAY-14	Findings:	. 130. MG/L
Chemical:	HARDNESS (TOTAL) AS CACO3		
Sample Collected:	27-MAY-14	Findings:	. 44. MG/L
Chemical:	CALCIUM		
Sample Collected:	27-MAY-14	Findings:	. 4.1 MG/L
Chemical:	MAGNESIUM		
Sample Collected:	27-MAY-14	Findings:	. 23. MG/L
Chemical:	SODIUM		
Sample Collected:	27-MAY-14	Findings:	. 27. MG/L
Chemical:	CHLORIDE		

Sample Collected:	27-MAY-14	Findings:	. 0.15 MG/L
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)		
Sample Collected:	27-MAY-14	Findings:	. 15. UG/L
Chemical:	CHROMIUM (TOTAL)		
Sample Collected:	27-MAY-14	Findings:	. 300. MG/L
Chemical:	TOTAL DISSOLVED SOLIDS		
Sample Collected:	27-MAY-14	Findings:	. 22. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	27-MAY-14	Findings:	. 0.59 NTU
Chemical:	TURBIDITY, LABORATORY		
Sample Collected:	27-MAY-14	Findings:	. 11.7
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)		
Sample Collected:	29-SEP-14	Findings:	. 26. MG/L
Chemical:	NITRATE (AS NO3)		
Sample Collected:	03-DEC-14	Findings:	. 16. UG/L
Chemical:	CHROMIUM, HEXAVALENT		

D12
ENE
1/2 - 1 Mile
Lower

FRDS PWS **CA4910011**

Epa region:	09	State:	CA
Pwsid:	CA4910011		
Pwsname:	SEBASTOPOL, CITY OF		
City served:	Not Reported	State served:	CA
Zip served:	Not Reported	Fips county:	06097
Status:	Active	Pop srvd:	15173
Pwssvcconn:	2988	Source:	Groundwater
Pws type:	CWS	Owner:	Local_Govt
Contact:	KELLY, SUSAN		
Contactor gname:	KELLY, SUSAN		
Contact phone:	707-823-2151	Contact address1:	714 JOHNSON STREET
Contact address2:	Not Reported	Contact city:	SEBASTOPOL
Contact state:	CA	Contact zip:	95472
Activity code:	A		

Facid:	5413		
Facname:	TREATMENT PLANT - WELL 08 - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post

Facid:	5414		
Facname:	TREATMENT PLANT - WELL 07 - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post

Facid:	5440		
Facname:	TREATMENT PLANT - WELL 06 - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post

Treatment obj:	particulate removal	Treatment process:	sedimentation

Facid:	5441		
Facname:	TREATMENT PLANT - WELL 04 - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post
Treatment obj:	organics removal	Treatment process:	activated carbon, granular
Treatment obj:	particulate removal	Treatment process:	sedimentation

Facid:	6		
Facname:	TREATMENT PLANT - WELL 07 - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post

Facid:	7		
Facname:	TREATMENT PLANT - WELL 02 - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post
Treatment obj:	particulate removal	Treatment process:	sedimentation

Facid:	8		
Facname:	TREATMENT PLANT - WELL 04 - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post
Treatment obj:	particulate removal	Treatment process:	sedimentation

Facid:	9		
Facname:	TREATMENT PLANT - WELL 06 - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post
Treatment obj:	particulate removal	Treatment process:	sedimentation

Facid:	CA4910011007		
Facname:	TREATMENT PLANT - WELL 08 - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post
Treatment obj:	particulate removal	Treatment process:	sedimentation

Facid:	CA4910011008		
Facname:	TREATMENT PLANT - WELL 04 - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post
Treatment obj:	organics removal	Treatment process:	activated carbon, granular
Treatment obj:	particulate removal	Treatment process:	sedimentation

Facid:	CA4910011009		
Facname:	TREATMENT PLANT - WELL 06 - TREATED		
Facility type:	Treatment_plant	Activity code:	A
Treatment obj:	disinfection	Treatment process:	hypochlorination, post
Treatment obj:	particulate removal	Treatment process:	sedimentation

Location Information:

Name:	SEBASTOPOL, CITY OF		
Pwstypcd:	CWS	Primsrccd:	GW
Popserved:	7423		
Add1:	714 JOHNSON STREET		
Add2:	Not Reported		
City:	SEBASTOPOL	State:	CA
Zip:	95472	Phone:	707-823-5331
Cityserv:	SEBASTOPOL	Cntyserv:	Sonoma
Stateserv:	CA	Zipserv:	Not Reported

Enforcement Information:

Violation id:	918008	Orig cd:	S
Enf fy:	2010	Enf act date:	12/31/2009
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	918008	Orig cd:	S
Enf fy:	2009	Enf act date:	01/29/2009
Enf act detail:	St AO (w/o penalty) issued	Enf act cat:	Formal

Enforcement Information:

Violation id:	918007	Orig cd:	S
Enf fy:	2010	Enf act date:	12/31/2009
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	918007	Orig cd:	S
Enf fy:	2009	Enf act date:	01/29/2009
Enf act detail:	St AO (w/o penalty) issued	Enf act cat:	Formal

Enforcement Information:

Violation id:	918006	Orig cd:	S
Enf fy:	2010	Enf act date:	12/31/2009
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	918006	Orig cd:	S
Enf fy:	2009	Enf act date:	01/29/2009
Enf act detail:	St AO (w/o penalty) issued	Enf act cat:	Formal

Enforcement Information:

Violation id:	818004	Orig cd:	S
Enf fy:	2010	Enf act date:	12/31/2009
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	818003	Orig cd:	S
Enf fy:	2008	Enf act date:	06/26/2008
Enf act detail:	St AO (w/o penalty) issued	Enf act cat:	Formal

Enforcement Information:

Violation id:	718002	Orig cd:	S
Enf fy:	2007	Enf act date:	12/07/2006
Enf act detail:	St AO (w/o penalty) issued	Enf act cat:	Formal

Enforcement Information:

Violation id:	1018009	Orig cd:	S
Enf fy:	2009	Enf act date:	01/29/2009
Enf act detail:	St AO (w/o penalty) issued	Enf act cat:	Formal

Enforcement Information:

Violation id:	1018009	Orig cd:	S
Enf fy:	2010	Enf act date:	12/31/2009
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	1018005	Orig cd:	S
Enf fy:	2010	Enf act date:	12/31/2009
Enf act detail:	St Compliance achieved	Enf act cat:	Resolving

Enforcement Information:

Violation id:	1018005	Orig cd:	S
Enf fy:	2009	Enf act date:	01/29/2009
Enf act detail:	St AO (w/o penalty) issued	Enf act cat:	Formal

Violations Information:

Violoation id:	918008	Orig cd:	S
State:	CA	Viol fy:	2009
Contamcd:	1005		
Contamnm:	Arsenic		
Viol code:	02		
Viol name:	MCL, Average		
Rule code:	332		
Rule name:	Arsenic		
Violmeasur:	0.016	Unitmeasur:	MG/L
State mcl:	0.01	Cmpbdt:	07/01/2009
Cmpedt:	09/30/2009		

Violations Information:

Violoation id:	918007	Orig cd:	S
State:	CA	Viol fy:	2009
Contamcd:	1005		
Contamnm:	Arsenic		
Viol code:	02		
Viol name:	MCL, Average		
Rule code:	332		
Rule name:	Arsenic		
Violmeasur:	0.011	Unitmeasur:	MG/L
State mcl:	0.01	Cmpbdt:	04/01/2009
Cmpedt:	06/30/2009		

Violations Information:

Violoation id:	918006	Orig cd:	S
State:	CA	Viol fy:	2009
Contamcd:	1005		
Contamnm:	Arsenic		
Viol code:	02		
Viol name:	MCL, Average		
Rule code:	332		
Rule name:	Arsenic		
Violmeasur:	0.014	Unitmeasur:	MG/L
State mcl:	0.01	Cmpbdt:	01/01/2009
Cmpedt:	03/31/2009		

Violations Information:

Violoation id:	818004	Orig cd:	S
State:	CA	Viol fy:	2008
Contamcd:	1005		
Contamnm:	Arsenic		
Viol code:	02		
Viol name:	MCL, Average		
Rule code:	332		
Rule name:	Arsenic		
Violmeasur:	0.02	Unitmeasur:	MG/L

State mcl:	0.01	Cmpbdt:	07/01/2008
Cmpedt:	09/30/2008		

Violations Information:

Violoation id:	818003	Orig cd:	S
State:	CA	Viol fy:	2008
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	22		
Viol name:	MCL, Monthly (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	05/01/2008
Cmpedt:	05/31/2008		

Violations Information:

Violoation id:	718002	Orig cd:	S
State:	CA	Viol fy:	2006
Contamcd:	3100		
Contamnm:	Coliform (TCR)		
Viol code:	22		
Viol name:	MCL, Monthly (TCR)		
Rule code:	110		
Rule name:	TCR		
Violmeasur:	Not Reported	Unitmeasur:	Not Reported
State mcl:	Not Reported	Cmpbdt:	11/01/2006
Cmpedt:	11/30/2006		

Violations Information:

Violoation id:	1018009	Orig cd:	S
State:	CA	Viol fy:	2009
Contamcd:	1005		
Contamnm:	Arsenic		
Viol code:	02		
Viol name:	MCL, Average		
Rule code:	332		
Rule name:	Arsenic		
Violmeasur:	0.017	Unitmeasur:	MG/L
State mcl:	0.01	Cmpbdt:	10/01/2009
Cmpedt:	12/31/2009		

Violations Information:

Violoation id:	1018005	Orig cd:	S
State:	CA	Viol fy:	2008
Contamcd:	1005		
Contamnm:	Arsenic		
Viol code:	02		
Viol name:	MCL, Average		
Rule code:	332		
Rule name:	Arsenic		
Violmeasur:	0.016	Unitmeasur:	MG/L
State mcl:	0.01	Cmpbdt:	10/01/2008
Cmpedt:	12/31/2008		

PWS ID:	CA4910011		
Date Initiated:	Not Reported	Date Deactivated:	Not Reported
PWS Name:	SEBASTOPOL, CITY OF SEBASTOPOL, CA 95472		

Addressee / Facility:	Not Reported		
Facility Latitude:	38 24 07	Facility Longitude:	122 49 22
City Served:	SEBASTOPOL		
Treatment Class:	Mixed (treated and untreated)	Population:	7575

Violations information not reported.

ENFORCEMENT INFORMATION:

Truedate:	03/31/2009	Pwsid:	CA4910011
Pwsname:	Sebastopol, City of		
Retpopsrvd:	7750	Pwstypecod:	C
Vioid:	0718002	Contaminant:	COLIFORM (TCR)
Viol. Type:	MCL, Monthly (TCR)		
Complperbe:	11/1/2006 0:00:00		
Complperen:	11/30/2006 0:00:00	Enfdate:	12/7/2006 0:00:00
Enf action:	State AO (w/o Penalty) Issued		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CA4910011
Pwsname:	Sebastopol, City of		
Retpopsrvd:	7750	Pwstypecod:	C
Vioid:	0818003	Contaminant:	COLIFORM (TCR)
Viol. Type:	MCL, Monthly (TCR)		
Complperbe:	5/1/2008 0:00:00		
Complperen:	5/31/2008 0:00:00	Enfdate:	No Enf Action as of
Enf action:	7/8/2009 0:00:00		
Violmeasur:	Not Reported		

Truedate:	03/31/2009	Pwsid:	CA4910011
Pwsname:	Sebastopol, City of		
Retpopsrvd:	7750	Pwstypecod:	C
Vioid:	0818004	Contaminant:	ARSENIC
Viol. Type:	2		
Complperbe:	7/1/2008 0:00:00		
Complperen:	9/30/2008 0:00:00	Enfdate:	No Enf Action as of
Enf action:	7/8/2009 0:00:00		
Violmeasur:	0.02		

System Name:	SEBASTOPOL, CITY OF		
Violation Type:	MCL, Monthly (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1999-11-01 - 1999-11-30		
Violation ID:	0003001		
Enforcement Date:	1999-12-10	Enf. Action:	State Violation/Reminder Notice

System Name:	SEBASTOPOL, CITY OF		
Violation Type:	MCL, Monthly (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1999-11-01 - 1999-11-30		
Violation ID:	0003001		
Enforcement Date:	1999-12-10	Enf. Action:	State Formal NOV Issued

CONTACT INFORMATION:

Name:	Sebastopol, City of	Population:	7750
Contact:	Susan Kelly	Phone:	Not Reported
Address:	714 Johnson ST		
Address 2:	Sebastopol		
	CA, 95 70782		

Map ID Direction Distance Elevation			Database	EDR ID Number
13 **East** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	Not Reported Not Reported Not Reported Not Reported 35.77 03/31/1998	**AQUIFLOW**	**70947**
14 **NE** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	Not Reported SE Not Reported Not Reported Not Reported 08/02/1994	**AQUIFLOW**	**70863**
D15 **ENE** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	Not Reported Not Reported 13.5 21.5 Not Reported 08/05/1987	**AQUIFLOW**	**54540**
E16 **ENE** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	Not Reported Varies Not Reported Not Reported 23 12/06/1994	**AQUIFLOW**	**54541**
E17 **ENE** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	Not Reported Varies Not Reported Not Reported 23 12/06/1994	**AQUIFLOW**	**54539**

F18
East
1/2 - 1 Mile
Lower

CA WELLS **CADW50000031597**

Latitude :	38.400197		
Longitude :	122.821292		
Site code:	384002N1228213W001	Casgem sta:	Not Reported
Local well:	WGFH-13	Casgem s 1:	Unknown
County id:	49		
Basin cd:	1-59	Basin desc:	Wilson Grove Formation Highlands
Org unit n:	North Central Region Office	Site id:	CADW50000031597

Map ID Direction Distance Elevation	Database	EDR ID Number
F19 **East** **1/2 - 1 Mile** **Lower**	**FED USGS**	**USGS40000188114**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-382400122491201		
Monloc name:	006N009W02B001M		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18010110	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	38.3999138
Longitude:	-122.8211027	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	80
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19530101	Welldepth:	776
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

F20 **East** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**6662**

Water System Information:

Prime Station Code:	06N/09W-02B01 M	User ID:	RXR
FRDS Number:	4910011003	County:	Sonoma
District Number:	03	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Inactive Raw
Source Lat/Long:	382401.0 1224912.0	Precision:	100 Feet (one Second)
Source Name:	WELL 05 - INACTIVE		
System Number:	4910011		
System Name:	Sebastopol, City of		
Organization That Operates System:			
	7120 BODEGA AVE		
	SEBASTOPOL, CA 95472		
Pop Served:	7744	Connections:	2580
Area Served:	SEBASTOPOL		
Sample Collected:	13-AUG-09	Findings:	3. UNITS
Chemical:	COLOR		

Map ID Direction Distance Elevation		Database	EDR ID Number
F21 **East** **1/2 - 1 Mile** **Lower**		**FED USGS**	**USGS40000188092**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-382345122490701		
Monloc name:	006N009W02H001M		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18010110	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	38.3999722
Longitude:	-122.821	Sourcemap scale:	24000
Horiz Acc measure:	.5	Horiz Acc measure units:	seconds
Horiz Collection method:	Global positioning system (GPS), uncorrected		
Horiz coord refsys:	NAD83	Vert measure val:	80
Vert measure units:	feet	Vertacc measure val:	5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	California Coastal Basin aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	1960	Welldepth:	528
Welldepth units:	ft	Wellholedepth:	646
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

---

22 **NNW** **1/2 - 1 Mile** **Lower**		**CA WELLS**	**CADW50000031614**

Latitude :	38.4111		
Longitude :	122.8448		
Site code:	384111N1228448W001	Casgem sta:	07N09W34F001M
Local well:	Not Reported	Casgem s 1:	Unknown
County id:	49		
Basin cd:	1-59	Basin desc:	Wilson Grove Formation Highlands
Org unit n:	North Central Region Office	Site id:	CADW50000031614

---

23 **ENE** **1/2 - 1 Mile** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	Not Reported NE Not Reported Not Reported Not Reported 04/02/1999	**AQUIFLOW**	**54136**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95472	22	0

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: 95472

Number of sites tested: 7

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.100 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	3.300 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

APPENDIX D

EDR Historical Aerial Photography Service

Pendant Homes
7950 Bodega Avenue
Sebastopol, CA 95472

Inquiry Number: 4384528.9
August 19, 2015

The EDR Aerial Photo Decade Package

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

EDR Aerial Photo Decade Package

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

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.

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

Date EDR Searched Historical Sources:

Aerial Photography August 19, 2015

Target Property:

7950 Bodega Avenue

Sebastopol, CA 95472

Year	***Scale***	***Details***	***Source***
1942	Aerial Photograph. Scale: 1"=500'	Flight Year: 1942	USGS
1952	Aerial Photograph. Scale: 1"=500'	Flight Year: 1952	USGS
1965	Aerial Photograph. Scale: 1"=500'	Flight Year: 1965	Cartwright
1968	Aerial Photograph. Scale: 1"=500'	Flight Year: 1968	USGS
1973	Aerial Photograph. Scale: 1"=500'	Flight Year: 1973	USGS
1983	Aerial Photograph. Scale: 1"=500'	Flight Year: 1983	USGS
1993	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1993	USGS/DOQQ
1998	Aerial Photograph. Scale: 1"=500'	Flight Year: 1998	USGS
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	USDA/NAIP
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	USDA/NAIP


INQUIRY #: 4384528.9
YEAR: 1942
= 500'
N
EDR


INQUIRY #: 4384528.9
YEAR: 1952
= 500'
N
EDR


INQUIRY #: 4384528.9
YEAR: 1965
= 500'
N
EDR


INQUIRY #: 4384528.9
YEAR: 1968
= 500'
N
EDR


INQUIRY #: 4384528.9
YEAR: 1973
= 500'
N
EDR


INQUIRY #: 4384528.9
YEAR: 1983
= 500'
N
EDR


INQUIRY #: 4384528.9
YEAR: 1993
= 500'
N
EDR


INQUIRY #: 4384528.9
YEAR: 1998
= 500'
N
EDR


INQUIRY #: 4384528.9
YEAR: 2005
= 500'
N
EDR


INQUIRY #: 4384528.9
YEAR: 2006
= 500'
N
EDR


INQUIRY #: 4384528.9
YEAR: 2009
= 500'
N
EDR


INQUIRY #: 4384528.9
YEAR: 2010
= 500'
N
EDR


INQUIRY #: 4384528.9
YEAR: 2012
= 500'
N
EDR

APPENDIX E

EDR Historical Topographic Mapping

Pendant Homes
7950 Bodega Avenue
Sebastopol, CA 95472

Inquiry Number: 4384528.4
August 17, 2015

EDR Historical Topographic Map Report

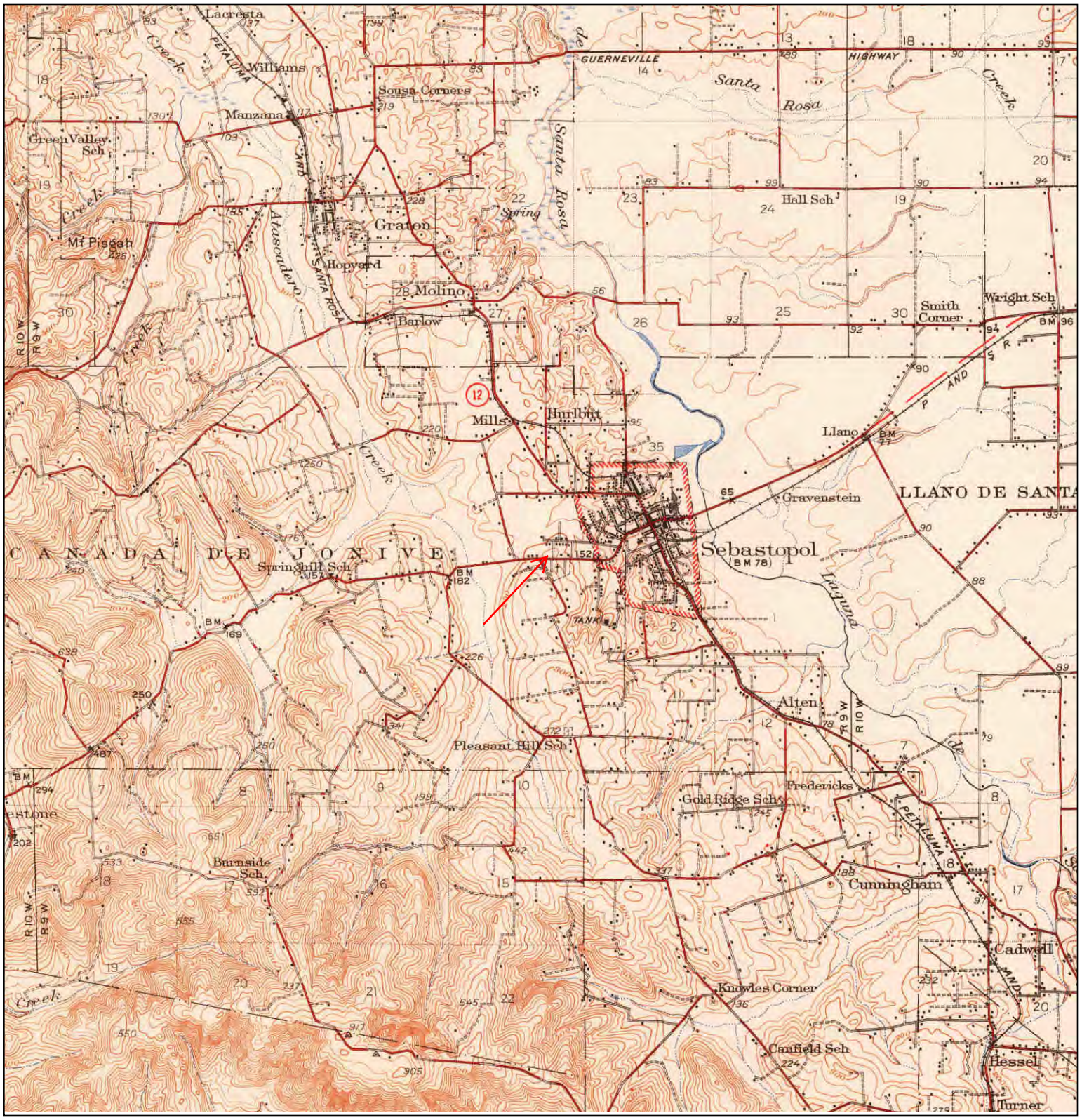
6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

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

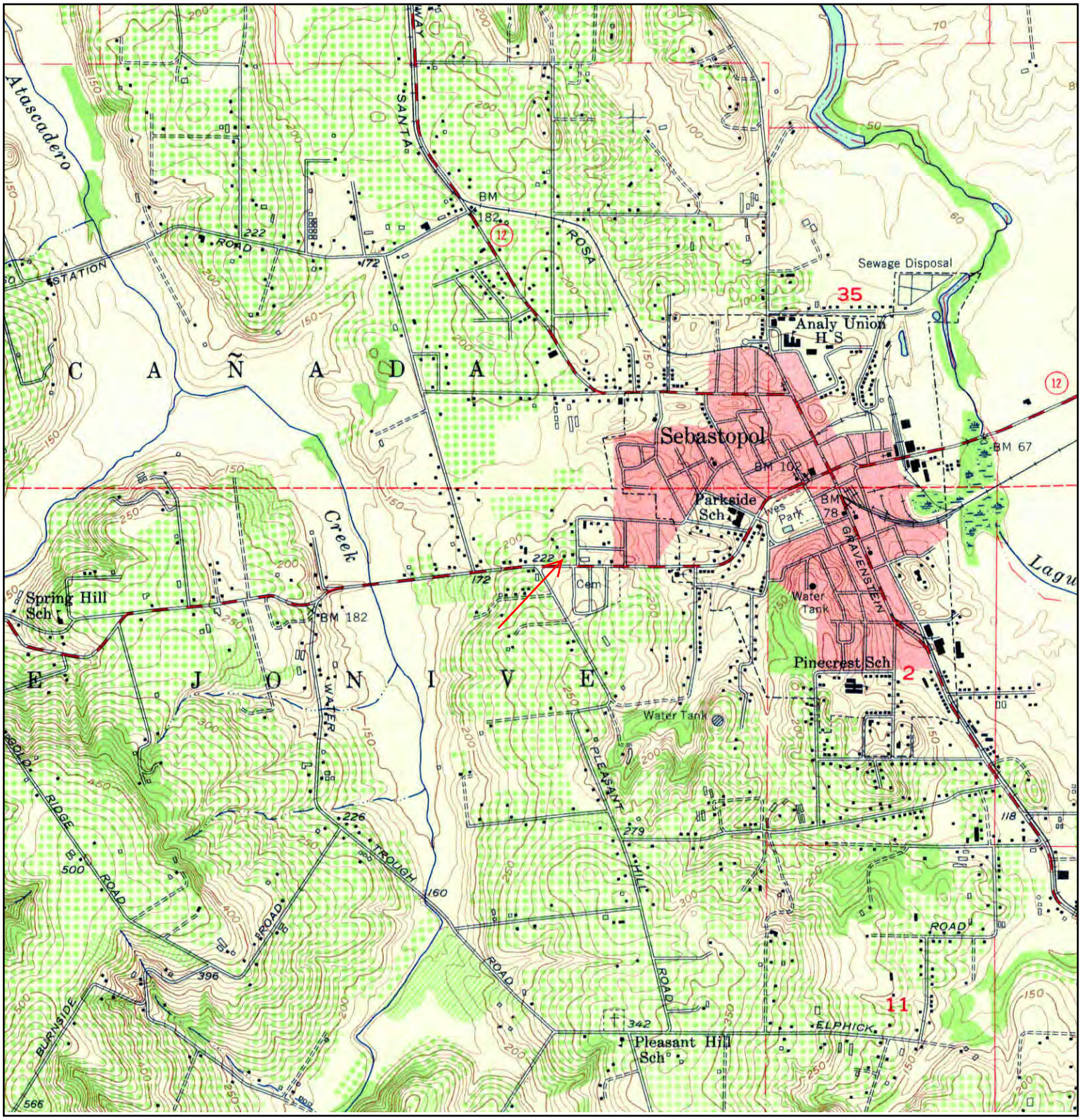
Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Historical Topographic Map



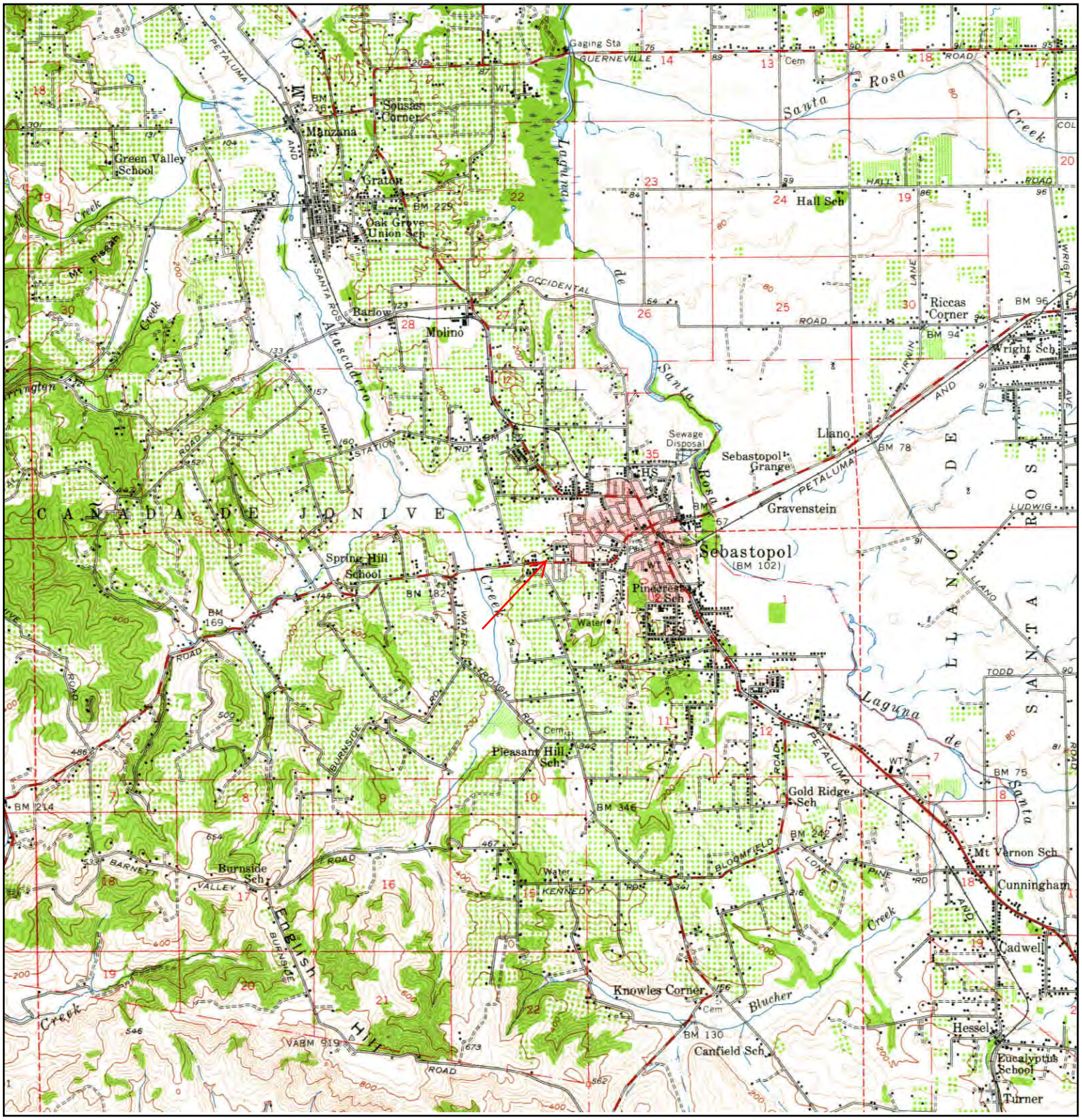
N	TARGET QUAD NAME: SEBASTOPOL MAP YEAR: 1947 SERIES: 15 SCALE: 1:62500	SITE NAME: Pendant Homes ADDRESS: 7950 Bodega Avenue Sebastopol, CA 95472 LAT/LONG: 38.3985 / -122.838	CLIENT: Environmental Geology Services CONTACT: David Bush INQUIRY#: 4384528.4 RESEARCH DATE: 08/17/2015

Historical Topographic Map



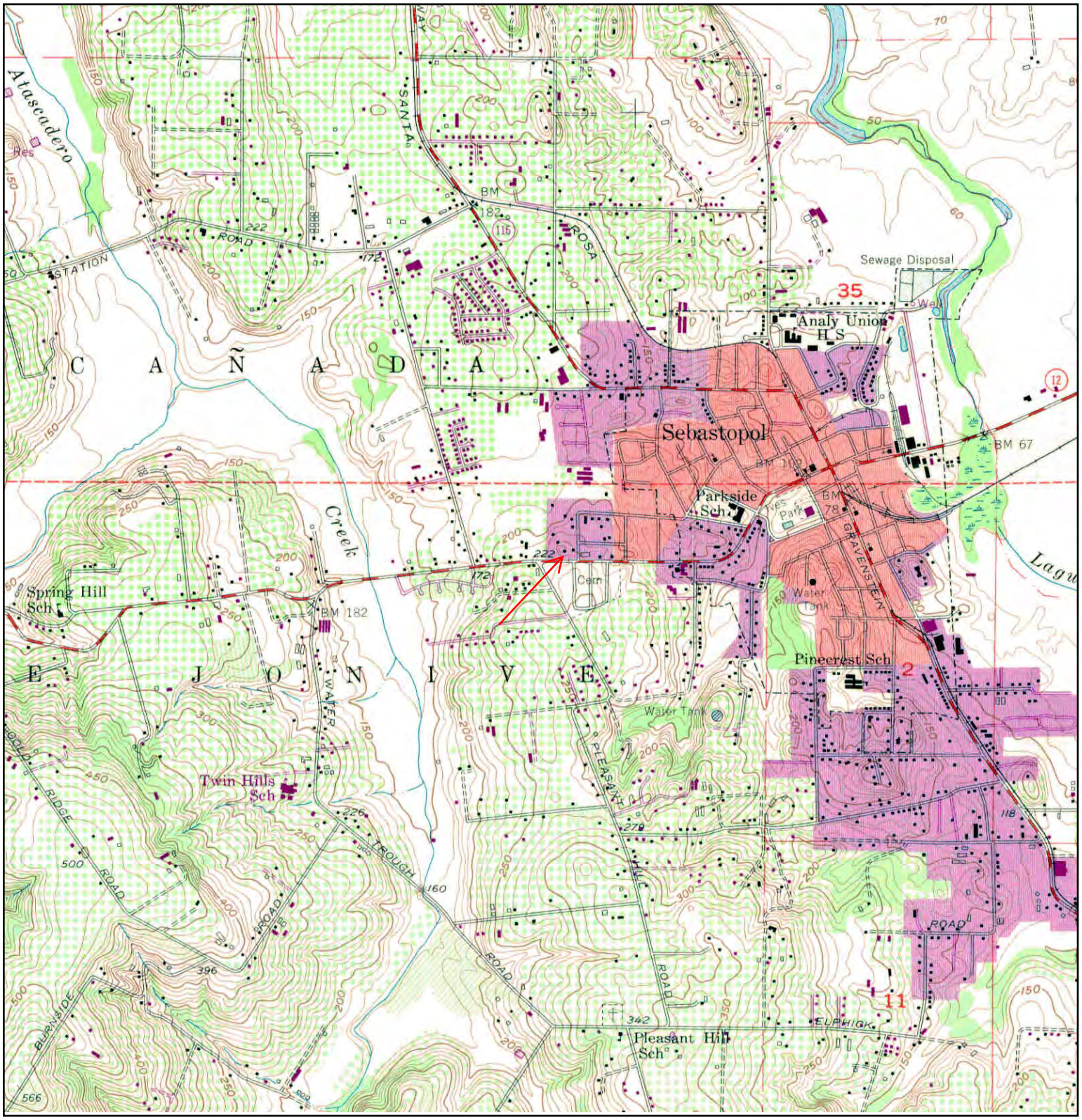
N	TARGET QUAD NAME: SEBASTOPOL MAP YEAR: 1954 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Pendant Homes ADDRESS: 7950 Bodega Avenue Sebastopol, CA 95472 LAT/LONG: 38.3985 / -122.838	CLIENT: Environmental Geology Services CONTACT: David Bush INQUIRY#: 4384528.4 RESEARCH DATE: 08/17/2015

Historical Topographic Map



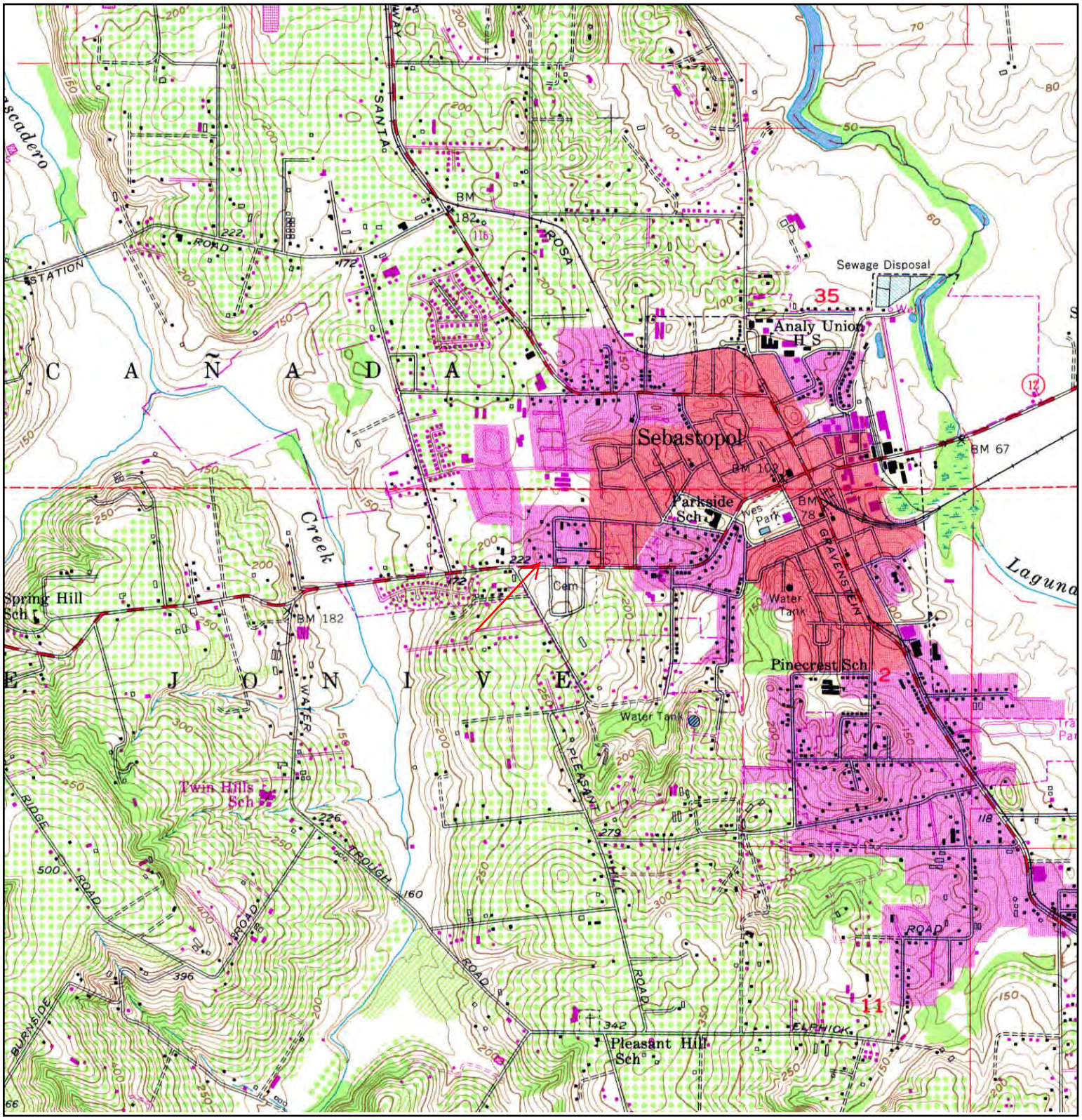
N	TARGET QUAD NAME: SEBASTOPOL MAP YEAR: 1954 SERIES: 15 SCALE: 1:62500	SITE NAME: Pendant Homes ADDRESS: 7950 Bodega Avenue Sebastopol, CA 95472 LAT/LONG: 38.3985 / -122.838	CLIENT: Environmental Geology Services CONTACT: David Bush INQUIRY#: 4384528.4 RESEARCH DATE: 08/17/2015

Historical Topographic Map



N	TARGET QUAD NAME: SEBASTOPOL MAP YEAR: 1968 PHOTOREVISED FROM :1954 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Pendant Homes ADDRESS: 7950 Bodega Avenue Sebastopol, CA 95472 LAT/LONG: 38.3985 / -122.838	CLIENT: Environmental Geology Services CONTACT: David Bush INQUIRY#: 4384528.4 RESEARCH DATE: 08/17/2015

Historical Topographic Map



N	TARGET QUAD NAME: SEBASTOPOL MAP YEAR: 1980 PHOTOREVISED FROM :1954 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Pendant Homes ADDRESS: 7950 Bodega Avenue Sebastopol, CA 95472 LAT/LONG: 38.3985 / -122.838	CLIENT: Environmental Geology Services CONTACT: David Bush INQUIRY#: 4384528.4 RESEARCH DATE: 08/17/2015

APPENDIX F

EDR City Directory Abstract

Pendant Homes
7950 Bodega Avenue
Sebastopol, CA 95472

Inquiry Number: 4384528.5
August 18, 2015

The EDR-City Directory Image Report

Environmental Data Resources Inc

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

TABLE OF CONTENTS

SECTION

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

EXECUTIVE SUMMARY

DESCRIPTION

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

RESEARCH SUMMARY

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

Year	*Target Street*	*Cross Street*	*Source*
2013	☑	☐	Cole Information Services
2008	☑	☐	Cole Information Services
2003	☑	☐	Cole Information Services
1999	☑	☐	Cole Information Services
1995	☑	☐	Cole Information Services
1992	☑	☐	Cole Information Services
1985	☑	☐	Haines Criss-Cross Directory
1980	☑	☐	Haines Criss-Cross Directory
1975	☑	☐	Haines Criss-Cross Directory

RECORD SOURCES

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FINDINGS

TARGET PROPERTY STREET

7950 Bodega Avenue
Sebastopol, CA 95472

Year	*CD Image*	*Source*
BODEGA AVE		
2013	pg A2	Cole Information Services
2008	pg A7	Cole Information Services
2003	pg A13	Cole Information Services
1999	pg A18	Cole Information Services
1995	pg A23	Cole Information Services
1992	pg A26	Cole Information Services
1985	pg A28	Haines Criss-Cross Directory
1980	pg A29	Haines Criss-Cross Directory
1975	pg A30	Haines Criss-Cross Directory

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2013

7716	OCCUPANT UNKNOWN
7717	ALICE KOONKONGSATIAN
7720	CHRISTOPHER PLAYLE
	CLAUDIA STEWARD
	HOLLY ABRAHAMS
	JACQUELINE LEFLER
	JANIS DOLNICK
	JEANNE HENNESSY
	JEFFREY MILLER
	KATHERINE TRIELLER
	KATHLEEN DEVEREAUX
	KENNETH WHITEHAWK
	MARGO AUSTIN
	NANCY DEMARTINI
	NITA PLATT
	PAMELA KISSMANN
	RENEE KRAMER
	STEVEN ROBINSON
	SUSAN ASHAN
	SUZANNE CABALLERO
	TIMOTHY BELEW
	TRINIDAD GRAHAM
7725	CECILIA PRICE
	FERNANDO CASTELLANO
	JESSICA MARES
	KATIA JENSEN
	MARIA HERNANDEZ
	PAUL REISCHENBOCK
	PAULINE SCOTT
	RACHAEL SSPRITZER
	TOMAS LOPEZ
	TOUTOLMIN ANNA
7735	DEBORAH ALLEN
	HOLLY COSTAGLIO
	JIP POINTE
	LELANY HILL
	MELISSA ELLIS
7755	WILLY KAZAKOFF
7759	KRISTEN HUNDLEY
7760	ROBERT TRIEBEL
7765	LIFE CHIROPRACTIC OFFICE
7777	ALEXANDER AMERSLAV
	ALFRED VALDIVIA
	ALICE RICHARDS
	ANAND VARIDA
	ANNE BANCROFT
	ARIC BODIN
	AUGUST AMBROSINO
	BERNADETTE PFAFF
	BERNICE BEDROSIAN

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2013 (Cont'd)

7777	BERYL BAILY
	BETTY VERSE
	BEVERLY TRAUERNICHT
	BOB FLANNERY
	BONITA BEHUN
	BONNI ROSS
	BURBANK HEIGHTS APARTMENTS
	CAIUS WOODY
	CAROLE GAILER
	CAROLYN GANGNATH
	CAROLYN WILLIAMS
	CARYL DAHLEN
	CHARLENE LIGHT
	CHRIS CLELAND
	CHRIS WATSON
	CHRISTINE MONET
	CHRISTOPHER WOOLLEY
	CLAIRE POTTER
	CONSTANCE LONG
	DALE WILEY
	DAVID SCHWARTZ
	DEANNE THOMPSON
	DIAN HARDY
	DIANE BUDO
	DIANNE RAABE
	DORIAN KIMBALL
	EDWARD RIMBAUGH
	ELEANOR KORNGOLD
	ELEANORE NEWTON
	EMILY SPALDING
	EVA STANSBERY
	EVELYN EMMONS
	FLAVIO MOURA
	FRED ARAIZA
	GEOFFREY PICKTON
	GERALDINE HARRISON
	GLADYS DERRY
	GLORIA PELL
	GRAY ATKINSON
	GUDRUN WICKLAND
	GWEN PALMER
	HELEN ANGELL
	ILA HEASTER
	IRENE ELLIOTT
	ISABEL ARELLANO
	ISABEL SMITH
	JAMES PRIOR
	JAMES STOOPS
	JASON ROBERTS
	JEANNE BELL

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2013 (Cont'd)

7777	JOAN ALEXANDER
	JOAN LOGAN
	JOAN PATRICELLI
	JOAN RIANDA
	JOAN SHAW
	JOAN SULLENS
	JOANN ROBSON
	JOHN THOMAS
	JOHN WOOD
	JON FIELD
	JOSEFA AMBROSINO
	JOSEPH HARDIMAN
	JOY BISHOP
	JOY LICAVOLI
	JOYCE ANDERSON
	JOYCE COHEN
	JUDITH KINSEY
	JUDITH KOMP
	JUDITH REIMULLER
	JUDY MORRISON
	KATHLEEN OMEARA
	KATHRYN BROWER
	KEN LINK
	KENNY FORREST
	LAURA MORROW
	LENORE MYERS
	LEONARD BARON
	LESLIE MEYER
	LOIS TAPSON
	LYLE KITTERMAN
	MANYA CHEREN
	MARGE WARNER
	MARIAN REIMERS
	MARIE LINDSAY
	MARIETTA MERCIER
	MARJORIE KRUSKY
	MARVELLE SIMONS
	MARY AVERY
	MARY CASTAGNOLA
	MARY SCHWARZ
	MARYLOU HADDITT
	MAXOMA FASSIO
	MAY NEERMAN
	MICHAEL GOUDEAU
	MILLICENT CAMERON
	MIMI SABIN
	MONTE MENTRY
	NORMAN MILLER
	PARTON KEESE
	PATRICIA MILLER

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2013 (Cont'd)

7777	PATRICIA OCONNOR
	PATRICK ODOHERTY
	PETER IKEGAMI
	PETER WALKER
	PHILIP PAULL
	PHYLLIS WERLIN
	RICHARD JEPSEN
	RICK BROWN
	ROB DEWITT
	ROBERT SHAKUN
	ROBERT STERLER
	RON HARDING
	RONNIE GAYLE
	ROSE DIAMOND
	ROY COBB
	SALLY BURGARDT
	SALLY STEFFENSEN
	SARAH HARE
	SHIRLEY SYIEK
	SONDRA VANTIL
	SUSAN MCGUIRE
	SUZANNE KINCAID
	TEDDY OLWYLER
	TJ EDWARDS
	TUESDAY KNIGHT
	VANDY HAM
	VINCE CRILLY
	VIRGINIA HARRIS
	VIVIAN SALMON
	WILLIAM KEELER
	WILLIAM MORGAN
	WITT DE
7866	TIMOTHY IMES
	WILLIAM SCANLAN
7876	DIXIE MEISELBACH
	JAMES SEARS
	WILLIAM SWINDELL
7886	KIMBERLY LETIZIA
	RONALD CASEY
	STARKS REANNON
7908	OCCUPANT UNKNOWN
7920	OCCUPANT UNKNOWN
7940	AARON BAILEY
	AARON SEXTON
	ADAM KALANQUIN
	DANIEL DIAZ
	DENA BENWAY
	ELIZABETH KLAPROTH
	KUMI YAMAGUCHI
	LAURA WILSON

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2013 (Cont'd)

7940	LAURIE RAMIREZ
	MIGUEL RODRIGUEZ
	MORROW DANIEL
	RACHEL ABRAMS
	ROBERT CONKLIN
	SEAN CANNON
	SEBASTOPOL GARDEN APARTMENTS
	STEPHANIE DEIGNAN
	WILLIAM SCHEID
7950	ROSS AHO
7951	SEBASTOPOL MEMORIAL LAWN INC
7990	OCCUPANT UNKNOWN
7992	WES GEHRKE
7994	JASON MAYNARD
7996	OCCUPANT UNKNOWN
8050	FRENCH GARDEN
8086	GREGORY LORENZO
8100	MARIO MARTINEZ
8104	ELVIRA OROZCO
8108	PAUL ROBBINS
8112	EVAN GAUGH
8116	LISA HUDSON
8120	REBECCA FOSTER
8124	ABDULIO VIGIL
8128	BARRY LATHAM-PONNECK
8132	CARRIE LINK
8136	EVAN KEATING
8140	ANGELA CHAMBERLIN

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2008

7716	ERNEST GARLOFF
7717	OCCUPANT UNKNOWN
7720	ABRAHAM KRAMER
	BARTON MILNE
	CARLOS LOPEZ
	CHRISTOPHER PLAYLE
	CHRISTOPHER RANTA
	CLAUDIA STEWARD
	CYBER DESIGN
	DAPHNE ROBINSON
	DAVID MORGAN
	FRANK HEGER
	GORDON EVANS
	GREG TREZOS
	JACQUE LEFLER
	JANIS DOLNICK
	JEANNE HENNESSY
	JEFFREY VOLMERDING
	KAROB AUSTIN
	KRISTEN JACOBS
	KRISTEN KOENIG
	LAURA LINDSAY
	MARTHA GLASER
	MICHAEL SPOONER
	MUFFLERS UNLIMITED
	NANCY DEMARTINI
	PAUL NICHOLSON
	RICHARD INADOMI
	STEVEN SCHMITZ
7725	ANTONIO GARCIA
	ANTONIO GUZMAN
	ASTER DEBRE
	CARLOS MARTINEZ
	CARMELITA HODGES
	CLAUDIA CRUZ
	CYNTHIA VASQUEZ
	FERNANDO CASTELLANO
	HECTOR MENDEZ
	J BROOKS
	JESSICA MARES
	LISA BURGE
	LYNN MILLER
	MARIABEATRIZ HERNANDEZ
	MAURICIO RAMIREZ
	MICHAEL CAMPBELL
	MICHELLE BRADEN
	MICHELLE FITTS
	MONICA FREEMAN
	MONTEZUMA GAYTAN
	PAULA ARICO

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2008 (Cont'd)

7725	SILVERIO CRUZ
	STEVEN BERRY
7728	PETER OBERMAYR
7735	AMY LOESER
	DEBORAH ALLEN
	GORMAN ASSOCIATES
	HOLLY COSTAGLIO
	JUSTIN KIRK
	RAY GORMAN
	TERRY FISH
7755	WILLY KAZAKOFF
7759	OCCUPANT UNKNOWN
7760	ROBERT TRIEBEL
7765	DIPPE CHIROPRACTIC CORP
	DIPPE JERRY W DC
7777	ALICE GUTMANN
	ALINE BREDY
	ALMA THIEMANN
	ALVIS BANTHRALL
	ANDY DELGADO
	ARNOLD BEHNKE
	AUGUST AMBROSINO
	BEATRICE OLIVOLA
	BERNADETTE PFAFF
	BERNICE BEDROSIAN
	BETTY BROWN
	BETTY HOSKING
	BEVERLY TRAUERNICHT
	BMQ ENTERPRISES
	BONNI ROSS
	BURBANK HEIGHTS APARTMENTS
	CAROLYN GANGNATH
	CHARLOTTE GALLEMORE
	CLAIRE POTTER
	CONNIE MAHONEY
	DAN SOUZA
	DAVID SCHWARTZ
	DONNA CAREY
	DORIS LISKEY
	E WALKER
	EDITH AVERY
	EDWARD LEE
	EDWARD ROUGIER
	EILEEN MEMORY
	ELIZABETH MINERVINI
	EMILY SPALDING
	ERNEST FRANKEN
	EVA STANSBERY
	EVELYN EMMONS
	FERNANDO NEVAREZ

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2008 (Cont'd)

7777	FLORINE SEGURA
	FRED ARAIZA
	GILLIAN TOMLIN
	GLADYS ZACHARIAH
	GRACE WHITLEY
	GUDRUN WICKLAND
	GWEN PALMER
	H BUSH
	HAL WALLS
	HAROLD BUSCH
	HENRY VIOLIN
	IRENE ELLIOTT
	IRENE RICHARDS
	ISABEL SMITH
	J GOODALE
	JACK CHIGRIS
	JACK LYNCH
	JAMES PRIOR
	JAMES STOOPS
	JANETTA ROBERTS
	JEAN NORAH
	JEANETTE GROSSMAN
	JEWELL COCCELLATO
	JILL HILL
	JOAN ALEXANDER
	JOAN LOGAN
	JOAN RIANDA
	JOAN SULLENS
	JOHN BELL
	JOHN STOCK
	JOHN THOMAS
	JOHN WOOD
	JON FIELD
	JOY LICAVOLI
	JOYCE COHEN
	JUDITH KOMP
	JUDY MORRISON
	JULIA ANDERSON
	KATE BROWER
	KAY BURRIE
	KAY REIMERS
	LAMIE MORRISON
	LAWRENCE CERVINI
	LEONARD BARON
	LEWIS LINK
	LOETA PATTON
	LOIS TAPSON
	LORRAINE STEPHENS
	LOYCE LEUZINGER
	LYLE KITTERMAN

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2008 (Cont'd)

7777	MANYA CHEREN
	MARGARET STEWART
	MARGE WARNER
	MARIE LINDSAY
	MARIE MILLER
	MARJORIE KRUSKY
	MARVELLE SIMONS
	MARY WRIGHT
	MARYLOU HADDITT
	MAY NEERMANN
	MICHELE LINFANTE
	MIMI SABIN
	MOOBERRY PRESS
	MORTON ZAINFELD
	NANCY CHRISTENSEN
	NANCY WATSON
	NELLIE LYSS
	NILDRED JOINVILLE
	PATRICK ODOHERTY
	PETER WALKER
	PHILIP PAULL
	PHYLLIS WERLIN
	REBA CASSEL
	REBECCA BURTECH
	RICHARD BROUGHTON
	ROBERT LARSEN
	ROBERT SHAKUN
	RON HARDING
	RONNIE GAYLE
	ROY COBB
	RUTH FREEMAN
	RUTH HAYES
	S BARROW
	SALLY BURGARDT
	SALLY STEFFENSEN
	SARAH HARE
	SHELAGH MOOBERY
	SHIRLEY SYIEK
	SONDRA VANTIL
	STAN PIATES
	THERESA ROSSI
	TJ EDWARDS
	VANDY HAM
	VINCE CRILLY
	VIRGINIA HARRIS
	VLADIMIR RYSLING
	WALTER BOURASA
	WENDY GURWITZ
	WILLIAM GIBSON
	WILLIAM KEELER

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2008 (Cont'd)

7866	ANJA WOLTMAN
	C KAMPMANN
	RUPERT HEINE
	VINODE RAMSAMMY
	WILLIAM SCANLAN
7876	DIXIE MEISELBACH
	JAMES SEARS
	JASON SWINDELL
	JOHN BUCKHORN
	KRIS SHEWMAKER
7886	BARBARA RICO
	STARKS REANNON
7908	STEPHEN WARREN
7920	HALE ROGOWSKI
	OCCUPANT UNKNOWN
7940	AARON SEXTON
	BARBARA PAPKE
	DAVID BRUNK
	DAVID EWELL
	DEAN YAUGER
	GARTH MCMURRAY
	GERARDO CAMACHO
	JENNIFER WRIGHT
	JESUS GONZALEZ
	JOSH HUMBERT
	KURT POEPPEL
	LAURIE RAMIREZ
	LUIS RIZO
	M STEELE
	MARIA FLORES
	MAXIMA RODRIGUEZ
	RACHEL ABRAMS
	THONYA BURGER
	VICKY DELACRUZ
	WILLIAM SCHEID
7950	ROSS AHO
7951	SEBASTOPOL MEMORIAL LAWN INC
7990	LUCAS WHARF
	OCCUPANT UNKNOWN
7992	OCCUPANT UNKNOWN
7996	OCCUPANT UNKNOWN
8050	BISTRO BELLAVITA
	FRENCH GARDEN
8086	BEN TACLA
	EDMUND LAURENCE
8104	ELVIRA OROZCO
8108	PAUL ROBBINS
8112	RONALD ANDERSON
8116	JOSE SARABIA
8120	REBECCA FOSTER

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2008 (Cont'd)

8124	ABDULIO VIGIL
8128	BARRY LATHAM-PONNECK
8132	BRIAN GRANADOS
8136	EVAN KEATING
8140	BRYAN MCFADIN

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2003

7697	JAMES MCNULTY
7716	MICHAELA GARLOFF
7717	JEAN NORKUS
7720	CHRISTOPHER LINDAHL
	CLAUDIA STEWARD
	CYBERDESIGN
	DAPHNE ROBINSON
	DAVID MORGAN
	DEBRA NASH
	FRANK DEVEREAUX
	FRANK JILKA
	GORDON EVANS
	HENRY MARTINEZ
	JACQUE LEFLER
	JANIS DOLNICK
	JEANNE HENNESSY
	JEFFREY VOLMERDING
	JOANN GEMBALA
	MARC JOHNSON
	MARTHA GLASER
	PETER OBERMAYR
	RENEE KRAMER
	RICHARD INADOMI
	ROBERT JENNE
	ROBIN ZICKEL
	RONALD SYKES
	STEVEN SCHMITZ
	SUSANNE SPENCER
7725	ANTONIO TORRES
	CLIFF JOHNSON
	DAMARES RIVERA
	DAN AMBULIA
	DANIELLE GEER
	JAMES LOCKHART
	JOHN HAMANN
	JULIAN LAZARO
	KRISTIE UPSHAW
	LISA BURGE
	LYNN MILLER
	MARIANA VELARDE
	PATRICK CHONG
	PAUL ROBBINS
	RANDI BROWN
	RUTH CUSSON
	S HUNT
	SUSAN JONES
	TRAVAS BRISTOL
	VICENTE VILLAFANE
	VICTOR TOLEDO
7735	DAVID PAYNE

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2003 (Cont'd)

7735	DEBORAH ALLEN
	DEBORAH PETERSEN
	MICHAEL ISIDRO
7755	GENE POWERS
7759	OCCUPANT UNKNOWN
7760	ROBERT TRIEBEL
7765	DIPPE JERRY W DC
	LIFE CHIROPRACTIC OFFICE
	OCCUPANT UNKNOWN
7777	A BROWN
	ALICE HILSZ
	ANN KEELAN
	ANN SWEEN
	ANNE FAULDS
	ARLINE JONES
	BARBARA HAMILTON
	BERNADETTE PFAFF
	BETTY VERSE
	BEVERLY TRAUERNICHT
	BILL PURKEY
	BMQ ENTERPRISES
	BURBANK HEIGHTS
	CALVIN DAVIS
	CAROLYN GOODWIN
	CATHLEEN BURCHARD
	CHARLES HAYDEN
	CLARENCE COURTNEY
	D SPEULDA
	DAN SOUZA
	DORIS LISKEY
	DOROYHY RAINEY
	E DOLININ
	EDWARD ROUGIER
	ELIZABETH MINERVINI
	ERNA ALFAU
	EUGENE SMITH
	EUGENE TONELLI
	F PICKETT
	FERNANDO NEVAREZ
	FLAVIO MOURA
	FLORINE SEGURA
	GLADYS ZACHARIAH
	GRACE STEIN
	HAROLD BUSCH
	HELEN SENIA
	HELEN SMITH
	HERBERT ROUKEY
	HILE LAFORGE
	J CUNNINGHAM
	J LEVINSON

Target Street	Cross Street	Source
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BODEGA AVE 2003 (Cont'd)

7777	J MOSELEY
	J NORAH
	JACK CHIGRIS
	JAN BOBET
	JANET GEORGE
	JANETTA ROBERTS
	JEWELL COCCELLATO
	JILL HILL
	JOAN ALEXANDER
	JOSEPHINE PRITT
	JOY LICAVOLI
	JOYCE CONSTANCE
	JUDITH BAINBRIDGE
	KATE BROWER
	L GILMOUR
	L LITLETON
	LEA ROSS
	LEONARD BARON
	LEWIS LINK
	LOETA PATTON
	LOIS TAPSON
	LORRAINE LAMBERT
	LORRAINE PEMBERTON
	LOYCE LEUZINGER
	M AVERY
	M ELLIS
	M MOORE
	M SIMONS
	M YOUNG
	MABEL DAVIDSON
	MADELINE CHAPMAN
	MANYA CHEREN
	MARCIA HILL
	MARGE WARNER
	MARJORIE KRUSKY
	MARY CALHOUN
	MARY CORNELIUS
	MARY MCCULLOCH
	MELVA BENSON
	MILDRED KASAKAITIS
	MYRTLE SMITH
	NANCY CHRISTENSEN
	NANCY LEE
	PETER WALKER
	RAY FLOYD
	RICHARD BROUGHTON
	ROBERT LARSEN
	RON HARDING
	RONNIE GAYLE
	RUTH MOSHER

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2003 (Cont'd)

7777	SANDY TATE
	SHELAGH MOOBERY
	SHERMAN DAVIES
	SUE THORN
	THERESA ROSSI
	TJ EDWARDS
	WANDA MOWAT
	WILFRED DOWNING
	WILLA HAYES
7866	TERRY GALLAGHER
	WILLIAM SCANLAN
7876	ADAM MORALES
	ALTHEA KAI
	ALTHEA SYTHE
	DIXIE MEISELBACH
	JOHN BUCKHORN
	KRISPIN MILLER
	MICHAEL ALPERSTEIN
	RICHARD METZGER
7908	STEPHEN WARREN
7920	EHRIN CADIGAN
7940	BARBARA PAPKE
	CARLOS PELAYO
	DAVID VIGIL
	FRANCISCO CASTILLO
	JAMES COZMA
	JIM BRADFORD
	KEN TOMLIN
	REED MCCLINTOCK
	SHINGJIA SHA
	T BONNER
	TRACY BOEGER
7951	LANG STEVE SBSTPL MMRL LAWN
7990	JAMES LUCAS
7992	WESLEY GEHRKE
7994	CRYSTAL WEAVER
8050	GEORGE ALTENBERG
	SOPRA LACOLLINA
8086	FRANCISCO ALFARO
	G MAGANA
8100	BRADLEY BROWN
8104	ELVIRA CARREON
8108	PAUL ROBBINS
8112	RONALD ANDERSON
8116	ANTONIO VIGIL
8120	REBECCA FOSTER
8124	AUDULIO VIGIL
8128	BARRY LATHAM-PONNECK
8132	EARTH ARCHITECTURE
	EARTH DESIGN GROUP

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 2003 (Cont'd)

8132	SILAS EDMAN
8136	DEBORAH KEATING
8140	OCCUPANT UNKNOWN

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 1999

7716	ERNEST GARLOFF
7717	DONALD COFFIN
7720	CARLOS LOPEZ
	CHRISTOPHER PLAYLE
	CHRISTOPHER RANTA
	CLAUDIA STEWARD
	DAPHNE ROBINSON
	DAVID MORGAN
	FRANK HEGER
	GORDON EVANS
	H MARTINEZ
	JACQUE LEFLER
	JANIS DOLNICK
	JEANNE HENNESSY
	JEFFREY MILLER
	JEFFREY VOLMERDING
	JOANN GEMBALA
	LENA MOFFAT
	MICHAEL SPOONER
	MICHAEL WACHOLZ
	NANCY DEMARTINI
	RAY TEURFS
	RENEE KRAMER
	RICHARD INADOMI
	ROBERTA CONLEY
	SUZANNE CABALLERO
7725	AARON COOK
	AIDA VASQUEZ
	ANTONIO GARCIA
	ANTONIO GUZMAN
	ASTER DEBRE
	BODEGA APARTMENTS
	BRENDA MENDOZA
	CARMELITA HODGES
	CLAUDIA CRUZ
	FERNANDO CASTELLANO
	J BROOKS
	LISA BURGE
	MARIABEATRIZ HERNANDEZ
	MAURICIO RAMIREZ
	MICHAEL CAMPBELL
	MONICA FREEMAN
	PAUL REISCHENBOCK
	ROBIN MAGGI
	STEPHEN ACTON
	STEVEN BERRY
7728	PETER OBERMAYR
7735	DEBORAH ALLEN
	HOLLY COSTAGLIO
	JOYCE POINTE

BODEGA AVE 1999 (Cont'd)

7735	JUSTIN KIRK
	K URIARTE
	SHIRLEY HAMPTON
	TERRY FISH
7755	OCCUPANT UNKNOWN
	WILLY KAZAKOFF
7760	ROBERT TRIEBEL
7765	DIPPE JERRY W DC
	LIFE CHIROPRACTIC OFFICE
7777	ALFRED VALDIVIA
	ALICE GUTMANN
	ALVIS BANTHRALL
	ANAND VARIDA
	ANDY DELGADO
	ARIC BODIN
	ARNOLD BEHNKE
	AUGUST AMBROSINO
	BEATRICE OLIVOLA
	BERNADETTE PFAFF
	BERNICE BEDROSIAN
	BETH HODGMAN
	BETTY VERSE
	BEVERLY TRAUERNICHT
	BURBANK HEIGHTS APARTMENTS
	BURBANK ORCHARDS
	CAROLYN GANGNATH
	CHARLOTTE GALLEMORE
	CLAIRE POTTER
	DAVID SCHWARTZ
	DONNA CAREY
	DORIS LISKEY
	DOROTHY KNIGHT
	DUER LOU
	E WALKER
	EDITH AVERY
	EILEEN MEMORY
	ELIZABETH MINERVINI
	EMILY SPALDING
	ERNEST FRANKEN
	EVA STANSBERY
	EVELYN EMMONS
	FERNANDO NEVAREZ
	FLAVIO MOURA
	FLORINE SEGURA
	FRANCES LUCERO
	FRANK TRISTANO
	FRED ARAIZA
	GLADYS DERRY
	GLADYS ZACHARIAH
	GRACE WHITLEY

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 1999 (Cont'd)

7777	GUDRUN WICKLAND
	GWEN PALMER
	H BUSH
	HAL WALLS
	HAROLD BUSCH
	IRENE ELLIOTT
	ISABEL ARELLANO
	ISABEL SMITH
	J GOODALE
	JACK CHIGRIS
	JAMES PRIOR
	JAMES STOOPS
	JANETTA ROBERTS
	JEAN NORAH
	JEANNE BELL
	JEWELL COCCELLATO
	JILL HILL
	JO ROBSON
	JOAN ALEXANDER
	JOAN LOGAN
	JOAN RIANDA
	JOAN SULLENS
	JOHN STOCK
	JOHN THOMAS
	JOHN WOOD
	JON FIELD
	JOY LICAVOLI
	JOYCE COHEN
	JUDY MORRISON
	JULIA ANDERSON
	KATE BROWER
	KATHLEEN OMEARA
	KAY REIMERS
	LAMIE MORRISON
	LAWRENCE CERVINI
	LEONARD BARON
	LOETA PATTON
	LOIS TAPSON
	LORRAINE STEPHENS
	LOUISE PHILLIPS
	LOYCE LEUZINGER
	LYLE KITTERMAN
	MANYA CHEREN
	MARCIA HILL
	MARGARET STEWART
	MARGE WARNER
	MARIE LINDSAY
	MARJORIE KRUSKY
	MARVELLE SIMONS
	MARY WRIGHT

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 1999 (Cont'd)

7777	MARYLOU HADDITT
	MICHELE LINFANTE
	MIMI SABIN
	NANCY WATSON
	NILDRED JOINVILLE
	PATRICK ODOHERTY
	PETER WALKER
	PHILIP PAULL
	PHYLLIS WERLIN
	RICK BROWN
	ROBERT CRAW
	ROBERT SHAKUN
	RON HARDING
	RONNIE GAYLE
	ROSEMARY HATHAWAY
	ROY COBB
	RUTH FREEMAN
	RUTH HAYES
	S BARROW
	SALLY BURGARDT
	SARAH HARE
	SHELAGH MOOBERY
	SHERMAN DURHAM
	SHIRLEY SYIEK
	SONDRA VANTIL
	STAN PIATES
	THELMA PITMAN
	TJ EDWARDS
	VANDY HAM
	VINCE CRILLY
	VIRGINIA HARRIS
	VIVIAN SALMON
	VLADIMIR RYSLING
	WALTER BOURASA
	WENDY GIBSON
	WILLIAM KEELER
	WILLIAM SHULTE
	ZACKERY PRINGLE
7866	ANJA WOLTMAN
	C KAMPMANN
	RUPERT HEINE
	TIMOTHY IMES
	TONY CANNATA
	VINODE RAMSAMMY
7876	DIXIE MEISELBACH
	JAMES SEARS
	JOHN BUCKHORN
	PETER SCHNELL
7886	BARBARA RICO
	STARKS REANNON

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 1999 (Cont'd)

7908	STEPHEN WARREN
7920	C CADIGAN
	HALE ROGOWSKI
7940	AARON SEXTON
	DAVID BRUNK
	DAVID GONZALEZ
	DEAN YAUGER
	DIANE DILORENZO
	GERARDO CAMACHO
	JOSH HUMBERT
	KURT POEPPEL
	LAURIE RAMIREZ
	LEE VANDEVEER
	LUIS RIZO
	MARIA FLORES
	NICHOLAS HALL
	PATRICIA SCHLESIER
	RACHEL ABRAMS
	ROBERT CONKLIN
	THONYA BURGER
	VICKY DELACRUZ
	WILLIAM SCHEID
7950	ROSS AHO
7951	LANG STEVE SEBASTOPOL MEMORIAL LAWN INCORPORATED
	SEBASTOPOL MEMORIAL LAWN INCORPORATED
7990	PEGGY LUCAS
7992	WESLEY GEHRKE
7996	LUCAS WALTON
8050	MARTYS TOP O THE HILL
8086	EDMUND LAURENCE
8088	OCCUPANT UNKNOWN
8104	ELVIRA OROZCO
8108	PAUL ROBBINS
8112	OCCUPANT UNKNOWN
	RONALD ANDERSON
8116	JOSE SARABIA
8120	REBECCA FOSTER
8121	OCCUPANT UNKNOWN
8124	ABDULIO VIGIL
8128	BARRY LATHAM-PONNECK
	SHIRLEY MARSLAND
8132	BRIAN GRANADOS
8136	EVAN KEATING
8140	BRYAN MCFADIN
	OCCUPANT UNKNOWN

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 1995

7697	ANALY FLORIST
	BURKHOLDE, HELEN
7716	GARCIA, ROGER M
7717	COFFIN, DON
7720	DOMENICHELLI, DEANNA L
	FLOURNOY, ROBERT
	FOSTER, L
	GEMBALA, EUGENE R
	HAAS, ROBERT
	HENAULT, J
	HENNESSY, JEANNE
	JILKA, FRANK C
	LABRAKE, JANET E
	LEE, R
	OSTREM, MARY C
	PIMENTEL, DIANE M
	ROBINSON, D
	RYAN, ROBERT
	SEVERY, JANE B
	SPENCER, SUSANNE
	TENJO, ESTEBAN
	VOLMERDING, JEFFREY R
7725	CASA BODEGA APARTMENTS
	EDMONDS, SHELA
	GREEN, BRAD
	LEVELL, S
	POWERS, K
	SMITH, K
	TICE, PAUL
7735	HAPP, SHARON
	HASSEY, CHERYL
7755	ALBERIGI, JULIE
7759	CULLINS, DALE
7760	OCCUPANT UNKNOWNN
7765	JERRY W DIPPE DC
	LIFE CHIROPRACTIC OFFICE
	OCCUPANT UNKNOWNN
7777	ALLEN, RONALD
	ANDERSON, JOYCE L
	ANTHONY, BARBARA
	AVERY, EDITH
	BAIOCCHI, ED
	BANTHRALL, F
	BARRETT, THOMAS J
	BELL, THOMAS
	BENSON, MELVA
	BLOOMQUIST, D M
	BOLLEYER, FRANCES
	BROWER, KATHRYN R
	BURBANK HEIGHTS APARTMENTS

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 1995 (Cont'd)

7777	BURBANK ORCHARDS
	CHAPIN, LYNN
	CHAPMAN, M E
	CHIGRIS, JACK
	CLARK, H M
	COBB, IVERA
	COURTNEY, C
	CUNNINGHAM, J E
	DAVEIRO, JUNE I
	DAVEY, M B
	DAVIDSON, PAUL
	DEWAN, BARBARA J
	DOUGHTY, DENISE D
	DOWNING, SAM H
	DUNCANSON, LES
	DYE, BERNARD H
	DYE, LLOYD
	EISELE, RUTH W
	ELLIS, M M
	FORCADE, WILLIAM R
	FOREMAN, A
	GILLETE, P
	GRAHAM, WILLIAM F
	HARDY, JOYEL S
	HERRING, ROBERT D
	JAMES, WILLIAM A
	KASAKAITIS, MILDRED
	KELLY, C
	KING, FRANCIS C
	LARSEN, ROBERT L
	LEONARDI, DAN
	LINEBARGER, HELEN
	MCCULLOUGH, DAVE
	MCKINLEY, M P
	MINE, B
	MINER, B
	MOORE, M O
	MORONO, LORETTA
	MORRIS, LEE H
	MORSE, IRENE M
	MULLER, M
	MURRAY, MAVIS M
	NEAL, ELEANOR
	NEWMAN, BEN
	PATTEN, LOETA
	PREVOST, W
	PURKEY, BILL
	SANTERELLI, EDITH A
	SEFFER, GLADYS
	SEFTEL, HARRY

BODEGA AVE 1995 (Cont'd)

7777	SIMERSON, E
	SIMONS, M
	SMITH, LONNIE
	SOUZA, DAN
	TRACY, JOHN
	WALES, SHIRLEY
	WALTHERS, NADIA
	YOUNG, M E
7800	TERRELL, ROBERT S
7876	BOWERS, KELLEY
	MERRITT, EVELYN M
	ROBERTS, RANDY D
7886	GAITAN, WILLIAM
7908	FRANK, RAY
7920	CADIGAN, C
7940	BORGO, LISA
	DIZEREGA, GUS
	HAINES, BRANDY
	KOSTREVA, JIM
	MARTIN, MARY
	SEABOLDT, PAUL A
	SMITH, STANLEE
	STONE, SARAH
7990	LUCAS, JIM
8050	MARTYS TOP O THE HILL
8088	COVARRUBIAS, JOSE
8100	FOLK, TY R
8104	VERA, G
8108	WATERMAN, CHRIS
8112	ANDERSON, RONALD L
8116	VIGIL, ANTHONY
8120	FOSTER, REBECCA
8124	VIGIL, AUDULIO
8128	ROSS, LANCE R
8132	HANSEN, SHERRY
8140	HERNANDEZ, JOSE C

Target Street	Cross Street	Source
✓	-	Cole Information Services

BODEGA AVE 1992

7697	ANALY FLORIST
7717	RANO, LEA
	VOLKMAR, KARL
7720	SPENCER, SUSANNE
7725	CASA BODEGA APTS
	POWERS, K
	SCANLAN, W
7759	CULLINS, DALE
7765	DIPPE GANELLE L DC
	DIPPE, GANELLE L
7777	ANTHONY, BARBARA
	BAIOCCHI, ED
	BAKER, A P
	BANTHRALL, F
	BENSON, MELVA
	BLOOMQUIST, D M
	BRINE, IRENE
	BURBANK HEIGHTS APT
	CHIGRIS, JACK
	CLARK, H M
	COBB, IVERA
	CORRELL, ALVERA
	COURTNEY, C
	DAVEY, M B
	DELTESSANDRO, ALFRED
	DOW, J B
	DYE, LLOYD
	EBERLY, FELICE A
	ELLIS, M M
	FOREMAN, A
	FRCADE, WILLIAM R
	GRIFFITH, HAZEL
	HENNESSY, M L
	HOWRY, CHARLES E
	JAMES, ESTHER M
	JOHNS, ROLAND B
	KING, FRANCIS C
	LARSEN, ROBERT L
	LEEDY, ETTA
	LEONARDI, DAN
	LEVINSON, J S
	MCCULLOUGH, DAVE
	MCKEAY, LURLINE
	MCKINLEY, M P
	MOORE, M O
	MORONO, LORETTA
	MORSE, IRENE M
	NELSON, R A
	NEWMAN, BEN
	NORAH, J

BODEGA AVE 1992 (Cont'd)

7777	ONEILL, MARIAN
	RAINEY, DONALD V
	ROSENTHAL, R
	RUBINSTEIN, HETTY
	SANTERELLI, EDITH A
	SEFFEL, HARRY
	SEFFER, GLADYS
	SIMONS, M
	THIEDERMAN, MERLIN
	TRACY, JOHN
	TRIGEIRO, DOROTHY M
	WOOD, MARY L
	YOUNG, M E
7800	FEATHER GARDENS
	MALIK, KEN
7866	ROY, N
7876	MCEACHERN, PATRICK
7908	FRANK, RAY
7920	CADIGAN, C
7940	ATWELL, B
	AVILA, JAVIER
	CHARNOFSKY, SOLOMON
	GRAY, M E
	PORTER, S D
7951	SEBSTPL MMRL LAWN
7990	LUCAS, JIM
8050	MARTYS TOP O THE HL
8088	COVARRUBIAS, JOSE

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

BODEGA AVE 1985

7800	ATKINSON MAURICE	829-2571 +5
	GILBERT JANIS REV	829-1348 +5
	SIEBERT PAUL REV	829-1348 +5
	TERRELL ROBT S	823-9035 2
	TERRELLS GARDENS	**823-2236**
7801	XXXX	00
7866	KNIGHT MICHAEL	823-3631 +5
7876	KRULISH	829-2124 4
7886	LOCKE J	823-3060 +5
	SEDER S	829-5016 +5
7908	XXXX	00
7920	XXXX	00
7940.....	APARTMENTS	
	ANDERSON PATTY	823-8021 +5
	CORLEY H G	823-5474 6
	DEBRUIN DEREK	823-0772 3
	KAWANA BARRY S	823-6862 3
	KING FRANCIS C	823-6699 +5
	MORLAN DARRELL	823-1762 +5
	PRINCE LAYNE	829-0604 +5
	RUSS GARY	823-9100 4
	SALINAS MIKE J	823-7394 4
	SHORT JAS JR	823-8021 +5
	THOMPSON WILLIAM E	823-8708 8
7940.....		
7951	**SEBASTOPOL EVERGRN**	**823-7434** 3
8020	XXXX	00
8034	XXXX	00
8040	XXXX	00
8050	**MARTYS TOP HILL**	**823-5999** 2
	MARTYS TOP O THE HI.	**823-5987** 0
8086	JOHNSON MILBURN	823-3719 4
8121	COLBURN PAUL M	823-9181 +5
	P&J CABINET CO	**823-6917** 6
8124	XXXX	00
8196	**COACHES CORNR FITNS**	**829-5180** +5
	NEW AGE SCH OF MASS	**823-1212** 3
8262	XXXX	00
8282	XXXX	00
8290	XXXX	00
8306	ROGERS WILLIAM	829-0747 4
8352	XXXX	00
8354	WILLIAMSON P	829-2194 1
8356	XXXX	00
8398A	THILL TOMMY L	823-5239 +5
★	37 BUS 217 RES	42 NEW

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

BODEGA AVE 1980

7800	MAURER M R	823-0465	6
	TERRELL ROBT S	823-2236	
★	**TERRELLS GARDEN CTR**	**823-2236**	
★	**TERRELLS NURSERY**	**823-2236**	
7801	XXXX	00	
7876	BESSEY JOHN	829-2090+0	
	GARCIA RAYMOND REV	823-8910	9
	VETTER MYRA	829-0923+0	
7886	PUSATERO DON S	823-2408	8
	SINGH M C	829-2959+0	
7908	ROSEN DAVID	823-1740+0	
7920A	BUEB CHARLES A	823-3871	9
7940.....	APARTMENTS		
	ALBERIGI P	829-2299+0	
	BROWN PETE	829-1937+0	
	CARTWRIGH 'CHARD	823-6313	7
	CORLEY H G	823-5474	6
	GILLESPIE SHIRLEY	823-9198	8
	HAMILTON JAMES P	823-1163	9
	HURST B	829-1081+0	
	LARSEN DAVID	823-9488	7
	LATHEN M	823-9655+0	
	LONG BILL R	823-8151+0	
	MATONICH R	823-1959	9
	MORROW DONALD	823-1317+0	
	OBRIEN J O	829-1928	9
	ONEILL V A	823-8211	5
	RICHARD TRENT	829-2196+0	
	SCHMID D	823-1241	9
	SCHOENBERGER BOB	823-9154	7
	THOMPSON WILLIAM E	823-8708	8
	TISTHAMMER J	823-3803	9
7940			
7951★	**SBSTPL CEMETERY**	**823-7434**	
★	**SBSTPL EVERGRN LAWN**	**823-7434**	
8020	HERMAN WAYNE	829-2134+0	
8034	HAUSE JOHN ROBT	823-2633+0	
8040	SMITH E J	829-2484+0	
8050★	**MARTYS TOP O THE HL**	**823-9812**	9
★	**MARTYS TOP O THE HL**	**823-5987+0**	
8086	XXXX	00	
8121★	**P&J CABINET CO**	**823-6917**	6
8124	WETCH E A	823-2170	
8196★	**CENTER OF WLL BEING**	**829-0809+0**	
	COOKE EDWIN V	823-7263	9
★	**EARTH&SHELTER RLTY**	**823-2985**	9
★	**TACO ED MXCN DINNRS**	**823-9994**	7
★	**UNICORN CONSTRUCTN**	**544-6012**	8
★	**WELL BEING LRNG CT**	**823-1489+0**	
8262	CARROLL DANIEL J	823-7062	9
8282	XXXX	00	
8290	MACPHERSON DOUG	823-2033	9
8306	FIELD SOO YUN	823-9465	7
8352	LONG CLINTON W	823-0674	8
8354	RAY KEN	829-0810+0	
8356	BASMAJIAN DONALD	829-1076+0	
8398	MOORE O E	823-1934	9
B	LONG T A	823-0379	8
★	44 BUS 229 RES	64 NEW	

Target Street	Cross Street	Source
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BODEGA AVE 1975

7759	MILLER CHAS J	823-8164+5
7760	TRIEBEL A H	823-3100+5
7800	FORESMAN GEO	823-6029+5
	HUDSON T E	823-6368+5
	TERRELL ROBT S	823-2236
	*TERRELLS GARDEN CTR	823-2236
	*TERRELLS NURSERY	823-2236
7866	XXXX	00
7876	MENDONCA MICHAEL	823-3608+5
	PEDDICORD RICHARD	823-4621+5
7886	SPRIGGS FLOYD E	823-6765+5
B	JONES JEAN	823-6221+5
7908	EIFFERT V	823-0553+5
	MILLER WM S	823-0966+5
7940....	APARTMENTS	
	BARTLETT VAN O	823-0672+5
	DERVIN C	823-7381+5
	FISH JAS G	823-8270+5
	GILLESPIE SHIRLEY	823-5998+5
	HOPP GINGER	823-4882+5
	KEOPKE IVAN L	823-7155+5
	NIELSEN LARRY	823-0958+5
	ONEILL V A	823-8211+5
	PIPER MICHAEL S	823-8495+5
	SPAETH ALLEN	823-7040+5
	SPILLERS RAY L	823-4642+5
	STAMPFLI KIM R	823-8379+5
	VANDEERVE JOHN	823-9418+5
	YAMAMOTO GLENN K	823-3079+5
7940.....		
8020	GRETSCH WALTER G	823-5370
8040	MAGNER CHRISTINA	823-2030+5
8050	NIERSTHEIMER H	823-0676
	*SKYDA	823-9812
	SMITH KENNETH G	823-4251
8086	DEVILBISS L JR	823-7293+5
8121	LINDQUIST ALFRED H	823-5669
	*NICHOLS CABINET SH	823-0593
8124	WETCH E A	823-2170
8196	JACOB ALAN	823-0448+5
	*UNCLE SAMS	823-9842
8262	COGSWELL B	823-3322+5
8282	XXXX	00
8290	MYERS MAYNARD R	823-0163 4
8306	FIELD C S	823-9465
	FIELD SOO YUN	823-9465+5
8352	LONG CLINTON W	823-2487
8354	DAVI VINCE JR	823-4235+5
8356	DAVI VINCENT SR	823-5622+5
8398	XXXX	00
	* 24 BUS 126 RES	50 NEW

APPENDIX G

EDR Certified Sanborn® Mapping

Pendant Homes
7950 Bodega Avenue
Sebastopol, CA 95472

Inquiry Number: 4384528.3
August 17, 2015

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

8/17/15

Site Name:	**Client Name:**
Pendant Homes	Environmental Geology
7950 Bodega Avenue	1695 Willowside Rd
Sebastopol, CA 95472	Santa Rosa, CA 95401
EDR Inquiry # 4384528.3	Contact: David Bush

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

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

Certified Sanborn Results:

Site Name:	Pendant Homes
Address:	7950 Bodega Avenue
City, State, Zip:	Sebastopol, CA 95472
Cross Street:	
P.O. #	532.0815
Project:	7950 Bodega Avenue
Certification #	7C5F-4F74-91BC

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 # 7C5F-4F74-91BC

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

Environmental Geology Services (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.

APPENDIX H

Title Report

EXHIBIT A

The land referred to is situated in the County of Sonoma, City of Sebastopol, State of California, and is described as follows:

Parcel One:

That portion of the 3.38 acre Parcel of land in Lot 5 as delineated upon the Map of Huntley Fruit Ranch Subdivision Recorded in Book 13 of Maps, Page 2, Sonoma County Records, conveyed to Robert L. Browning and Doris K. Browning, his wife, by Deed Recorded March 8, 1946, under Recorder's Serial No. C-12536, Sonoma County Records, lying within the boundaries particularly described as follows:

Beginning at a point on the South line of said 3.38 acre Parcel and of said Lot 5, distant thereon North 89° 00' 30" West, 134.00 feet from the Southeast corner of said Parcel and Lot; thence running along of said South line North 89° 00' 30" West, 286.64 feet to an iron pipe; thence leaving said line and running North 3° 20' 30" East, 242.03 feet to an iron pipe on the North line of said 3.38 acre Parcel; thence along said North line, South 89° 40" 15" East, 170.60 feet to an iron pipe; thence South 2° 10' 45" East, 71.20 feet to an iron pipe; thence South 89° 25' 30" East, 98.56 feet to the Northwesterly corner of the portion conveyed to Florence E. McClelland by Deed Recorded in Book 1253 of Official Records, Page 566, Sonoma County Records; thence along the Westerly line of said McClelland portion, South 0° 12' 30" East and parallel with the East line of said Lot 5, a distance of 173.83 feet to said point of beginning.

Saving and EXCEPTING THEREFROM that portion thereof as conveyed to the Department of Veterans Affairs of the State of California by Deed Recorded September 1, 1965, in Book 2153, Page 351, Official Records, Sonoma County.

Parcel Two:

A non- exclusive appurtenant easement for public utilities and roadway as contained in the Grand Deed to Rose H. Aho and Patricia Chenoweth Aho, Recorded December 21, 1992, as Document Number 92-0158974. Said easement shall include the right to maintain, repair, and reconstruct said public utilities and roadway. Said easement shall further include the right of ingress, and egress to, from, and along this easement in, upon. Over under, and across that portion of the lands of Terry Bell described in that Deed Recorded as Document Number 1991-0049207, Sonoma County Records, that is within a strip of land 25.00 feet wide, the centerline of which is described as follows:

Commencing at a ½ inch iron pipe, not tagged, at the intersection of Huntley Street and Golden Ridge Avenue, as shown on that Record of Survey filed in Book 84 of Maps at Page 7, Sonoma County Records; thence along the center of Golden Ridge Avenue, South 00° 09' 50" West, 569.14 feet (South 00° 41' 53" West, 569.39 feet per said Record of Survey) to an ¾ inch iron pipe, not tagged, marking the Northeast corner of the lands of the City of Sebastopol as described in that Deed Recorded as Document Number 1990-0067110, Sonoma County Records; thence along the North line of said lands of the City of Sebastopol, North 88° 56' 15" East, 25.00 feet to the Northeast corner of the said lands of Terry Bell; thence along the

Easterly line of said lands of Terry Bell, South 00° 09' 50” West 12.51 feet to the true point of beginning; thence leaving the Easterly line of said lands of Terry Bell North 88° 55' 54” West, 17.29 feet to the beginning of a curve concave to the Southeast; thence on a tangent curve to the left with a radius of 42.50 feet through a central angle of 43° 07' 04” for a length of 31.98 feet to the beginning of a reverse curve concave to the Northwest; a radial line through said beginning of reverse curve bears South 42° 02' 38” East; thence Southwesterly and Westerly on said reverse curve with a radius of 42.50 feet through a central angle of 42° 12' 28” for a length of 31.31 feet to the end of said reverse curve; thence North 89° 50' 10” West, 33.92 feet to the Westerly line of said lands of Terry Bell, being the terminus of the herein described centerline from which the Northwesterly corner of said lands of Terry Bell bears North 00° 09' 50” East, 35.98 feet, more or less.

The North and South sidelines of said strip are to be prolonged or shortened to terminate in the said Easterly and Westerly lines of the lands of Terry Bell.

APN: 004-350-024

OLD REPUBLIC TITLE COMPANY

151 Petaluma Blvd. So. Suite 125
Petaluma, CA 94952
(707) 763-9941 Fax: (707) 762-0473

PRELIMINARY REPORT

Our Order Number 0812011924-JJ

Customer Reference GERSTEIN

BRADLEY REAL ESTATE
851 Irwin Street
San Rafael, CA 94901

Attention: SUE CURTIS

When Replying Please Contact:

Julie James
JJames@ortc.com
(707) 763-9941

Buyer:

Pendant Homes, Inc.

Property Address:

7950 Bodega Avenue, Sebastopol, CA 95472

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.
It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of July 30, 2015, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

ORT 3158-A (Rev. 08/07/08)

The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990; AND ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee as to Parcel(s) One and an Easement as to Parcel(s) Two

Title to said estate or interest at the date hereof is vested in:

Sheldon Gerstein, Successor Trustee for Abraham Gerstein and Dorothy M. Gerstein Trust dated September 12, 1991

The land referred to in this Report is situated in the County of Sonoma, City of Sebastopol, State of California, and is described as follows:

Parcel One:

That portion of the 3.38 acre Parcel of land in Lot 5 as delineated upon the Map of Huntley Fruit Ranch Subdivision Recorded in Book 13 of Maps, Page 2, Sonoma County Records, conveyed to Robert L. Browning and Doris K. Browning, his wife, by Deed Recorded March 8, 1946, under Recorder's Serial No. C-12536, Sonoma County Records, lying within the boundaries particularly described as follows:

Beginning at a point on the South line of said 3.38 acre Parcel and of said Lot 5, distant thereon North 89° 00' 30" West, 134.00 feet from the Southeast corner of said Parcel and Lot; thence running along of said South line North 89° 00' 30" West, 286.64 feet to an iron pipe; thence leaving said line and running North 3° 20' 30" East, 242.03 feet to an iron pipe on the North line of said 3.38 acre Parcel; thence along said North line, South 89° 40" 15" East, 170.60 feet to an iron pipe; thence South 2° 10' 45" East, 71.20 feet to an iron pipe; thence South 89° 25' 30" East, 98.56 feet to the Northwesterly corner of the portion conveyed to Florence E. McClelland by Deed Recorded in Book 1253 of Official Records, Page 566, Sonoma County Records; thence along the Westerly line of said McClelland portion, South 0° 12' 30" East and parallel with the East line of said Lot 5, a distance of 173.83 feet to said point of beginning.

Saving and EXCEPTING THEREFROM that portion thereof as conveyed to the Department of Veterans Affairs of the State of California by Deed Recorded September 1, 1965, in Book 2153, Page 351, Official Records, Sonoma County.

Parcel Two:

A non- exclusive appurtenant easement for public utilities and roadway as contained in the Grand Deed to Rose H. Aho and Patricia Chenoweth Aho, Recorded December 21, 1992, as Document Number 92-0158974. Said easement shall include the right to maintain, repair, and reconstruct said public utilities and roadway. Said easement shall further include the right of ingress, and egress to, from, and along this easement in, upon. Over under, and across that portion of the lands of Terry Bell described in that Deed Recorded as Document Number 1991-0049207, Sonoma County Records, that is within a strip of land 25.00 feet wide, the centerline of which is described as follows:

Commencing at a ½ inch iron pipe, not tagged, at the intersection of Huntley Street and Golden Ridge Avenue, as shown on that Record of Survey filed in Book 84 of Maps at Page 7, Sonoma County Records;

thence along the center of Golden Ridge Avenue, South 00° 09' 50" West, 569.14 feet (South 00° 41' 53" West, 569.39 feet per said Record of Survey) to an ¾ inch iron pipe, not tagged, marking the Northeast corner of the lands of the City of Sebastopol as described in that Deed Recorded as Document Number 1990-0067110, Sonoma County Records; thence along the North line of said lands of the City of Sebastopol, North 88° 56' 15" East, 25.00 feet to the Northeast corner of the said lands of Terry Bell; thence along the Easterly line of said lands of Terry Bell, South 00° 09' 50" West 12.51 feet to the true point of beginning; thence leaving the Easterly line of said lands of Terry Bell North 88° 55' 54" West, 17.29 feet to the beginning of a curve concave to the Southeast; thence on a tangent curve to the left with a radius of 42.50 feet through a central angle of 43° 07' 04" for a length of 31.98 feet to the beginning of a reverse curve concave to the Northwest; a radial line through said beginning of reverse curve bears South 42° 02' 38" East; thence Southwesterly and Westerly on said reverse curve with a radius of 42.50 feet through a central angle of 42° 12' 28" for a length of 31.31 feet to the end of said reverse curve; thence North 89° 50' 10" West, 33.92 feet to the Westerly line of said lands of Terry Bell, being the terminus of the herein described centerline from which the Northwesterly corner of said lands of Terry Bell bears North 00° 09' 50" East, 35.98 feet, more or less.

The North and South sidelines of said strip are to be prolonged or shortened to terminate in the said Easterly and Westerly lines of the lands of Terry Bell.

APN: 004-350-024

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2015 - 2016, a lien, but not yet due or payable.

2. Taxes and assessments, general and special, for the fiscal year 2014 - 2015, as follows:

Assessor's Parcel No	:	004-350-024	
Code No.	:	005-001	
1st Installment	:	$1,094.30	Marked Paid
2nd Installment	:	$1,094.30	Marked Paid
Land Value	:	$174,187.00	

3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

4. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Bodega Highway.

5. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Deed
Granted To	:	Pacific Gas and Electric Company
For	:	Utilities and Maintenance
Dated	:	June 4, 1947
Recorded	:	July 10, 1947 in Book 743 of Official Records, Page 86
Affects	:	Southerly 4 feet

6. Matters as contained or referred to in an instrument,

Entitled	:	Easement and Driveway Maintenance Agreement
Executed By	:	Ross Aho, et ux and Terry Bell
Dated	:	June 22, 1993
Recorded	:	June 23, 1993 in Official Records under Recorder's Serial Number 93-77433
Which Among Other Things Provides	:	Reference is made to said document for full particulars
Returned to Address	:	P.O. Box 2565 Sebastopol, CA 95473

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Grant Deed
Granted To	:	James Walter Lucas and Peggy Lucas, husband and wife as joint tenants
For	:	Sanitary sewer construction and Maintenance
Dated	:	July 15, 1999
Recorded	:	July 19, 1999 in Official Records under Recorder's Serial Number 19990091370
Affects	:	Said land

8. Any insufficiency of the proceedings leading up to and including the recording of the trustee's deed

From	:	Redwood Trust Deed Services, Inc
To	:	Sheldon Gerstein, Successor Trustee for Abraham Gerstein and Dorothy M. Gerstein Trust dated September 12, 1991
Dated	:	June 1, 2012
Recorded	:	June 5, 2012 in Official Records under Recorder's Serial Number 2012053463

An examination of the trustee's foreclosure file may be required.

9. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

10. Any claim of lien for services, labor or material arising from an improvement or work under construction or completed at the date hereof.

11. Terms and conditions contained in the Abraham Gerstein and Dorothy M. Gerstein Trust dated September 12, 1991 as disclosed by Trustee's Deed Upon Sale.

Dated	:	June 1, 2012
Recorded		June 5, 2012 in Official Records under Recorder's Serial Number 2012053463

The requirement that:

A Certification of Trust be furnished in accordance with Probate Code Section 18100.5; and

If the acting trustee is a successor trustee the additional requirement the Company is provided a complete copy of the trust, with all amendments and any intervening trustee is no longer acting in that capacity by providing copies of resignation letters, etc.

The Company reserves the right to make additional exceptions and/or requirements upon review of the above.

---------- Informational Notes ----------

A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 & 2.1.

B. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument Entitled	:	Trustee's Deed Upon Sale
By/From	:	Redwood Trust Deed Services, Inc.
To	:	Sheldon Gerstein, Successor Trustee for Abraham Gerstein and Dorothy M. Gerstein Trust dated September 12, 1991
Dated	:	June 1, 2012
Recorded	:	June 5, 2012 in Official Records under Recorder's Serial Number 2012053463

C. The City of Petaluma has imposed a transfer tax of $2.00 per thousand dollars of consideration.

The City of Santa Rosa has imposed a transfer tax of $2.00 per thousand dollars of consideration.

D. All transactions that close on or after March 1, 2015 will include a $20.00 minimum recording service fee, plus actual charges required by the County Recorder.

O.N.

If you anticipate having funds wired to Old Republic Title Company, our wiring information is as follows: Union Bank, 1980 Saturn Street, Monterey Park, CA 91755 credit to the account of Old Republic Title Company, Account Number 0010424631, ABA Number 122000496.

When instructing the financial institution to wire funds, it is very important that you reference Old Republic Title's Order Number 0812011924.

PLEASE CONTACT YOUR ESCROW OFFICER IF YOU RECEIVE NOTICE OF A CHANGE TO THESE WIRE INSTRUCTIONS

ON-LINE BANKING TRANSFERS ARE NOT THE SAME

"Electronic Funds Transfer" is a generic term for funds transfers, one of which is an ACH Transfer. On-line banking transfers are often completed through an ACH Transfer, not a Wire Transfer. Old Republic Title rejects all ACH Transfers and returns the funds to the sender (Government Entities/Agencies excluded.) Close of Escrow may be significantly delayed as a result of an ACH Transfer.

OLD REPUBLIC TITLE DOES NOT AUTHORIZE FUNDS TO BE DEPOSITED DIRECTLY INTO OUR ACCOUNT AT Union Bank LOCAL BRANCH LOCATIONS

Funds deposited directly into an account of Old Republic Title Company at a Union Bank branch are subject to verification. Verification of unauthorized deposits is not immediate or automated following deposit. Delay in credit of funds to an escrow and delay in Close of Escrow may result.

If you want to transfer funds by Wire Transfer from a non-United States financial institution, or have questions with regard to acceptable funds, please contact your Escrow or Title Officer immediately.

Exhibit I

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or {iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.-

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;.

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land Is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments Which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims Which are not shown by the public records but which could be ascertained by an inspection of the land which may be asserted by persons in possession thereof,

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

Exhibit I

AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE - 2006
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

OLD REPUBLIC TITLE COMPANY

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of OLD REPUBLIC TITLE COMPANY

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.
Information about your transactions we secure from our files, or from [our affiliates or] others.
Information we receive from a consumer reporting agency.
Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Disclosure to Consumer of Available Discounts

Section 2355.3 in Title 10 of the California Code of Regulation necessitates that Old Republic Title Company provide a disclosure of each discount available under the rates that it, or its underwriter Old Republic National Title Insurance Company, have filed with the California Department of Insurance that are applicable to transactions involving property improved with a one to four family residential dwelling.

You may be entitled to a discount under Old Republic Title Company's escrow charges if you are an employee or retired employee of Old Republic Title Company including its subsidiary or affiliated companies or you are a member in the California Public Employees Retirement System "CalPERS" or the California State Teachers Retirement System "CalSTRS" and you are selling or purchasing your principal residence.

If you are an employee or retired employee of Old Republic National Title Insurance Company, or it's subsidiary or affiliated companies, you may be entitled to a discounted title policy premium.

Please ask your escrow or title officer for the terms and conditions that apply to these discounts.

A complete copy of the Schedule of Escrow Fees and Service Fees for Old Republic Title Company and the Schedule of Fees and Charges for Old Republic National Title Insurance Company are available for your inspection at any Old Republic Title Company office.

NOTICE...This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 5-001

4-35

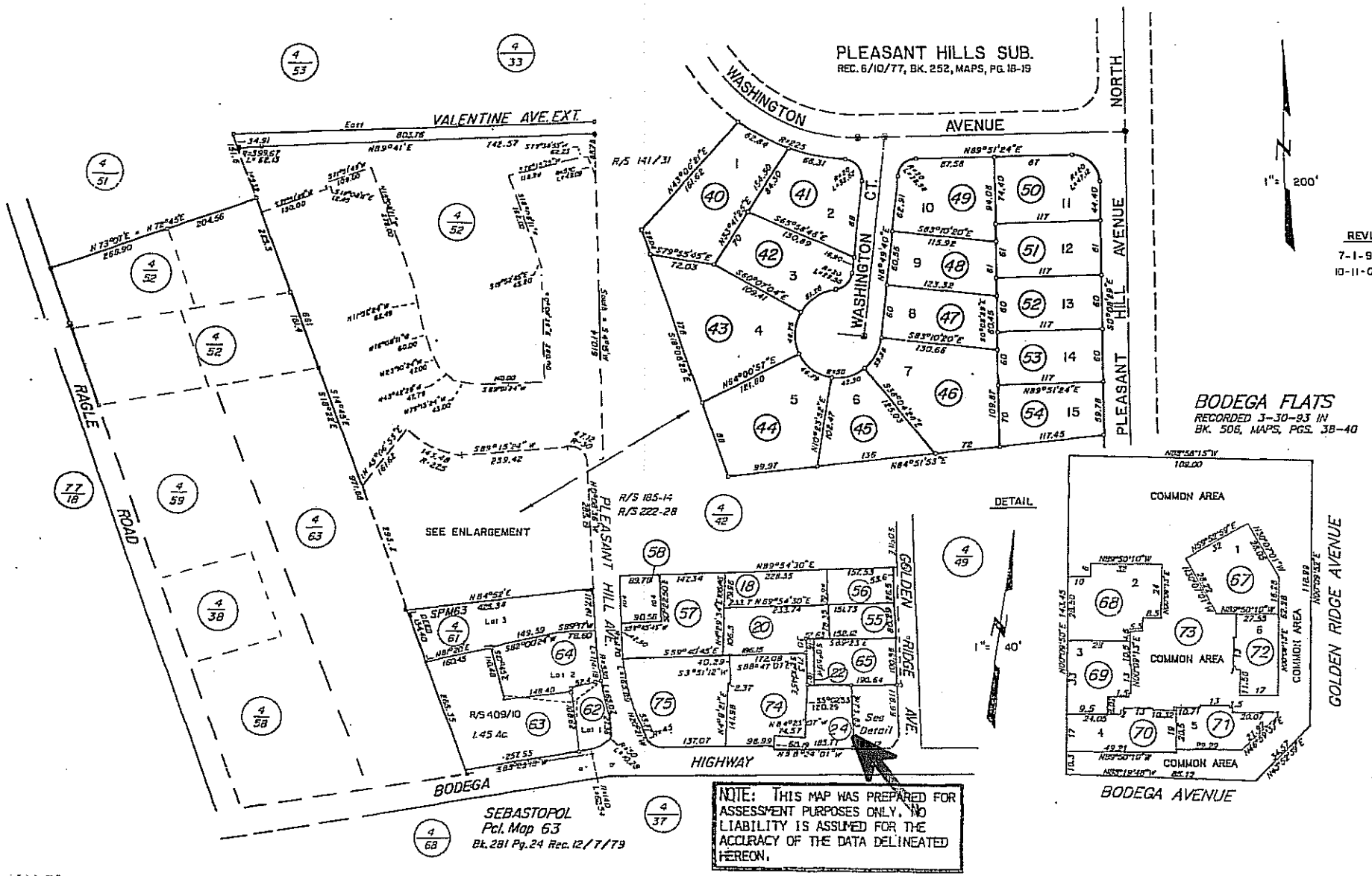

EXHIBIT I

Limited Phase 2 Investigation prepared by Environmental Geology Services; October 2015

ENVIRONMENTAL
GEOLOGY
SERVICES
Consulting and Project Management

Serving Northern California Since 1989
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O/F: 707-528-0810
M: 707-953-1020

October 1, 2015
Project 532.0815

Mr. Dante Love
Pendant Homes, Inc.
100 E Street, Suite 317
Santa Rosa, CA 95404

RE: **REPORT:**
Limited Phase 2 Investigation
7950 Bodega Avenue, Sebastopol, CA

Dear Mr. Love:

This Report for a Limited Phase 2 Investigation was prepared and is being transmitted to you in response to your request for our consulting, sampling, and reporting services related to the findings of the Phase 1 Environmental Site Assessment (ESA) dated August 28, 2015 we completed at the referenced site (Plate 1). This Report has also been completed in accordance with our PSA dated August 28, 2015. The Phase 2 Investigation was considered to be limited since samples from only one media (soil) was collected and analyzed for from specific, non-exhaustive locations on the site.

INTRODUCTION

Based on our property inspection completed during the Phase 1 ESA work, it appeared that there has been some dumping of soil and other construction debris on the site. Since the source of this soil and debris is unknown, EGS advised the Client that there is a potential that this material may be impacted with residual contaminants since the source of the material is unknown.

Based on our historic review of the property, an orchard was located on the site dating back to at least 1942. Since there had been an older orchard on the site, EGS advised the Client that there is a potential for residual pesticide and/or herbicide contamination to shallow soils. Based on the conclusions of the Phase 1 ESA, and our understanding that if the purchase of the property is completed, Pendant Homes is planning to redevelop the subject property with residential development, EGS included the following recommendations for the site in the Phase 1 ESA:

- Since the site was a former, older orchard, EGS recommended conducting shallow soil sampling on the site for analysis of pesticides and herbicides.

- Since there has been dumping on the site by and from an unknown source, EGS recommended sampling these soils to identify potential contaminants.

SCOPE OF WORK

The following Scope of Work was completed as part of the Limited Phase 2 Investigation to address the above issues:

Task 1 – Project Management and Client and Laboratory Consultation

Task 2 – Shallow Soil Sampling

Task 3 – Laboratory Analysis

Task 4 – Report Preparation including our Findings and Conclusions

The follow sections of this Report provide a description of each task.

PROJECT MANAGEMENT AND CLIENT AND LABORATORY CONSULTATION

This task included follow up consultation with Client, as well as time to consult with our subcontracted analytical laboratory to identify analytical procedures and obtain necessary sampling containers, as well as following up on the status of report preparation. This task also included preparation of the PSA and for general project management and administration time.

SHALLOW SOIL SAMPLING

On September 4, 2015, EGS traveled to the site to conduct the field work which included shallow soil sampling. We documented our observations and existing site conditions with photos and field notes. EGS collected soil samples from four (4) discrete locations on the site (B-1, B-2, B-3, and B-4) as shown on Plate 2. Samples were collected in the area of remnant apple trees from a previous orchard (southern portion). Soil samples were collected from two depths as follows: upper soil (0-6 inches bgs) from locations and deeper soil (24-36 inches bgs). Soil samples from the upper soils were composited at a maximum 4:1 ratio by the analytical laboratory, leaving one composited upper soil sample for analysis (B-1-4d6", Plate 2). Soil samples from the deeper soils were composited at a maximum 4:1 ratio by the analytical laboratory, leaving one composited deeper soil sample for analysis. EGS requested the deeper composite soil samples be held by the laboratory until review of analytical results of the shallow samples. The composited upper soil sample collected from the former orchard area was analyzed for numerous constituents, by analytical methods listed in the following section of this Report.

EGS also collect four (4) soil samples from various soil stockpiles that have been dumped on the site in the north and northwest portions of the property (S-1-1, S-1-2, S-2-3, S-2-4, Plate 2). The soil samples were composited at a maximum 4:1 ratio by the analytical laboratory, leaving one composited soil sample for analysis (SP-1-1, 1-2, 2-3, 2-4, Plate 2). The composited soil sample collected from the stockpiled soils was analyzed for numerous constituents by analytical methods listed in the following section of this Report, since the source of this soil is unknown.

LABORATORY ANALYSIS

EGS labeled the soil samples, logged them onto a chain of custody and placed them into a chilled ice chest for transport. EGS transmitted the soil samples to our State Certified subcontracted analytical laboratory, Analytical Sciences in Petaluma for analysis as follows:

- Samples related to the former orchard – Pesticides/Herbicides by EPA Test Method 8321, and Arsenic by EPA Test Method 200.9.

- Samples related to the dumped soil stockpiles – Total Petroleum Hydrocarbons (TPH) as diesel and motor oil by EPA Test Method 8015M, TPH as gasoline and related volatiles BTEX and MTBE by EPA Test Method 8021, PCB's by EPA Test Method 8082, Semi-Volatile Hydrocarbons by EPA 8270, and CAM 17 Metals by EPA Test Method 6010.

Normal laboratory turnaround time (TAT) of 2 weeks was requested, although the time to receive the final report was longer due to a longer than expected extraction time for the herbicide analysis.

FINDINGS

Based on our review of the Analytical Laboratory and QA/QC Report dated October 1, 2015, there were *no detections* of compounds analyzed for in the composite soil samples collected from the soil stockpiles on site. The concentrations of metals detected appear to be within background levels for this region with the exception of lead. However, the concentration of lead detected (30 mg/kg or parts per million, ppm) is below the State Regional Water Quality Control Board (RWQCB) Environmental Screening Level (ESL) for lead which is 80 ppm[1]. The level of pH detected was low (5.81) but not considered to be harmful to human health.

Based on our review of the Analytical Laboratory and QA/QC Report dated October 1, 2015, there were *no detections* of herbicides or arsenic in the composite upper soil samples collected from the former orchard area of the site. Additionally, there were *no detections* of pesticides from the composite upper soil samples collected from the former orchard area of the site with the exception of 4,4-DDE at a concentration of 2.5 ug/kg (or parts per billion, ppb) and 4,4-DDT at a concentration of 3.4 ppb. However, the concentration of DDE and DDT are well below the State RWQCB ESL for these compounds which is 1.7 ppm[1].

CONCLUSIONS

Based on our review, the analytical results of soil samples collected from the subject property were favorable, and the deeper composite soil sample was not analyzed. It is our opinion that additional investigation of the site is not warranted at this time.

---

[1] Environmental Screening Levels, RWQCB December 2013, Table A, Shallow Soils <3m, Groundwater IS a Potential Drinking Water Source, Residential Land Use Screening Level.

LIMITATIONS

This work was performed in accordance with generally accepted environmental investigation practices for similar Limited Phase 2 Investigations soil sampling conducted at this time and in this geographic area. No other guarantees or warranties, express or implied are provided. Our scope of work did not include a determination of the environmental and public health impact, of known or suspected contamination.

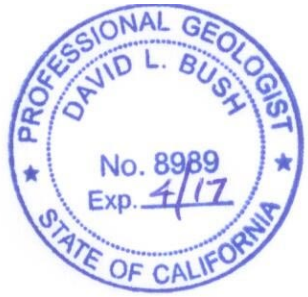
The scope did not include providing a risk assessment. Assumptions made about apparent public health risk are based on limited data and do not constitute a formal assessment of risk. If the Client desires a formal risk assessment, such assessment should be requested as a separate scope of work.

The soil sampling and analytical program was intended to provide a limited assessment of soil contamination for specific compounds, at specific locations, depths, and at specific times. The investigation was not exhaustive, and may not have revealed contamination that may be present at locations (horizontal or vertical) other than those explored, sampled and analyzed. This investigation was not intended to predict future on-site or off-site conditions.

It is understood by the parties hereto that the Client who requested this investigation will use the results for the stated purpose and no other purpose. No other use or disclosure is intended by Consultant. Client agrees to hold Consultant harmless for any inverse condemnation or devaluation of said property that may result if the Consultant's report or information generated is used for other purposes. Finally, the Report is issued with the understanding that it will be used in its entirety.

If you have questions about this Report please call us at 707-528-0810.

Sincerely,
ENVIRONMENTAL GEOLOGY SERVICES



David L. Bush, PG 8989
Principal Geologist

Attachments: Plate 1: Site Location Map
Plate 2: Site Map with Sample Locations
Analytical Laboratory and QA/QC Report dated October 1, 2015

Distribution via PDF sent to: Mr. Dante Love, dante@pendanthomes.com

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CLIENT: Love
PROJECT: 532.0815
DRAFTED BY: DLB
DATE: OCT 2015

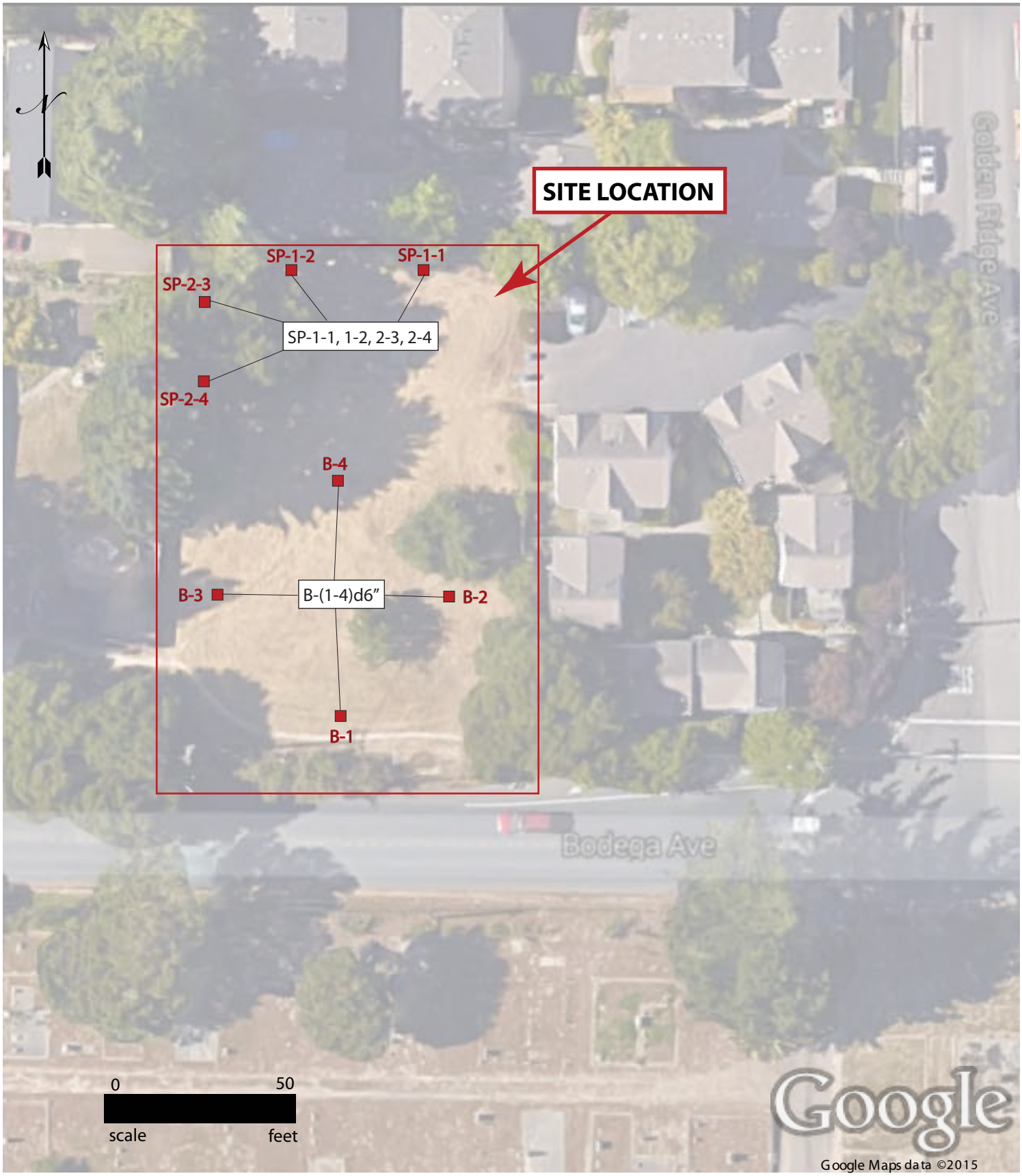
SITE LOCATION MAP

REPORT:
Limited Phase 2 Investigation

7950 Bodega Avenue, Sebastopol, CA
Sonoma County APN 004-350-024

PLATE

1



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O/F: 707-528-0810
M: 707-953-1020

CLIENT: Love
PROJECT: 532.0815
DRAFTED BY: DLB
DATE: SEPT 2015

SITE MAP with SAMPLE LOCATIONS

REPORT:
Limited Phase 2 Investigation

7950 Bodega Avenue, Sebastopol, CA
Sonoma County APN 004-350-024

PLATE

2

Analytical Sciences

Report Date: October 01, 2015

Laboratory Report

David Bush
Environmental Geology Services
6169 Amie Drive
Windsor, CA 95492

Project Name: **7950 Bodega Ave.** **532.0815**

Lab Project Number: **5090411**

This 21 page report of analytical data has been reviewed and approved for release.

Mark A. Valentini, Ph.D.

Laboratory Director

P.O. Box 750336
Petaluma, CA 94975-0336
Telephone: (707) 769-3128

110 Liberty Street
Petaluma, CA
94952

TPH Gasoline & MBTEX

Lab#	Sample ID	Compound Name	Result (mg/kg)	RDL (mg/kg)
5090411-03	**SP-1-1,1-2,2-3 & 2-4**	Gasoline	ND	1.0
		Methyl-tert-butyl ether (MTBE)	ND	0.025
		Benzene	ND	0.005
		Toluene	ND	0.005
		Ethylbenzene	ND	0.005
		Xylenes	ND	0.015

Date Sampled:	09/04/15	Date Analyzed:	09/08/15	QC Batch: B014951
Date Received:	09/04/15	Method:	EPA 8015B/8021B	

TPH Diesel & Motor Oil

Lab#	Sample ID	Compound Name	Result (mg/kg)	RDL (mg/kg)
5090411-03	**SP-1-1,1-2,2-3 & 2-4**	Diesel	ND	5.0
		Motor Oil	ND	50

Date Sampled:	09/04/15	Date Analyzed:	09/09/15	QC Batch: B014948
Date Received:	09/04/15	Method:	EPA 8015B	

Semi-Volatile Hydrocarbons by GC/MS

Lab#	Sample ID	Compound Name	Result (mg/kg)	RDL (mg/kg)
5090411-03	**SP-1-1,1-2,2-3 & 2-4**	Phenol	ND	0.05
		Bis(2-chloroethyl)ether	ND	0.05
		2-Chlorophenol	ND	0.05
		1,3-Dichlorobenzene	ND	0.05
		1,4-Dichlorobenzene	ND	0.05
		1,2-Dichlorobenzene	ND	0.05
		2-Methylphenol	ND	0.05
		4-Methylphenol	ND	0.05
		Bis(2-chloroisopropyl)ether	ND	0.05
		N-Nitrosodi-n-propylamine	ND	0.05
		Hexachloroethane	ND	0.05
		Nitrobenzene	ND	0.05
		Isophorone	ND	0.05
		2-Nitrophenol	ND	0.05
		2,4-Dimethylphenol	ND	0.05
		Bis(2-chloroethoxy)methane	ND	0.05
		2,4-Dichlorophenol	ND	0.05
		1,2,4-Trichlorobenzene	ND	0.05
		Naphthalene	ND	0.05
		4-Chloroaniline	ND	0.05
		Hexachlorobutadiene	ND	0.05
		4-Chloro-3-methylphenol	ND	0.05
		1-Methylnaphthalene	ND	0.05
		2-Methylnaphthalene	ND	0.05
		Hexachlorocyclopentadiene	ND	0.05
		2,4,6-Trichlorophenol	ND	0.05
		2,4,5-Trichlorophenol	ND	0.05
		2-Chloronaphthalene	ND	0.05
		2-Nitroaniline	ND	0.05
		1,4-Dinitrobenzene	ND	0.05
		Dimethyl phthalate	ND	0.05
		1,3-Dinitrobenzene	ND	0.05
		2,6-Dinitrotoluene	ND	0.05
		Acenaphthylene	ND	0.05
		1,2-Dinitrobenzene	ND	0.05
		3-Nitroaniline	ND	0.05
		Acenaphthene	ND	0.05
		2,4-Dinitrophenol	ND	0.05
		2,4-Dinitrotoluene	ND	0.05
		4-Nitrophenol	ND	0.05
		Dibenzofuran	ND	0.05
		Diethyl phthalate	ND	0.05
		Fluorene	ND	0.05
		4-Chlorophenyl phenyl ether	ND	0.05
		4-Nitroaniline	ND	0.05
		4,6-Dinitro-2-methylphenol	ND	0.05
		Azobenzene	ND	0.05
		4-Bromophenyl phenyl ether	ND	0.05
		Hexachlorobenzene	ND	0.05

Semi-Volatile Hydrocarbons by GC/MS

Lab#	Sample ID	Compound Name	Result (mg/kg)	RDL (mg/kg)
5090411-03	**SP-1-1,1-2,2-3 & 2-4**	Pentachlorophenol	ND	0.05
		Phenanthrene	ND	0.05
		Anthracene	ND	0.05
		Carbazole	ND	0.05
		Di-n-butyl phthalate	ND	0.05
		Fluoranthene	ND	0.05
		Pyrene	ND	0.05
		Butyl benzyl phthalate	ND	0.05
		Benzo (a) anthracene	ND	0.05
		Chrysene	ND	0.05
		Bis (2-ethylhexyl) phthalate	ND	0.05
		Di-n-octyl phthalate	ND	0.05
		Benzo (b) fluoranthene	ND	0.05
		Benzo (k) fluoranthene	ND	0.05
		Benzo (a) pyrene	ND	0.05
		Indeno (1,2,3-cd) pyrene	ND	0.05
		Dibenz (a,h) anthracene	ND	0.05
		Benzo (g,h,i) perylene	ND	0.05

Surrogates	Result (mg/kg)	% Recovery	Acceptance Range (%)
2-Fluorophenol	5.17	79	5-150
Phenol-d6	6.85	104	5-150
Nitrobenzene-d5	3.13	95	5-150
2-Fluorobiphenyl	2.63	80	5-150
2,4,6-Tribromophenol	7.51	114	5-150
Terphenyl-dl4	3.71	113	5-150

Date Sampled:	09/04/15	Date Analyzed:	09/15/15	QC Batch: B015020
Date Received:	09/04/15	Method:	EPA 8270C	

Chlorinated Pesticides

Lab#	Sample ID	Compound Name	Result (µg/kg)	RDL (µg/kg)
5090411-01	**B-(1-4)d6''**	alpha-BHC	ND	1.0
		gamma-BHC (Lindane)	ND	1.0
		beta-BHC	ND	1.0
		Heptachlor	ND	1.0
		delta-BHC	ND	1.0
		Aldrin	ND	1.0
		Heptachlor epoxide	ND	1.0
		Endosulfan I	ND	1.0
		4,4´-DDE	2.5	1.0
		Endrin	ND	1.0
		4,4´-DDD	ND	1.0
		Endosulfan II	ND	1.0
		4,4´-DDT	3.4	1.0
		Endrin aldehyde	ND	1.0
		Endosulfan sulfate	ND	1.0
		Dieldrin	ND	1.0
		Methoxychlor	ND	1.0
		Endrin ketone	ND	1.0
		Chlordane	ND	5.0
		Toxaphene	ND	50

Date Sampled:	09/04/15	Date Analyzed:	09/15/15	QC Batch: B015022
Date Received:	09/04/15	Method:	EPA 8081A	

Polychlorinated Biphenyls (PCBs)

Lab#	Sample ID	Compound Name	Result (mg/kg)	RDL (mg/kg)
5090411-03	**SP-1-1,1-2,2-3 & 2-4**	PCBs	ND	0.10

Date Sampled:	09/04/15	Date Analyzed:	09/14/15	QC Batch: B015023
Date Received:	09/04/15	Method:	EPA 8082	

Herbicides by HPLC

Lab#	Sample ID	Compound Name	Result (µg/kg)	RDL (µg/kg)
5090411-01	**B-(1-4)d6''**	Dicamba	ND	100
		2,4-D	ND	100
		MCPA	ND	500
		Dichlorprop	ND	100
		MCPP	ND	500
		2,4,5-T	ND	100
		2,4-DB	ND	100
		2,4,5-TP (Silvex)	ND	100
		Dinoseb	ND	100

Date Sampled:	09/04/15	Date Analyzed:	09/30/15	QC Batch: B015068
Date Received:	09/04/15	Method:	EPA 8321	

Metals

Lab#	Sample ID	Compound Name	Result (mg/kg)	RDL (mg/kg)
5090411-01	**B-(1-4)d6''**	Arsenic (As)	5.1	1.5

Date Sampled:	09/04/15	Date Analyzed:	09/14/15	QC Batch: B014967
Date Received:	09/04/15	Method:	EPA 6010B	

CAM Metals

Lab#	Sample ID	Compound Name	Result (mg/kg)	RDL (mg/kg)
5090411-03	**SP-1-1,1-2,2-3 & 2-4**	Antimony (Sb)	ND	5.0
		Arsenic (As)	5.3	1.5
		Barium (Ba)	44	2.0
		Beryllium (Be)	ND	0.50
		Cadmium (Cd)	ND	0.50
		Chromium (Cr)	10	1.5
		Cobalt (Co)	1.6	1.5
		Copper (Cu)	8.8	2.0
		Lead (Pb)	30	3.0
		Molybdenum (Mo)	ND	1.0
		Nickel (Ni)	7.6	2.0
		Selenium (Se)	ND	5.0
		Silver (Ag)	ND	1.0
		Thallium (Tl)	ND	5.0
		Vanadium (V)	7.7	2.0
		Zinc (Zn)	56	5.0

Date Sampled:	09/04/15	Date Analyzed:	09/14/15	QC Batch: B014967
Date Received:	09/04/15	Method:	EPA 6010B	

Mercury

Lab#	Sample ID	Compound Name	Result (mg/kg)	RDL (mg/kg)
5090411-03	**SP-1-1,1-2,2-3 & 2-4**	Mercury (Hg)	ND	0.10

Date Sampled:	09/04/15	Date Analyzed:	09/16/15	QC Batch: B014968
Date Received:	09/04/15	Method:	EPA 7471A	

pH

Lab#	Sample ID	Compound Name	Result (pH Units)	RDL (pH Units)
5090411-03	**SP-1-1,1-2,2-3 & 2-4**	pH	5.81	1.00

Date Sampled:	09/04/15	Date Analyzed:	09/09/15	QC Batch: B014981
Date Received:	09/04/15	Method:	EPA 9045 C	

Quality Assurance Report

TPH Gasoline & MBTEX

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B014951 - EPA 5030 GC										
Blank (B014951-BLK1)				Prepared & Analyzed: 08/26/15						
Gasoline	ND	1.0	mg/kg							
Methyl-tert-butyl ether (MTBE)	ND	0.025	mg/kg							
Benzene	ND	0.005	mg/kg							
Toluene	ND	0.005	mg/kg							
Ethylbenzene	ND	0.005	mg/kg							
Xylenes	ND	0.015	mg/kg							
LCS (B014951-BS1)				Prepared & Analyzed: 08/26/15						
Benzene	0.025	0.005	mg/kg	0.0250		98	80-120			
Toluene	0.025	0.005	mg/kg	0.0250		100	80-120			
Ethylbenzene	0.024	0.005	mg/kg	0.0250		95	80-120			
Xylenes	0.074	0.015	mg/kg	0.0750		99	80-120			
LCS Dup (B014951-BSD1)				Prepared & Analyzed: 08/26/15						
Benzene	0.025	0.005	mg/kg	0.0250		101	80-120	3	20	
Toluene	0.025	0.005	mg/kg	0.0250		100	80-120	0.5	20	
Ethylbenzene	0.024	0.005	mg/kg	0.0250		97	80-120	3	20	
Xylenes	0.074	0.015	mg/kg	0.0750		99	80-120	0.05	20	

TPH Diesel & Motor Oil

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B014948 - EPA 3550B GC										
Blank (B014948-BLK1)				Prepared: 08/25/15	Analyzed: 08/26/15					
Diesel	ND	5.0	mg/kg							
Motor Oil	ND	50	mg/kg							
Matrix Spike (B014948-MS1)		**Source: 5082402-01**		Prepared: 08/25/15	Analyzed: 08/26/15					
Diesel	241	5.0	mg/kg	221	ND	109	65-135			
Matrix Spike Dup (B014948-MSD1)		**Source: 5082402-01**		Prepared: 08/25/15	Analyzed: 08/26/15					
Diesel	249	5.0	mg/kg	227	ND	110	65-135	0.9	30	

Semi-Volatile Hydrocarbons by GC/MS

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B015020 - EPA 3550B GC/MS										
Blank (B015020-BLK1)				Prepared: 09/12/15 Analyzed: 09/15/15						
Phenol	ND	0.05	mg/kg							
Bis(2-chloroethyl)ether	ND	0.05	mg/kg							
2-Chlorophenol	ND	0.05	mg/kg							
1,3-Dichlorobenzene	ND	0.05	mg/kg							
1,4-Dichlorobenzene	ND	0.05	mg/kg							
1,2-Dichlorobenzene	ND	0.05	mg/kg							
2-Methylphenol	ND	0.05	mg/kg							
4-Methylphenol	ND	0.05	mg/kg							
Bis(2-chloroisopropyl)ether	ND	0.05	mg/kg							
N-Nitrosodi-n-propylamine	ND	0.05	mg/kg							
Hexachloroethane	ND	0.05	mg/kg							
Nitrobenzene	ND	0.05	mg/kg							
Isophorone	ND	0.05	mg/kg							
2-Nitrophenol	ND	0.05	mg/kg							
2,4-Dimethylphenol	ND	0.05	mg/kg							
Bis(2-chloroethoxy)methane	ND	0.05	mg/kg							
2,4-Dichlorophenol	ND	0.05	mg/kg							
1,2,4-Trichlorobenzene	ND	0.05	mg/kg							
Naphthalene	ND	0.05	mg/kg							
4-Chloroaniline	ND	0.05	mg/kg							
Hexachlorobutadiene	ND	0.05	mg/kg							
4-Chloro-3-methylphenol	ND	0.05	mg/kg							
1-Methylnaphthalene	ND	0.05	mg/kg							
2-Methylnaphthalene	ND	0.05	mg/kg							
Hexachlorocyclopentadiene	ND	0.05	mg/kg							
2,4,6-Trichlorophenol	ND	0.05	mg/kg							
2,4,5-Trichlorophenol	ND	0.05	mg/kg							
2-Chloronaphthalene	ND	0.05	mg/kg							
2-Nitroaniline	ND	0.05	mg/kg							
1,4-Dinitrobenzene	ND	0.05	mg/kg							
Dimethyl phthalate	ND	0.05	mg/kg							
1,3-Dinitrobenzene	ND	0.05	mg/kg							
2,6-Dinitrotoluene	ND	0.05	mg/kg							
Acenaphthylene	ND	0.05	mg/kg							
1,2-Dinitrobenzene	ND	0.05	mg/kg							
3-Nitroaniline	ND	0.05	mg/kg							
Acenaphthene	ND	0.05	mg/kg							
2,4-Dinitrophenol	ND	0.05	mg/kg							
2,4-Dinitrotoluene	ND	0.05	mg/kg							
4-Nitrophenol	ND	0.05	mg/kg							
Dibenzofuran	ND	0.05	mg/kg							
Diethyl phthalate	ND	0.05	mg/kg							
Fluorene	ND	0.05	mg/kg							

Semi-Volatile Hydrocarbons by GC/MS

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B015020 - EPA 3550B GC/MS										
Blank (B015020-BLK1)				Prepared: 09/12/15 Analyzed: 09/15/15						
4-Chlorophenyl phenyl ether	ND	0.05	mg/kg							
4-Nitroaniline	ND	0.05	mg/kg							
4,6-Dinitro-2-methylphenol	ND	0.05	mg/kg							
Azobenzene	ND	0.05	mg/kg							
4-Bromophenyl phenyl ether	ND	0.05	mg/kg							
Hexachlorobenzene	ND	0.05	mg/kg							
Pentachlorophenol	ND	0.05	mg/kg							
Phenanthrene	ND	0.05	mg/kg							
Anthracene	ND	0.05	mg/kg							
Carbazole	ND	0.05	mg/kg							
Di-n-butyl phthalate	ND	0.05	mg/kg							
Fluoranthene	ND	0.05	mg/kg							
Pyrene	ND	0.05	mg/kg							
Butyl benzyl phthalate	ND	0.05	mg/kg							
Benzo (a) anthracene	ND	0.05	mg/kg							
Chrysene	ND	0.05	mg/kg							
Bis (2-ethylhexyl) phthalate	ND	0.05	mg/kg							
Di-n-octyl phthalate	ND	0.05	mg/kg							
Benzo (b) fluoranthene	ND	0.05	mg/kg							
Benzo (k) fluoranthene	ND	0.05	mg/kg							
Benzo (a) pyrene	ND	0.05	mg/kg							
Indeno (1,2,3-cd) pyrene	ND	0.05	mg/kg							
Dibenz (a,h) anthracene	ND	0.05	mg/kg							
Benzo (g,h,i) perylene	ND	0.05	mg/kg							
Surrogate: 2-Fluorophenol	*3.21*		*mg/kg*	*6.67*		*48*	*5-150*			
Surrogate: Phenol-d6	*5.20*		*mg/kg*	*6.67*		*78*	*5-150*			
Surrogate: Nitrobenzene-d5	*3.76*		*mg/kg*	*3.33*		*113*	*5-150*			
Surrogate: 2-Fluorobiphenyl	*3.64*		*mg/kg*	*3.33*		*109*	*5-150*			
Surrogate: 2,4,6-Tribromophenol	*2.99*		*mg/kg*	*6.67*		*45*	*5-150*			
Surrogate: Terphenyl-dl4	*4.88*		*mg/kg*	*3.33*		*146*	*5-150*			

Semi-Volatile Hydrocarbons by GC/MS

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B015020 - EPA 3550B GC/MS										
LCS (B015020-BS1)				Prepared: 09/12/15 Analyzed: 09/15/15						
Phenol	0.66	0.05	mg/kg	3.33		20	5-130			
2-Chlorophenol	1.35	0.05	mg/kg	3.33		40	5-130			
1,4-Dichlorobenzene	0.80	0.05	mg/kg	1.67		48	5-130			
N-Nitrosodi-n-propylamine	0.98	0.05	mg/kg	1.67		59	5-130			
1,2,4-Trichlorobenzene	0.58	0.05	mg/kg	1.67		35	5-130			
4-Chloro-3-methylphenol	0.91	0.05	mg/kg	3.33		27	5-130			
Acenaphthene	0.82	0.05	mg/kg	1.67		49	5-130			
4-Nitrophenol	0.97	0.05	mg/kg	3.33		29	5-130			
Pentachlorophenol	2.11	0.05	mg/kg	3.33		63	5-130			
Pyrene	0.64	0.05	mg/kg	1.67		38	5-130			
Surrogate: 2-Fluorophenol	*2.32*		*mg/kg*	*6.67*		*35*	*5-150*			
Surrogate: Phenol-d6	*1.61*		*mg/kg*	*6.67*		*24*	*5-150*			
Surrogate: Nitrobenzene-d5	*2.74*		*mg/kg*	*3.33*		*82*	*5-150*			
Surrogate: 2-Fluorobiphenyl	*1.94*		*mg/kg*	*3.33*		*58*	*5-150*			
Surrogate: 2,4,6-Tribromophenol	*5.67*		*mg/kg*	*6.67*		*85*	*5-150*			
Surrogate: Terphenyl-dl4	*2.93*		*mg/kg*	*3.33*		*88*	*5-150*			

Chlorinated Pesticides

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B015022 - * DEFAULT PREP *****										
Blank (B015022-BLK1)				Prepared: 09/12/15 Analyzed: 09/14/15						
alpha-BHC	ND	1.0	µg/kg							
gamma-BHC (Lindane)	ND	1.0	µg/kg							
beta-BHC	ND	1.0	µg/kg							
Heptachlor	ND	1.0	µg/kg							
delta-BHC	ND	1.0	µg/kg							
Aldrin	ND	1.0	µg/kg							
Heptachlor epoxide	ND	1.0	µg/kg							
Endosulfan I	ND	1.0	µg/kg							
4,4´-DDE	ND	1.0	µg/kg							
Endrin	ND	1.0	µg/kg							
4,4´-DDD	ND	1.0	µg/kg							
Endosulfan II	ND	1.0	µg/kg							
4,4´-DDT	ND	1.0	µg/kg							
Endrin aldehyde	ND	1.0	µg/kg							
DDTs, sum	ND	1.0	µg/kg							
Endosulfan sulfate	ND	1.0	µg/kg							
Chlordanes, sum	ND	5.0	µg/kg							
Methoxychlor	ND	1.0	µg/kg							
Dieldrin	ND	1.0	µg/kg							
Endrin ketone	ND	1.0	µg/kg							
Hexachlorocyclohexanes, sum	ND	1.0	µg/kg							
Chlordane	ND	5.0	µg/kg							
Toxaphene	ND	50	µg/kg							
Hexachlorobenzene	ND	1.0	µg/kg							
LCS (B015022-BS1)				Prepared: 09/12/15 Analyzed: 09/14/15						
gamma-BHC (Lindane)	11.2	1.0	µg/kg	16.7		67	30-130			
Heptachlor	12.9	1.0	µg/kg	16.7		77	30-130			
Aldrin	11.6	1.0	µg/kg	16.7		70	30-130			
Endrin	19.6	1.0	µg/kg	16.7		118	30-130			
4,4´-DDT	18.2	1.0	µg/kg	16.7		110	30-130			
Dieldrin	15.6	1.0	µg/kg	16.7		93	30-130			

Polychlorinated Biphenyls (PCBs)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B015023 - * DEFAULT PREP *****										
Blank (B015023-BLK1)				Prepared: 09/12/15 Analyzed: 09/14/15						
PCBs	ND	0.050	mg/kg							

Herbicides by HPLC

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B015068 - * DEFAULT PREP *****										
Blank (B015068-BLK1)				Prepared: 09/12/15 Analyzed: 09/30/15						
Dicamba	ND	100	µg/kg							
2,4-D	ND	100	µg/kg							
MCPA	ND	500	µg/kg							
Dichlorprop	ND	100	µg/kg							
MCPP	ND	500	µg/kg							
2,4,5-T	ND	100	µg/kg							
2,4-DB	ND	100	µg/kg							
2,4,5-TP (Silvex)	ND	100	µg/kg							
Dinoseb	ND	100	µg/kg							

Metals

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B014967 - EPA 3050B										
Blank (B014967-BLK1)				Prepared: 08/31/15	Analyzed: 09/15/15					
Arsenic (As)	ND	1.5	mg/kg							
LCS (B014967-BS1)				Prepared: 08/31/15	Analyzed: 09/01/15					
Arsenic (As)	25.3	1.5	mg/kg	25.0		101	70-130			
LCS Dup (B014967-BSD1)				Prepared: 08/31/15	Analyzed: 09/01/15					
Arsenic (As)	25.4	1.5	mg/kg	25.0		102	70-130	0.5	20	

CAM Metals

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B014967 - EPA 3050B										
Blank (B014967-BLK1)				Prepared: 08/31/15 Analyzed: 09/01/15						
Antimony (Sb)	ND	5.0	mg/kg							
Arsenic (As)	ND	1.5	mg/kg							
Barium (Ba)	ND	2.0	mg/kg							
Beryllium (Be)	ND	0.50	mg/kg							
Cadmium (Cd)	ND	0.50	mg/kg							
Chromium (Cr)	ND	1.5	mg/kg							
Cobalt (Co)	ND	1.5	mg/kg							
Copper (Cu)	ND	2.0	mg/kg							
Lead (Pb)	ND	3.0	mg/kg							
Molybdenum (Mo)	ND	1.0	mg/kg							
Nickel (Ni)	ND	2.0	mg/kg							
Selenium (Se)	ND	5.0	mg/kg							
Silver (Ag)	ND	1.0	mg/kg							
Thallium (Tl)	ND	5.0	mg/kg							
Vanadium (V)	ND	2.0	mg/kg							
Zinc (Zn)	ND	5.0	mg/kg							
LCS (B014967-BS1)				Prepared: 08/31/15 Analyzed: 09/01/15						
Antimony (Sb)	26.2	5.0	mg/kg	25.0		105	70-130			
Arsenic (As)	25.3	1.5	mg/kg	25.0		101	70-130			
Barium (Ba)	26.6	2.0	mg/kg	25.0		107	70-130			
Beryllium (Be)	27.7	0.50	mg/kg	25.0		111	70-130			
Cadmium (Cd)	26.7	0.50	mg/kg	25.0		107	70-130			
Chromium (Cr)	25.4	1.5	mg/kg	25.0		102	70-130			
Cobalt (Co)	26.7	1.5	mg/kg	25.0		107	70-130			
Copper (Cu)	25.5	2.0	mg/kg	25.0		102	70-130			
Lead (Pb)	27.0	3.0	mg/kg	25.0		108	70-130			
Molybdenum (Mo)	25.8	1.0	mg/kg	25.0		103	70-130			
Nickel (Ni)	26.1	2.0	mg/kg	25.0		104	70-130			
Selenium (Se)	25.9	5.0	mg/kg	25.0		103	70-130			
Silver (Ag)	6.23	1.0	mg/kg	6.25		100	70-130			
Thallium (Tl)	25.8	5.0	mg/kg	25.0		103	70-130			
Vanadium (V)	25.4	2.0	mg/kg	25.0		101	70-130			
Zinc (Zn)	23.9	5.0	mg/kg	25.0		96	70-130			

CAM Metals

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B014967 - EPA 3050B										
LCS Dup (B014967-BSD1)				Prepared: 08/31/15 Analyzed: 09/01/15						
Antimony (Sb)	27.6	5.0	mg/kg	25.0		111	70-130	5	20	
Arsenic (As)	25.4	1.5	mg/kg	25.0		102	70-130	0.6	20	
Barium (Ba)	26.9	2.0	mg/kg	25.0		108	70-130	1	20	
Beryllium (Be)	27.8	0.50	mg/kg	25.0		111	70-130	0.3	20	
Cadmium (Cd)	26.7	0.50	mg/kg	25.0		107	70-130	0.2	20	
Chromium (Cr)	25.4	1.5	mg/kg	25.0		102	70-130	0.2	20	
Cobalt (Co)	26.6	1.5	mg/kg	25.0		107	70-130	0.1	20	
Copper (Cu)	25.5	2.0	mg/kg	25.0		102	70-130	0.07	20	
Lead (Pb)	26.9	3.0	mg/kg	25.0		108	70-130	0.1	20	
Molybdenum (Mo)	26.0	1.0	mg/kg	25.0		104	70-130	0.8	20	
Nickel (Ni)	26.0	2.0	mg/kg	25.0		104	70-130	0.3	20	
Selenium (Se)	26.1	5.0	mg/kg	25.0		104	70-130	0.9	20	
Silver (Ag)	6.08	1.0	mg/kg	6.25		97	70-130	2	20	
Thallium (Tl)	25.9	5.0	mg/kg	25.0		104	70-130	0.4	20	
Vanadium (V)	25.4	2.0	mg/kg	25.0		101	70-130	0.05	20	
Zinc (Zn)	23.8	5.0	mg/kg	25.0		95	70-130	0.3	20	

Mercury

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B014968 - EPA 7471A Prep										
Blank (B014968-BLK1)				Prepared: 08/31/15 Analyzed: 09/02/15						
Mercury (Hg)	ND	0.10	mg/kg							
LCS (B014968-BS1)				Prepared: 08/31/15 Analyzed: 09/02/15						
Mercury (Hg)	0.320	0.10	mg/kg	0.300		107	70-130			
LCS Dup (B014968-BSD1)				Prepared: 08/31/15 Analyzed: 09/02/15						
Mercury (Hg)	0.320	0.10	mg/kg	0.300		107	70-130	0	20	

pH

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B014981 - NO PREP										
Duplicate (B014981-DUP1)		**Source: 5090303-02**		Prepared & Analyzed: 09/03/15						
pH	4.74	1.00	pH Units		4.74			0	15	

Notes and Definitions

RDL	Reporting Detection Limit
ND	Analyte NOT DETECTED at or above the reporting detection limit (RDL)
RPD	Relative Percent Difference
NR	Not Reported

Analytical Sciences
P.O. Box 750336, Petaluma, CA 94975-0336
110 Liberty Street, Petaluma, CA 94952
(707) 769-3128

CHAIN OF CUSTODY

LAB PROJECT NUMBER: 5090411
CLIENT'S PROJECT NAME: 7950 BODEGA AVE
CLIENT'S PROJECT NUMBER: 532.0815

CLIENT INFORMATION

COMPANY NAME: ENVIRONMENTAL GEOLOGY SERVICES
ADDRESS: 6169 AMIE DRIVE
WINDSOR, CA 95492
CONTACT: DAVE BUSH
PHONE#: (707) 528-0810
FAX #: (707) 528-1956

BILLING INFORMATION

CONTACT:
COMPANY NAME:
ADDRESS:
PHONE#:
FAX #:

TURNAROUND TIME (check one)

SAME DAY
24 HOURS
48 HOURS
72 HOURS
5 DAYS
NORMAL ✓

GEOTRACKER EDF: ___Y ___N
GLOBAL ID:

COOLER TEMPERATURE: ICED °C

COC

PAGE 1 OF 1

ANALYSIS

ITEM	CLIENT SAMPLE I..D.	DATE SAMPLED	TIME	MATRIX	# CONT.	PRESV. YES/NO	TPH/GAS/BTEX & MTBE EPA 8021	TPH DIESEL / MOTOR OIL EPA 8015M	VOLATILE HYDROCARBONS EPA 8260 (FULL LIST)	BTEX & OXYGENATES + PB SCAVENGERS EPA 8260B	OXYGENATED FUEL ADDITIVES EPA 8260M	CHLORINATED SOLVENTS EPA 8010 / EPA 8260B	SEMI-VOLATILE HYDROCARBONS EPA 8270	~~TPH / TOC SM 5520 / EPA 1664A~~ pH	PESTICIDES / ~~PCBS~~ EPA 8081 / ~~EPA 8082~~	CAM 17 METALS/ ~~5 LUFT METALS~~	~~TOTAL LEAD~~ PCB's only	Herbicides 8321	Arsenic 6010	COMMENTS	LAB SAMPLE #
							03	07												5090411	
1	B-1d6"	9/4/15	1030	Soil	1	NO	~~X~~	~~X~~							X			X	X		
2	B-2d6"		1030																		
3	B-3d6"		1030																	4:1 Comp	01
4	B-4d6"		1030																		
5	B-1d24"		1045																		
6	B-2d24"		1045																		
7	B-3d24"		1050																	4:1 Comp	02
8	B-4d24"		1100																	HOLD	
9	SP-1-1		1105				X	X					X	X		X	X				
10	SP-1-2		1105																	4:1 Comp	03
11	SP-2-3		1110																		
12	SP-2-4		1110																		

SIGNATURES

SAMPLED BY: DAVID L. BUSH

RELINQUISHED BY: [signature]
SIGNATURE — DATE: 9/4/15 — TIME: 1237

RECEIVED BY LABORATORY: Mark A Valentine
SIGNATURE — DATE: 9/4/15 — TIME: 12:37

EXHIBIT J

Focused Transportation Analysis; W-Trans; July 2021

July 26, 2021

Ms. Kelly Hickler
City of Sebastopol
7120 Bodega Avenue
Sebastopol, CA 95472

Traffic Study for the Huntley Square Project

Dear Ms. Hickler;

As requested, W-Trans has prepared a focused transportation analysis for the proposed Huntley Square project to be located at 7950 Bodega Avenue in the City of Sebastopol. The purpose of this letter is to present the project's vehicle trip generation as well as an analysis of the transportation-related issues .

Project Description

The project as proposed consists of the development of ten studio/loft residential units. The project includes ten parking spaces and would be accessed via Bodega Avenue at Golden Ridge Avenue.

Vehicle Trip Generation

The anticipated vehicle trip generation for the project was estimated using standard rates published in the 10th Edition of the *Trip Generation Manual,* 2018, using the rate for "Multifamily Housing (Low-Rise)" (LU #220). As shown in Table 1, the proposed project would be expected to generate an average of 73 trips per day, including five trips during the a.m. peak hour and six trips during the p.m. peak hour.

Table 1 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Multifamily Housing	10 du	7.32	73	0.46	5	1	4	0.56	6	4	2

Note: du = dwelling unit

Collision History

The collision history for the intersection of Bodega Avenue/Golden Ridge Avenue was reviewed to determine any trends or patterns that may indicate a safety issue. Collision rates were calculated based on records available from the California Highway Patrol as published in their Statewide Integrated Traffic Records System (SWITRS) reports. For the five-year study period between October 1, 2015, and September 30, 2020, there were five collisions reported at the study intersection. This experience translates to a collision rate of 0.26 collisions per million vehicles entering (c/mve). This calculated collision rate was compared to the average collision rate for similar facilities statewide, as indicated in *2016 Collision Data on California State Highways*, California Department of Transportation (Caltrans). The statewide average rate of 0.08 c/mve for intersections in a suburban environment with the three approaches and the two-way stop controls is less than that experienced at Bodega Avenue/Golden Ridge Avenue. Therefore, the collision records were further reviewed.

The recorded collisions at Bodega Avenue/Golden Ridge Avenue include two rear-ends, two hit objects, and one broadside collision. Four out of five collisions occurred between westbound drivers due to unsafe speed,

improper turning, driving under influence. To increase safety and prevent right-of-way conflicts, driving under the influence and speeding, it is suggested that City consider increasing enforcement near the intersection. The collision rate calculations are enclosed.

Alternative Modes

Pedestrian Facilities

Pedestrian facilities include sidewalks, crosswalks, pedestrian signal phases, curb ramps, curb extensions, and various streetscape amenities such as lighting, benches, etc. There are no sidewalks on the south side of Bodega Avenue and on a section of the north side of Bodega Avenue from 260 feet east of Pleasant Hill Avenue North to approximately 100 feet west of Golden Ridge Avenue. However, based on the *Countywide Bicycle & Pedestrian Master Plan*, Sonoma County Transportation Authority (SCTA), 2019, curb gutter and sidewalk improvements are recommended on Bodega Avenue between Golden Ridge and Pleasant Hill Avenue, which includes the project frontage. As part of the project improvements, Bodega Avenue will be widened along the project frontage to accommodate bike lanes, on-street parking, and a new sidewalk to fill this gap. The other adjacent streets near the project site including Golden Ridge Avenue and Pleasant Hill Avenue provide adequate sidewalks on both sides.

Bicycle Facilities

Bicycle lanes do not exist on Bodega Avenue along the project frontage. However, the *Countywide Bicycle & Pedestrian Master Plan* includes a plan for Class II bicycle lanes on Bodega Avenue between Ragle Road and Washington Avenue, which includes the project frontage. Design plans for these bike lanes have previously been completed and the City is currently working on pavement rehabilitation plans and additional funding to complete these improvements. Other existing bicycle facilities within the project vicinity include Class III Bicycle Routes on Pleasant Hill Road, Washington Avenue, and Jewell Avenue. Bicyclists can ride in the roadway and/or on sidewalks along all other streets within the project study area. As a result, access for bicyclists to and from the project site would be adequate upon completion of planned bicycle projects.

Consideration was also given to the adequacy of Bodega Avenue along the project frontage to accommodate the planned Class II bicycle lanes. The project's Tentative Map shows widening along the project frontage which would include curb, gutter and sidewalk to match up with the existing sidewalk sections to the east and west. The 42-foot wide road cross section from north to south indicates the following:

- 8 feet of parking
- 5-foot westbound bike lane
- 12-foot westbound vehicle lane
- 12-foot eastbound vehicle lane
- 5-foot eastbound bike lane

This proposed cross section would be adequate to match up with the existing bike lane striping project.

Transit

The nearest transit stops are located on Bodega Avenue near the intersection of Pleasant Hill Road and Virginia Avenue. Both stops are served by Sonoma County Transit Route 24, which provides service within the City of Sebastopol. The buses for this route operate from 7:45 a.m. to 5:30 p.m. with nearly one-hour headways during weekdays and from 9:00 a.m. to 3:00 p.m. with approximately one-hour headways on Saturday. These transit stops are located within one-quarter of a mile of the project site and therefore would provide adequate access for project residents.

Access

The project is located northwest of the Bodega Avenue/Golden Ridge Avenue intersection and would be accessed via the proposed driveway on Golden Ridge Avenue which has a *prima facie* speed limit of 25 mph. It is noted that on Bodega Avenue, which has a posted speed limit of 35 mph, an eastbound left-turn onto Golden Ridge Avenue is prohibited, though the No Left-Turn pavement marking is extremely faded and likely unnoticed by most drivers.

Sight Distance

Sight distances along Golden Ridge Avenue at the project access point as well as Bodega Avenue at Golden Ridge Avenue were field measured and evaluated based on sight distance criteria contained in the *Highway Design Manual* published by Caltrans. The recommended sight distance at intersections of public streets is based on corner sight distances, while recommended sight distances for minor street approaches that are either a private road or a driveway are based on stopping sight distance. Both use the approach travel speeds as the basis for determining the recommended sight distance. Additionally, following sight distance was evaluated based on the stopping sight distance criteria.

For the *prima facie* 25-mph speed limit on Golden Ridge Avenue, the minimum stopping sight distance needed is 150 feet. Based on a review of field conditions, sight lines from the project driveway are more than 200 feet to the north and approximately 150 feet to the south to the intersection with Bodega Avenue, which is adequate for the posted speed limit. Additionally, given the straight, flat alignment of Golden Ridge Avenue, following sight lines exceed 200 feet, providing adequate sight distance to allow a following driver to observe and react to a vehicle slowing or stopping before turning left into the project site.

For Bodega Avenue with a posted 35-mph speed limit, the minimum corner sight distance needed for vehicles turning onto Bodega Avenue from Golden Ridge Avenue is 385 feet. Based on a review of field conditions, the available sight distance to the east is obstructed by vegetation on the northeast corner of the intersection when measured from behind the crosswalk. When measured from 15 feet back of the edge of the travel lane, or the point at which bike lane striping would be added on the corridor, the sight distance increases and provides more than 385 feet of sight distance which would meet standards.

The available sight distance to the west is slightly obstructed by the unimproved frontage of the project site, but available sight distance exceeds 385 feet.

Based on these conditions, it is recommended that white edgeline striping be provided 5 feet out from the northern edge of curb which would coincide with the future bike lane striping. This striping, which should be provided between Virginia Avenue and Golden Ridge Avenue, would provide guidance to vehicles exiting Golden Ridge Avenue when pulling forward to gain adequate sight distance. It should be noted that no mitigation is needed for sight distance to the west, but these conditions would improve with the widening along the project frontage that is included as part of the project.

Conclusion and Recommendations

- The project is anticipated to generate a peak of 73 daily trips including five trips during a.m. peak hour and six p.m. peak hour trips.

- Adequate pedestrian and bicycle facilities would be provided along the project frontage upon completion of the project and planned future bike lane project.

- The project's Tentative Map includes a cross section which would be adequate to match up with the existing bike lane striping plan project. The 42-foot wide road cross section from north to south indicates the following:

    - 8-feet of parking
    - 5-foot westbound bike lane
    - 12-foot westbound vehicle lane
    - 12-foot eastbound vehicle lane
    - 5-foot eastbound bike lane

- There are adequate transit facilities within one-quarter mile of the project site.

- There are adequate sight distances along Golden Ridge Avenue at the project driveway.

- On Bodega Avenue, adequate sight distance is limited to the west due to the vegetation at 7940 Bodega Avenue. It is recommended that white edgeline striping be provided 5 feet out from the northern edge of curb which would coincide with the future bike lane striping. This striping should be provided between Virginia Avenue and Golden Ridge Avenue. The edgeline striping would provide guidance to vehicles exiting Golden Ridge Avenue when pulling forward to gain adequate sight distance.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely,

Jade Kim
Assistant Planner

Steve Weinberger, PE, PTOE
Senior Principal

REGISTERED PROFESSIONAL ENGINEER
STEPHEN J. WEINBERGER
TR001440
TRAFFIC
STATE OF CALIFORNIA

Enclosure: Collision Rate Calculations

SJW/jk/SEB075.L1

Intersection Collision Rate Worksheet

Traffic Study for Huntley Square Project

Intersection # 1: Bodega Avenue & Golden Gate Avenue
Date of Count: Saturday, January 0, 1900

Number of Collisions: 5
Number of Injuries: 2
Number of Fatalities: 0
Average Daily Traffic (ADT): 10500
Start Date: October 1, 2015
End Date: September 30, 2020
Number of Years: 5

Intersection Type: Tee
Control Type: Stop & Yield Controls
Area: Urban

$$\text{Collision Rate} = \frac{\text{Number of Collisions x 1 Million}}{\text{ADT x Days per Year x Number of Years}}$$

$$\text{Collision Rate} = \frac{5 \times 1{,}000{,}000}{10{,}500 \times 365 \times 5}$$

	Collision Rate	Fatality Rate	Injury Rate
Study Intersection	**0.26 c/mve**	**0.0%**	**40.0%**
Statewide Average*	**0.08 c/mve**	**1.0%**	**45.1%**

Notes
ADT = average daily total vehicles entering intersection
c/mve = collisions per million vehicles entering intersection
* 2016 Collision Data on California State Highways, Caltrans

Intersection # 2: &
Date of Count: Saturday, January 0, 1900

Number of Collisions: 0
Number of Injuries: 0
Number of Fatalities: 0
Average Daily Traffic (ADT): 0
Start Date: January 0, 1900
End Date: January 0, 1900
Number of Years: 0

Intersection Type: 0
Control Type: No Controls
Area: 0

$$\text{Collision Rate} = \frac{\text{Number of Collisions x 1 Million}}{\text{ADT x Days per Year x Number of Years}}$$

$$\text{Collision Rate} = \frac{0 \times 1{,}000{,}000}{0 \times 365 \times 0}$$

	Collision Rate	Fatality Rate	Injury Rate
Study Intersection	**0.00 c/mve**	**0.0%**	**0.0%**
Statewide Average*	**0.22 c/mve**	**1.0%**	**34.6%**

Notes
ADT = average daily total vehicles entering intersection
c/mve = collisions per million vehicles entering intersection
* 2016 Collision Data on California State Highways, Caltrans

EXHIBIT K

Tribal Consultation Letter sent by City of Sebastopol; April 2021

Planning Director
Kari Svanstrom
Associate Planner
Alan Montes
Senior Administrative Assistant
Rebecca Mansour

City of Sebastopol
Planning Department

April 6, 2021

Buffy McQuillen
Tribal Heritage Preservation Office (THPO)/Native Graves Protection and Repatriation Act (NAGPRA)
Federated Indians of Graton Rancheria
6400 Redwood Dr., Suite 300
Rohnert Park, CA 94928

RE: **Notification of Proposed Project Subject to CEQA Review within the Geographic Area of the Federated Indians of Graton Rancheria**
'Huntley Square' Project located at 7950 Bodega Avenue.
APN: 004-350-024; Permit #2020-005

Buffy McQuillen,

Pursuant to California Environmental Quality Act (CEQA) Resources Code Section 21030.3.1 (b), this letter is to notify you that the City of Sebastopol is reviewing the project detailed in Exhibit A which has been deemed complete for processing.

A vicinity map of the project site is enclosed for reference.

Please advise the City if you would like to request a consultation. This request will need to be submitted, in writing and received by the City of Sebastopol, within 30-days or by Thursday May 6, 2021.

Should you have any questions, please do not hesitate to contact me at 707.823.6167 or AMontes@cityofSebastopol.org

Sincerely,

Alan Montes, Associate Planner

Attachments:
A. Project Description
B. Project Vicinity Map

cc: Kari Svanstrom, Planning Director

ATTACHMENT A
PROJECT DESCRIPTION

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1. Project Title:

Huntley Square

2. Lead Agency Name and Contact:

City of Sebastopol
Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472

Alan Montes, Associate Planner
Phone: (707)823-6167
Email: Amontes@cityofSebastopl.org

3. Project Site:

The project site is .35-acres in size located on the north side of Bodega Avenue between Golden Ridge Ave. and Pleasant Hill Ave. in the City of Sebastopol. The site is addressed as 7950 Bodega Avenue and has been assigned Assessor's Parcel Number of 004-350-024. Please refer to the Project Vicinity Map in Attachment B for the location of the project.

4. Land Uses:

The project is in an urbanized area and is currently vacant. The surrounding land uses include a combination of single family detached and attached residential uses.

5. General Plan and Zoning:

The site has a General Plan Land Use Designation of High Density Residential and is zoned R-7, Multifamily Residential.

6. Description of the Project:

The Project involves the construction 10 studio units, parking, and landscaping.

7. Project Approvals:

The project application requires a zoning amendment, Tentative Map, Environmental Review and a Design Review.

ATTACHMENT B
PROJECT VICINITY MAP