PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED FOUNTAINGROVE LODGE
THE OAKS AT FOUNTAINGROVE PHASES IV AND V
Thomas Lake Harris Drive
Santa Rosa, California

Prepared For:
Aegis Senior Living
220 Concourse Boulevard
Santa Rosa, California 95403

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Anton Geological Project No. 003-006.01

Date Issued: February 21, 2007
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EXECUTIVE SUMMARY

Anton Geological has completed Phase I environmental assessment of the subject property. Our findings are favorable. Our research indicates that the subject property has remained vacant and unused since at least 1916.

Our research and reconnaissance of the subject property and near vicinity have revealed no evidence of recognized environmental conditions considered likely to have significantly impacted the environmental integrity of the subject property at this time from either on- or off-site sources. Based upon available information, it is our opinion that further environmental investigation of the subject property is not warranted at this time.

This summary is not intended to be used alone. This report must be read in its entirety.
February 21, 2007

Aegis Senior Living
Attention: Steve McCullagh
220 Concourse Boulevard
Santa Rosa, California 95403

PHASE I ENVIRONMENTAL SITE ASSESSMENT
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Anton Geological Project No. 003-006.01

INTRODUCTION

PURPOSE

In accordance with your request, Anton Geological has performed Phase I environmental assessment of the subject property. This report presents our findings, and replaces an earlier Phase I Environmental Site Assessment Report prepared on October 23, 2006. This current report includes additional information requested for City of Santa Rosa Environmental Impact Report (EIR) preparation purposes. The purpose of this Phase I Environmental Site Assessment has been to determine if there is a likelihood of site contamination from either on- or off-site sources.

SPECIAL TERMS AND CONDITIONS

This report has been prepared for Aegis Senior Living, as well as its assigns and successors, for consideration of a real estate transaction involving the subject property.

Anton Geological will keep confidential and not disclose to any person or entity, without prior written consent of the client, any data or information provided by the client or generated in conjunction with the performance of the study. Provisions of confidentiality shall not apply to data or information obtained from the public domain or acquired from third parties not under obligation to the client to maintain confidentiality.

EXCEPTIONS AND LIMITATIONS

This report meets the scope of the Year 2005 American Society for Testing and Materials (ASTM) standard for environmental assessments (ASTM Standard Practice E 1527-05). This report also is intended to meet the environmental professional’s responsibilities of the All Appropriate Inquiries (AAI) requirements in conformance with the standards and practices set forth in 40 CFR Part 312. Both of these
standards became effective on November 1, 2006, following the issuance of our prior Phase I Environmental Site Assessment report for the subject property. The US EPA has stated that Phase I assessments performed prior to November 1, 2006 by ASTM Standard Practice E1527-00 “would satisfy the statutory requirements for the conduct of all appropriate inquiries” (US EPA, AAI Final Rule, October 2005). It should be noted that in order for the landowner to entirely meet current AAI requirements, additional inquiries must performed by the landowner or grantee that are outside the scope of a Phase I Environmental Site Assessment, including the following: searches for environmental cleanup liens against the property; an assessment of the relationship of the purchase price to the fair market value of the subject property (if the property was not disclosed as contaminated); and, additional inquiries of “commonly known or reasonably ascertainable information”. No intentional exceptions to the ASTM or AAI standard were made by Anton Geological during the course of work within the scope of this investigation.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of Anton Geological based on the data obtained from the work. Due to the nature of investigation and the limited data available, Anton Geological cannot warrant against undiscovered environmental liabilities that are beyond the scope of a Phase I Environmental Site Assessment. A Phase I Environmental Site Assessment is not an all-encompassing investigation. It a professional investigation with a limited scope based on reasonably obtainable information that an experienced professional practicing due care could be expected to obtain or observe and evaluate. Conclusions and recommendations presented in this report should not be construed as legal advice.

Our services are performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. Our conclusions are our opinions based upon the cited reference materials, our conversations and reconnaissance. No warranty regarding the accuracy of our opinions or conclusions is expressed or implied.

DATA GAPS

The following historical data gaps (of greater than five years) were identified during the course of this investigation: 1917 to 1943, 1945 to 1956, 1962 to 1970, 1972 to 1979, and 1981 to 1992.

Anton Geological does not consider these gaps to be significant with respect to the conclusions of this report due to the unchanged condition of the subject property (undeveloped and unused land in a rural setting) between 1916 and present.

SCOPE OF WORK

The scope of work for this report has included research and reconnaissance of the subject property and near vicinity. Our research has included a review of Environmental FirstSearch (FirstSearch) database information for the subject site vicinity. The FirstSearch data either included or were supplemented by the following sources: (1) United States Environmental Protection Agency (EPA) including the Emergency Response Notification System (ERNS), Resource Conservation and Recovery Act (RCRA) listings, and the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) which includes National Priorities List (NPL) sites; (2) United States Department of the Interior, Geological Survey (USGS); (3) California Department of Conservation, Division of Mines and Geology (CDMG); (4) California Department of Conservation, Division of Oil, Gas and Geothermal
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Resources; (5) California "Cortese List"; (6) California EPA, Department of Toxic Substance Control (DTSC); (7) California Integrated Waste Management Board (CIWMB); (8) California Regional Water Quality Control Board, North Coast Region (NCRWQCB); (9) Sonoma County Environmental Health Department; (10) Sonoma County Assessor; (11) City of Santa Rosa Fire Department; (12) City of Santa Rosa Public Works Department; (13) City of Santa Rosa Parks and Recreation Department; (14) readily available historical aerial photography; (15) readily available historic Sanborn maps; and, (16) communications with persons knowledgeable about the subject property, where practical.

Our site work has included reconnaissance of the property and drive-by observations of adjacent properties. Our work has not included a chain of title document search, an asbestos inspection or site-specific chemical testing.

**SITE LOCATION AND JURISDICTION**

**LOCATION**

The approximate 9.84-acre irregularly shaped subject property is located on the eastern side of Thomas Lake Harris Drive within northern Santa Rosa, Sonoma County, California. The contiguous parcels of the subject property presently are identified by the Sonoma County Assessor as APNs 173-670-12 and 173-670-15.

**ENVIRONMENTAL AGENCIES AND JURISDICTION**

The following table contains summary information for local, State and Federal agencies that have jurisdiction over environmentally related issues or activities on the subject property.

| TABLE 1  
<p>| ENVIRONMENTAL AGENCIES |</p>
<table>
<thead>
<tr>
<th>Name and Address</th>
<th>Telephone Number</th>
</tr>
</thead>
</table>
| U.S. Environmental Protection Agency - Region IX  
75 Hawthorne Street  
San Francisco, California 94105 | (415) 744-1500 |
| California Environmental Protection Agency  
Department of Toxic Substances Control  
700 Heinz Avenue, Suite 200  
Berkeley, California 94710 | (510) 540-2122 |
| California Regional Water Quality Control Board  
North Coast Region  
5550 Skylane Boulevard, Suite A  
Santa Rosa, California 95403 | (707) 576-2220 |
| Bay Area Air Quality Management District  
939 Ellis Street  
San Francisco, California 94109 | (415) 771-6000 |
REGIONAL SETTING

PHYSICAL SETTING SOURCES

Sources used to determine the regional setting during this study have included the 1954 (photorevised 1980) USGS 7.5-minute Santa Rosa and Kenwood, California quadrangles, as well as the 1994 Thomas Brothers Map Guide of Sonoma and Marin Counties, California. A portion of the 7.5-minute quadrangle is presented on Plate 1. Various vicinity maps are also included in Appendix A.

GEOLOGY

The Property is situated in the hills outside the mid-eastern portion of the Cotati Valley within the Coast Ranges geomorphic province of California. According to the California Division of Mines and Geology’s 1982 Geologic Map of the Santa Rosa Quadrangle, 1977 Geologic Map of California, and 1980 Special Report 120 (Geology for Planning in Sonoma County), the near-surface bedrock outcrops of andesitic and basaltic lava flows observed within the general site vicinity are recognized as the Tertiary Sonoma Volcanics Group. Outcrops of andesitic flows were noted on the subject property during the reconnaissance. According to Special Report 120, Geology for Planning in Sonoma County, the bedrock beneath the subject property generally exhibits a northerly strike with a shallow to moderate westerly dip.

Faulting and Seismicity

Under the Alquist-Priolo Earthquake Fault Zoning Act of 1972, the State Geologist is required to delineate “Earthquake Fault Zones” along known active faults in California. Cities and Counties affected by the zones must regulate certain development within the zones until geologic investigations demonstrate that the sites are not threatened by surface displacement from future faulting. These Zones account for the hazard of surface rupture only, and do not consider other seismic hazards such as ground shaking. CDMG information indicates that the subject property is located within the eastern boundary of a northwesterly trending Earthquake Fault Zone. The actual mapped fault (Rogers Creek Fault) is located several hundred feet to the west. As such, a fault zone evaluation of the subject property by a geologist or geotechnical engineering firm would be required prior to development.

It should be noted that the Alquist-Priolo program might not currently identify all faults that have the potential for surface rupture either within the Earthquake Fault Zones or outside their boundaries. It also should be noted that the subject property might be subject to ground shaking from movement along distant active fault systems within northern California.
TOPOGRAPHY

The subject property is situated in an area of rolling terrain. Maximum site relief is on the order of 100 feet. Site surface elevations average about 450 feet above mean sea level. Surface gradients in the immediate site vicinity trend generally trend to the west. On-site surface gradients generally trend away from elevated areas on the northerly, easterly and southerly areas of the subject property and toward lower-lying areas to the west.

HYDROLOGY

Surface Water

At the present time, normal storm water generated on the subject property would likely infiltrate site surfaces soils, and/or be directed along a drainage ditch that runs adjacent to the westerly and adjacent Thomas Lake Harris Drive right-of-way. Additionally, a seasonal creek trace was observed crossing the southern portion of the property; seasonal flow within the creek trace is diverted to a buried culvert located beneath Tomas Lake Harris Drive to the west. This drainage feature is fed by seasonal runoff from an easterly nearby lake (Fountaingrove Lake). The lake is surrounded by, and receives runoff from, the easterly and adjacent golf course.

According to the City of Santa Rosa Public Works Department, Water Quality Division, and the City of Santa Rosa Parks and Recreation Department, the water within the lake is not tested for contamination, such as pesticide compounds or nitrates. However, neither Department considers the lake to be potentially toxic, and the Parks and Recreation Department further indicates that it is completing work on a parking area to allow greater public access to the lake. While it is reasonable to presume that traces of nitrates and herbicides may be found in the lake water, it is Anton Geological’s opinion that any such traces found in seasonal flow of water across the property would not pose a significant threat to the environmental integrity of the subject property.

No other evidence of creeks, springs or natural drainage features was observed on the subject property during the site visit.

Groundwater

Based upon local geology, groundwater is expected to be encountered beneath the subject property within areas of underlying fractured rock, generally within 100 feet of ground surfaces. The flow of groundwater most likely would be determined by terrain; based upon local topography, a westerly groundwater gradient would be expected. No water wells or springs were observed on the subject property during the October 2006 site visit.

According to Mr. Andrew Trinkino, Maintenance Supervisor of the easterly and adjacent Fountaingrove Golf Course, the golf course operates a number of irrigation wells. Mr. Trinkino indicates that the total
depth of each of the wells is on the order of 200 feet or more, although the actual depth to water in the well casings is unknown.

SITE RECONNAISSANCE

LEGAL DESCRIPTION

The approximate 9.84-acre irregularly shaped subject property is located on the eastern side of Thomas Lake Harris Drive within northern Santa Rosa, Sonoma County, California. The contiguous parcels of the subject property presently are identified by the Sonoma County Assessor as APNs 173-670-12 and 173-670-15.

PRESENT SITE USE

Site Access

On October 10, 2006, Mr. Kenneth Anton of Anton Geological walked the site. The site presently is unfenced and readily accessible. No escort was provided for the purpose of the reconnaissance work.

General Site Description

The approximate 9.84-acre irregularly shaped subject property is located on the eastern side of Thomas Lake Harris Drive within northern Santa Rosa, Sonoma County, California. The property additionally is bounded by residential development to the north and by a golf course to the east.

The entire subject property presently is vacant and undeveloped. At the time of the October 2006 site visit, site surfaces were found covered by dense, dry medium-height volunteer grasses, tall thickets of dense brush, and numerous oak trees.

The only noteworthy on-site development consists of a set of aboveground, corrugated metal water conduits that cross the southern portion of the property, adjacent to a dry, intermittent drainage feature. According to Fountaingrove Golf and Athletic Club’s Andrew Trinkino, one conduit is related to storm water runoff associated with one of the golf course’s nearby holes; the other conduit was associated with an irrigation system that is no longer in use.

In general, the subject property appeared tidy during the October 2006 site visit; no accumulations of household rubbish or debris were observed that are otherwise common on vacant lots. For a better understanding of the site layout, please refer to Plates 2 through 3B.
UTILITIES

Natural Gas/Electricity

The subject property presently is vacant and undeveloped. Natural gas and electricity is provided to the general site vicinity by the Pacific Gas and Electric Company (PG&E).

Sewer Service

The subject property presently is vacant and undeveloped. No sewer connections or septic systems were identified on the subject property during the reconnaissance.

Drinking Water

The subject property presently is vacant and undeveloped. No sources of drinking water were identified on the property during the reconnaissance.

USER PROVIDED INFORMATION

Known On-Site Environmental Conditions

The subject property does not appear on any of the problematic site listings reviewed during our research. We are not aware of any pending environmental actions against the subject property at this time.

Environmental Liens

No environmental liens were reported for the subject property.

Previous Environmental Reports

No previous environmental reports or investigations were provided, with the exception of an ASTM E1527-00 Phase I Environmental Site Assessment performed by Anton Geological on the subject property in October 2006. The referenced report found no evidence of recognized environmental conditions considered likely to have significantly impacted the environmental integrity of the subject property from either on- or off-site sources, and no further investigation was recommended. The findings and data of the October 2006 assessment are incorporated into this report.

Experience of User

The user did not report any specialized knowledge or experience that suggests an environmental concern or recognized environmental conditions in connection with the subject property.
COMMON SITE SPECIFIC CONCERNS

Hazardous Materials Storage

No containers of hazardous materials were observed on the subject property during the reconnaissance.

Unidentified Substance Containers

No unidentified substance containers were observed on the subject property during the reconnaissance.

Tanks/Petroleum Pipelines

No obvious evidence of aboveground tanks, existing underground tanks (pumps, pipes, vents, manholes, related concrete pads or surface depressions), and/or makers for buried petroleum pipelines were observed on the subject property.

Polychlorinated Biphenyls (PCBs)

Transformers and other types of electrical equipment manufactured prior to the late-1970s commonly are suspected of containing PCBs. No suspect transformers or other equipment typically suspected of containing PCBs was observed on the subject property during the reconnaissance.

Solid Waste Disposal

No evidence of on-site dumps, pits and/or landfills was observed on the property.

Surface Discharge

No notable stains or other obvious evidence of chemical discharge or mishandling were observed on the surfaces of the subject property during the October 2006 site visit.

Septic Systems With On-Site Drainfield

No existing or historic septic systems or on-site drainfields were identified on the subject property.

Oil-Water Separators

No oil-water separators were observed on the subject property.

Agricultural Chemicals
In general, it has been our experience that the potential for significant persistent organic chemical pesticide contamination to cropland from past agricultural application is slight. Significant impairment is more commonly associated with inorganic pesticides as well as large farm headquarters facilities or agricultural dusting airstrips where the storage and repeated mixing of chemicals, and the rinsing of application equipment have occurred. Our research would indicate the subject property has not supported farming activities.

Mr. Andrew Trinkino, Maintenance Superintendent of the easterly and adjacent golf course, indicates that very little herbicides or fertilizers were used at the time of his hiring in about 1997. Presently, Mr. Trinkino indicates that a combination herbicide-fertilizer compound (“Dimension”) is applied in granular form in the springtime directly to the lawn areas. Because of the granular form of the chemical, no “overspray” is possible. Mr. Trinkino also indicates that liquid post-emergent herbicides are applied to the golf course once each year in the autumn. Spray nozzles on tractor-driven equipment are located 19 inches above the grass during the spraying work. Additionally, the application is performed at night in order to prevent the possibility of drift or “overspray” from wind. Mr. Trinkino indicates that in his experience, herbicide and fertilizer applications at the Fountaingrove golf course are minimal compared to other facilities, and that there is no chance of “overspray” of landscape chemicals onto adjacent properties. Based on this, and the relatively recent age of the golf course (constructed in the 1980s), the likelihood of persistent pesticide compound contamination on the subject property is considered to be low.

**Conduits To Groundwater**

No water wells, dry wells, cisterns or other open conduits to groundwater were observed on the subject property.

**Contamination of Soil**

No obvious surface staining or other visual indications of soil contamination were observed during the site reconnaissance.

**Contamination of Groundwater**

No significant groundwater contamination issues are suspected at the subject property based upon our observations and research.

**Soil Vapor Intrusion**

No evidence of soil vapor issues was identified during this investigation.

**Wetland Considerations**
A formal wetland assessment of the subject property has been outside the scope of this study. However, a number of oak trees were observed scattered across the subject property. The oak trees may be considered “sensitive”.

**Asbestos**

The surveying and sampling of potential asbestos-containing materials (ACM) are outside the scope of this study. The last ban on the manufacture of friable ACM was in 1978; the presence of friable ACM is generally considered a significant concern in buildings constructed before 1980. No buildings or structures with suspect ACM were observed on the subject property during the October 2006 reconnaissance.

Asbestos is a naturally occurring form of certain minerals found in certain rock types throughout the world. In California, serpentine rock (serpentinite), from which a type of asbestos is processed from, is so common that it was adopted as the State rock. According to CDMG geologic mapping and the site reconnaissance, the subject property does not have serpentinite outcrops.

**Lead-Based Paint**

No structures with painted surfaces were identified on the subject property during the reconnaissance.

**Radon**

Radon is a naturally occurring radioactive gas. Radon results from the natural decay of uranium. The primary route of exposure to radon is via inhalation. In an open environment, radon readily dissipates.

Radon levels of less than 4.0 pCi/L may produce some increase in the risk of occurrence of lung cancer; however, further reduction of such concentrations may be difficult or impossible to achieve. According to the Federal EPA map of radon zones, Sonoma County is located within an area designated as “Zone 3”. The “Zone 3” designations are reserved for regions where ground-level indoor radon concentrations are generally expected to be less than 2.0 pCi/L.

**PRESENT ADJACENT SITE USE**

**General**

The subject property generally is bounded by a residential development to the north, by the Thomas Lake Harris Drive right-of-way to the west, by a golf course to the east (Fountaingrove Golf and Athletic Club, 1525 Fountaingrove Parkway), and by residential development to the south. The areas situated across the adjacent westerly right-of-way are vacant and undeveloped. For a better understanding of the subject site location and layout please refer to Plates 1 through 3B.
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Fountaingrove Golf And Athletic Club

The Fountaingrove Golf and Athletic Clubs’ golf course is situated easterly and adjacent to the subject property. Trees and a paved golf cart drive abut the easterly property margin, with manicured lawn located beyond. Mr. Andrew Trinkino, Maintenance Superintendent of the golf course, indicates that he has been working at the golf course for more than ten years. Mr. Trinkino indicates that the golf course was constructed approximately 20 years ago, and that very little herbicides or fertilizers were used at the time of his hiring in about 1997. Presently, Mr. Trinkino indicates that a combination herbicide-fertilizer compound (“Dimension”) is applied in granular form in the springtime directly to the lawn areas. Because of the granular form of the chemical, no “overspray” is possible.

Mr. Trinkino also indicates that liquid post-emergent herbicides are applied to the golf course once each year in the autumn. Spray nozzles on tractor-driven equipment are located 19 inches above the grass during the spraying work. Additionally, the application is performed at night in order to prevent the possibility of drift or “overspray” from wind. Mr. Trinkino indicates that in his experience, herbicide and fertilizer applications at the Fountaingrove golf course are minimal compared to other facilities, and that there is no chance of “overspray” of landscape chemicals onto adjacent properties.

HISTORICAL USE INFORMATION

PAST SITE USAGE

General

Our research indicates that the subject property has remained vacant and unused since at least 1916. The existing adjacent right-of-way to the west, residential development to the north, and golf course to the east were added sometime between 1981 and 1993.

Chain-of-Title

Review of a 50-year chain-of-title search was outside the scope of work for this assessment.

Interviews

Mr. Steve McCullagh of Aegis Senior Living was interviewed for historical information concerning the subject property. According to Mr. McCullagh, Aegis Senior Living purchased the subject property in February 2005 from RNM Oaks LP, a California Limited Partnership. Mr. McCullagh indicates that he is not aware of any prior development or usage of the subject property, and that the property has remained vacant and unused since Aegis Senior Living’s acquisition in 2005.

Historical Sanborn Fire Insurance Maps
Historical Sanborn fire insurance maps, which commonly date back to the 1800's, are typically reviewed in order to evaluate whether past usage or construction on the subject property or within the near vicinity is environmentally noteworthy. No Sanborn maps with coverage of the subject site vicinity were identified within our in-house digital collection of Sonoma County area Sanborn maps (1867-1970) obtained from Proquest/UMI.

Historical Topographic Maps

Historical topographic maps were reviewed at the USGS Western Regional Library in Menlo Park, California for information concerning the developmental history of the subject property prior to the earliest available historical photograph. The two 15-minute maps available for review were dated 1916 and 1944; both maps indicate that the property was part of a larger area of vacant and unused land that extended off-site in all directions.

Historical Aerial Photography

Readily available aerial photographs dated 1957, 1961, 1971, 1980 and 1993 were obtained from both the Sonoma County Assessor and the USGS. These available photographs have been reviewed to evaluate whether past usage of either the subject property or the general vicinity is environmentally noteworthy. Reproductions of the aerial photographs are presented as Plates 4A through 4E.

The cited aerial photographs dated from 1957 through 1980 generally show the subject property as part of a larger area of vacant land that extended off-site in all directions. The 1993 aerial photograph shows the vacant subject property bounded by the existing residential development to the north, by Thomas Lake Harris Drive to the west, and by the existing golf course to the east.

PAST ADJACENT SITE USAGE

Adjacent parcels generally have remained vacant and unused from at least 1916 until the construction of the existing right-of-way to the west, the existing residences to the north, and the existing golf course to the east sometime between 1981 and 1993.

RECORDS REVIEW

FIRSTSEARCH DATABASE REPORT

General

Our effort to determine if there are any significant nearby environmental threats has included a drive-by survey of the surrounding area as well as a review of an Environmental FirstSearch (FirstSearch) database report for the subject site vicinity supplemented by research of local government agency information enumerated in the SCOPE OF WORK section of this report. The search radius for each of the
government agency listings meets or exceeds the Year 2005 ASTM standard for environmental assessments.

The FirstSearch report is a compilation of data from FirstSearch’s collection of routinely updated Federal, State and local government agency lists and information. Sites that appear on the government agency lists have been mapped by FirstSearch using street atlas software.

In general, the FirstSearch report was reviewed for identified sites that met the following criteria: (1) sites that are applicable to ASTM guidelines; and, (2) sites with the greatest potential to impact the subject property.

The subject property is not listed in the FirstSearch database report. Additionally, the FirstSearch report identified no noteworthy nearby facilities in the site vicinity. The sites identified in the FirstSearch database report are not considered likely to impact the environmental integrity of the subject property based upon the favorable groundwater gradient, the localized nature of the contamination incidents, the closed status of the investigations and/or the significant distances involved. A complete listing of the sites identified within the ASTM search radii are summarized together with case status information in Appendix A.

SUPPLEMENTAL GOVERNMENT RECORDS

General

The information presented within the FirstSearch database report was supplemented by our research of additional State and local government agency lists and information. Each list reviewed or contact made is discussed separately below.

Local CUPA

The FirstSearch database report includes consideration of local Certified Unified Program Agency (CUPA) databases, which include those agencies responsible for hazardous materials issues as well as underground storage tank permitting and oversight. The subject property was not identified in databases maintained by the Sonoma County Environmental Health Division or the City of Santa Rosa Fire Department.

Additionally, both the City of Santa Rosa Fire Department and Sonoma County Environmental Health Division were directly contacted in February 2007 in order to confirm that neither agency is aware of contamination incidents or conditions on the subject property. The City of Santa Rosa Fire Department indicated that it would not be able to respond with a records search request within the time frame of this project. However, the Sonoma County Environmental Health Division confirmed that it does not have any information concerning hazardous materials incidents on either of the two subject parcels (APNs 173-670-12 and 173-670-15).
The California Department of Conservation, Division of Oil, Gas and Geothermal Resources maintains information concerning subsurface exploration attempts for natural resources dating back to the early 1900s. Our review of the Division’s records indicates that the subject property has not been drilled for oil or natural gas.

**INTERVIEW SUMMARY**

**EXISTING OWNER**

Mr. Steve McCullagh of Aegis Senior Living was interviewed for historical and operational information concerning the subject property. According to Mr. McCullagh, Aegis Senior Living purchased the subject property in February 2005 from RNM Oaks LP, a California Limited Partnership. Mr. McCullagh indicates that he is not aware of any prior development or usage of the subject property, and that the property has remained vacant and unused since Aegis Senior Living’s acquisition in 2005. Mr. McCullagh also is not aware of any past or present hazardous materials usage or contamination conditions on the subject property.

**PROPERTY MANAGER**

The manager for the subject property was identified as Mr. Steve McCullagh of Aegis Senior Living (discussed above under the *Existing Owner* section of this report).

**ON-SITE TENANTS**

The subject property presently is vacant and undeveloped. No on-site tenants were identified.

**LOCAL GOVERNMENT AGENCIES**

Both the City of Santa Rosa Fire Department and Sonoma County Environmental Health Division were directly contacted in February 2007 in order to confirm that neither agency is aware of contamination incidents or conditions on the subject property. The City of Santa Rosa Fire Department indicated that it would not be able to respond with a records search request within the time frame of this project. However, the Sonoma County Environmental Health Division confirmed that it does not have any information concerning hazardous materials incidents on either of the two subject parcels (APNs 173-670-12 and 173-670-15).

The City of Santa Rosa Public Works Department, Water Quality Division, and the City of Santa Rosa Parks and Recreation Department were contacted for information concerning the water quality of nearby Fountaingrove Lake. Runoff from the lake seasonally crosses an area on the southern portion of the subject property. Both Mr. Peter Fulkerson of the Water Quality Division and Mr. Rich Hovden of the Parks and Recreation Department indicate that the water within the lake is not tested for contamination,
such as pesticide compounds or nitrates. However, neither Department considers the lake to be potentially toxic, and Mr. Hovden further indicates that it is completing work on a parking area to allow greater public access to the lake.

NEIGHBORS

Mr. Andrew Trinkino, Maintenance Superintendent of the easterly and adjacent Fountaingrove Golf Course, indicates that he is not aware of any uses or suspicious conditions on the subject property. Mr. Trinkino indicates that he is familiar with the subject property and has been working at the golf course for more than ten years.

ADDITIONAL CONSIDERATIONS: DTSC GUIDANCE LETTER

On December 26, 2006, the California Department of Toxic Substances Control (DTSC) sent the City of Santa Rosa a guidance letter to ensure that documentation provided during the preparation of an Environmental Impact Report (EIR) adequately addresses any remediation of hazardous substance releases that may be required as part of the project. In general, the letter outlines considerations that are typically addressed in Phase I Environmental Site Assessments, as well as follow-up investigations and remediation efforts, if required. It is our opinion that both this report, and our previous October 2006 Phase I Environmental Site Assessment, adequately address the DTSC’s concerns. A copy of the DTSC letter is attached as Appendix B.

SUMMARY AND CONCLUSIONS

Anton Geological has performed a Phase I Environmental Site Assessment which is intended to conform to the scope and limitations of ASTM Practice E1527-05 of APNs 173-670-12 and 173-670-15, Santa Rosa, Sonoma County, California. Any exceptions to, or deletions from, this practice are described under the Exceptions and Limitations heading of this report.

Our research indicates that the subject property has remained vacant and unused since at least 1916. The existing adjacent right-of-way to the west, residential development to the north, and golf course to the east were added sometime between 1981 and 1993.

Our research and reconnaissance of the subject property and near vicinity have revealed no evidence of recognized environmental conditions considered likely to have significantly impacted the environmental integrity of the subject property at this time from either on- or off-site sources. Based upon available information, it is our opinion that further investigation of the subject property is not warranted at this time.

STATEMENT OF QUALIFICATIONS
Anton Geological is a western U.S. environmental and geological consulting firm based in northern California. Anton Geological was founded by the firm’s president, Kenneth Anton, in 1996. Anton Geological’s environmental projects have typically involved multi-acre properties of industrial, commercial, agricultural and residential subdivision development for a number of banks, land developers, government agencies, and lending/financial institutions. Anton Geological is presently a consultant for other northern California environmental and geotechnical firms, as well as for two national property assessment corporations. A partial list of noteworthy clients includes: AMRESCO Commercial Finance, Inc., Hawaii & San Francisco Development Company, US Bancorp, the United States Department of Agriculture, the United States Army Corps of Engineers, and Williams Communications.

Prior to starting Anton Geological, Mr. Anton served as a geologist at a West Sacramento environmental and geotechnical consulting firm. Mr. Anton holds a Bachelor of Science degree in Geology from the University of California at Davis, and is a Professional Geologist in the States of Arizona, California, Idaho, Oregon, Utah, Washington and Wyoming. Mr. Anton is a Member of the Association of Engineering Geologists (AEG). Mr. Anton also is a California Registered Environmental Assessor, a Nevada Certified Environmental Manager, and an AHERA-certified asbestos building inspector. Mr. Anton has performed hundreds of Phase I and II environmental assessments in California, Colorado, Oregon, Nevada, New Mexico and Washington, and has provided professional peer review consultation services for environmental projects located across the southern and eastern United States.
The undersigned declares that, to the best of their professional knowledge and belief, he/she meets the definition of Environmental Professional as defined by 40 CFR Part 312.10, and has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. The undersigned has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Please contact Anton Geological if you have any questions or comments regarding this report.

Very truly yours,

ANTON GEOLOGICAL

Kenneth R. Anton
Professional Geologist No. 6602
Registered Environmental Assessor I No. 06617

KA:ka

(5) addressee
REFERENCES

Track Info Services, LLC, Environmental FirstSearch Report, Fountaingrove Phases Dr, Santa Rosa, CA 95403, Job No. 003-006.01, October 9, 2006.


United States EPA; Map of Radon Concentrations in the United States; published on the World Wide Web; revised 1997.


United States War Department, Army Corps of Engineers, 15-Minute Santa Rosa, California Quadrangle, 1944.

California Department of Conservation, Division of Mines and Geology, Geologic Map of California, Scale 1:750,000, 1977.

California Department of Conservation, Division of Mines and Geology, Geology for Planning in Sonoma County, Special Report 120, 1980.

California Department of Conservation, Division of Mines and Geology, Geologic Map of California, Santa Rosa Quadrangle, Scale 1:250,000, 1982.


California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Regional Wildcat Map W6-4, Lake, Marin, Mendocino, Solano, Contra Costa, Napa, and Sonoma Counties, April 6, 1996.

California Department of Health Services (DHS), Toxic Substance Control Division, A Californian's Guide To Radon.


Sonoma County Environmental Health Division, telephone communications with Maria, 707-565-6565, February 21, 2007.

City of Santa Rosa Department of Public Works, Water Quality Division, telephone communication with Peter Fulkerson, 707-543-3965, February 16, 2007.

City of Santa Rosa Parks and Recreation Department, telephone communication with Rich Hovden, February 21, 2007.
City of Santa Rosa Fire Department, telephone communication with staff, 707-543-3500, February 21, 2007.

Property owner, telephone and written communications with Steve McCullagh, 707-535-3209, February 6, 14 and 20, 2007.

Notes:
1. Prepared from a County Assessor’s map, 1993 aerial photography and our field notes.
2. All locations and dimensions are approximate only.
Photograph No. 1: Southerly view from mid-northern margin of subject property

Photograph No. 2: Southerly view of western margin of subject property

Notes:
Photograph No. 3: Northerly view of western margin of subject property

Photograph No. 4: Northerly view from mid-southern margin of property

Notes:
Notes:
2. Photograph obtained from the USGS; photo identification number 4-92 GS-VNS.
3. Subject site location and dimensions are approximate only.
Notes:
2. Photograph obtained from the Sonoma County Assessor; identification number CSH-6BB-106.
3. Subject site location and dimensions are approximate only.

ANTON GEOLOGICAL
Western U. S. Geological and Environmental Consulting Services
P. O. Box 370, Elk, California 95432-0370
(707) 877-3278

AERIAL PHOTOGRAPH
1961
Fountaingrove Lodge, Santa Rosa, CA
Anton Geological Project No. 003-006.01

PLATE 4B

APPROXIMATE SCALE
1 INCH = 500 FEET
Notes:
2. Photograph obtained from the Sonoma County Assessor; identification number 3088-194.
3. Subject site location and dimensions are approximate only.
Notes:
1. Photograph dated May 7, 1980.
2. Photograph obtained from the Sonoma County Assessor; identification number BLU-SON-18-1.
3. Subject site location and dimensions are approximate only.
Notes:
2. Photograph obtained from the USGS.
3. Subject site location and dimensions are approximate only.
TARGET PROPERTY:

FOUNTAINGROVE PHASES DR
SANTA ROSA CA 95403

Job Number: 003-006.01

PREPARED FOR:

Anton Geological
P.O. Box 370
Elk, California

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Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and cannot warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.
Environmental FirstSearch
Site Information Report

Request Date: 10-09-06
Requestor Name: Anton Geological CA
Search Type: COORD
Job Number: 003-006.01
Standard: ASTM-00

Filtered Report

TARGET ADDRESS: FOUNTAINGROVE PHASES DR
SANTA ROSA CA 95403

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Services:

- Sanborns
- Aerial Photographs
- Historical Topos
- City Directories
- Title Search/Env Liens
- Municipal Reports
- Online Topos

Requested? | Date
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No |
### Environmental FirstSearch

**Sites Summary Report**

**TARGET SITE:** FOUNTAINGROVE PHASES DR  
SANTA ROSA CA 95403

**JOB:** 003-006.01

**TOTAL:** 3  
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Environmental FirstSearch
Site Detail Report

TARGET SITE:  FOUNTAINGROVE PHASES DR
              SANTA ROSA CA 95403

STATE

SEARCH ID:  2  DIST/DIR:  0.72 SW  MAP ID:  1

NAME:  FOUNTAINGROVE PLAZA SITE
ADDRESS:  3975 OLD REDWOOD HIGHWAY
          SANTA ROSA CA 95403
CONTACT:  SONOMA

REV:  07/18/05  ID1:  CAL49650001  ID2:  STATUS:  CERTIFIED / OPERATION & MAINTENANCE

OTHER SITE NAMES (blank below = not reported by agency)

GENERAL SITE INFORMATION

File Name (if different than site name):  FOUNTAINGROVE PLAZA SITE

Status:  CERTIFIED / OPERATION & MAINTENANCE
AWP Site Type:  EXPEDITED REMEDIAL ACTION PROGRAM
NPL Site:  N
Fund:  C
Status Date:  03011999
Lead:  DEPT OF TOXIC SUBSTANCES CONTROL
Staff:  JNAITO
DTSC Region & RWQCB #:  BERKELEY
Branch:  NORTH COAST
RWQCB:  NORTH COAST
Site Access:  Controlled
On Cortese List:  
Groundwater Contamination:  
Haz Ranking Score:  
Number of Sources Contributing to Contamination at the Site:  0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME & VALUE:  CALSTARS CODE 290002

BACKGROUND INFORMATION (blank below = not reported by agency)

The site consists of approximately 9 acres of flat vacant land and located on the outskirts of the City of Santa Rosa. Based on a review of historical records, it was determined that a gasoline service station operated at the site from at least the 1950s - 1964. Stevenson Equipment Company, Inc. owned the property from 1962 - 1986. Stevenson Equipment was in the business of repairing heavy equipment and selling new equipment and is no longer in business.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity:  PRELIMINARY ENDANGERMENT ASSESSMENT
Activity Status:  CERTIFIED / OPERATION & MAINTENANCE
Completion Due Date:  
Revised Completion Due Date:  
Date Activity Actually Completed:  04301996
Yards of Solids Removed:  0
Yards of Solids Treated:  0
Gallons of Liquid Removed:  0
Gallons of Liquid Treated:  0

Activity:  REMEDIAL ACTION (RAP REQUIRED)
Activity Status:  CERTIFIED / OPERATION & MAINTENANCE
Completion Due Date:  
Revised Completion Due Date:  
Date Activity Actually Completed:  02261999

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### Target Site: Fountaingrove Phases DR

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- **Search ID:** 2
- **Dist/Dir:** 0.72 SW
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#### Yards of Solids Removed:

- 0

#### Yards of Solids Treated:

- 0

#### Gallons of Liquid Removed:

- 755765

#### Gallons of Liquid Treated:

- 0

#### Activity: CERTIFICATION

#### Activity Status: CERTIFIED / OPERATION & MAINTENANCE

- **Completion Due Date:**
- **Revised Completion Due Date:**
- **Date Activity Actually Completed:** 03/01/1999
- **Yards of Solids Removed:** 0
- **Yards of Solids Treated:** 0
- **Gallons of Liquid Removed:** 0
- **Gallons of Liquid Treated:** 0

#### Activity: CEQA INCLUDING NEGATIVE DECS

#### Activity Status: CERTIFIED / OPERATION & MAINTENANCE

- **Completion Due Date:**
- **Revised Completion Due Date:**
- **Date Activity Actually Completed:** 02/24/1998
- **Yards of Solids Removed:** 0
- **Yards of Solids Treated:** 0
- **Gallons of Liquid Removed:** 0
- **Gallons of Liquid Treated:** 0

#### Activity: ALLOCATION OF LIABILITY FOR SB 923 SITES

#### Activity Status: CERTIFIED / OPERATION & MAINTENANCE

- **Completion Due Date:**
- **Revised Completion Due Date:**
- **Date Activity Actually Completed:** 02/24/1998
- **Yards of Solids Removed:** 0
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#### Activity: I/SE, IORSE, FFA, FFSRA, VCA, EA

#### Activity Status: CERTIFIED / OPERATION & MAINTENANCE

- **Completion Due Date:**
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- **Date Activity Actually Completed:** 03/01/1999
- **Yards of Solids Removed:** 0
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- **Gallons of Liquid Removed:** 0
- **Gallons of Liquid Treated:** 0

#### Activity: DEED RESTRICTIONS

#### Activity Status: CERTIFIED / OPERATION & MAINTENANCE

- **Completion Due Date:**
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- **Yards of Solids Removed:** 0
- **Yards of Solids Treated:** 0
- **Gallons of Liquid Removed:** 0
- **Gallons of Liquid Treated:** 0

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## Site Detail Report

**TARGET SITE:** FOUNTAINGROVE PHASES DR  
SANTA ROSA CA 95403

**JOB:** 003-006.01

### STATE

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**NAME:** FOUNTAINGROVE PLAZA SITE  
**ADDRESS:** 3975 OLD REDWOOD HIGHWAY  
SANTA ROSA CA 95403  
**STATE:** SONOMA  
**SEARCH ID:** 2  
**REV:** 07/18/05  
**ID1:** CAL49650001  
**ID2:**  
**STATUS:** CERTIFIED / OPERATION & MAINTENANCE

**Gallons of Liquid Treated:** 0

**Activity:** OPERATION & MAINTENANCE  
**Activity Status:** CERTIFIED / OPERATION & MAINTENANCE

**Completion Due Date:**  
**Revised Completion Due Date:**  
**Date Activity Actually Completed:** 03/01/1999

**Yards of Solids Removed:** 0  
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**Gallons of Liquid Removed:** 0  
**Gallons of Liquid Treated:** 0

**Activity:** FIVE-YEAR REVIEW REQUIRED BY CERCLA  
**Activity Status:** CERTIFIED / OPERATION & MAINTENANCE

**Completion Due Date:**  
**Revised Completion Due Date:**  
**Date Activity Actually Completed:** 03/26/2004

**Yards of Solids Removed:** 0  
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**Gallons of Liquid Removed:** 0  
**Gallons of Liquid Treated:** 0

**Activity:** AB 2061 DESIGNATION  
**Activity Status:** CERTIFIED / OPERATION & MAINTENANCE

**Completion Due Date:**  
**Revised Completion Due Date:**  
**Date Activity Actually Completed:** 05/29/1996

**Yards of Solids Removed:** 0  
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**Activity:** FIVE-YEAR REVIEW REQUIRED BY CERCLA  
**Activity Status:** CERTIFIED / OPERATION & MAINTENANCE

**Completion Due Date:**  
**Revised Completion Due Date:** 02/26/2009

**Date Activity Actually Completed:**

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**Gallons of Liquid Removed:** 0  
**Gallons of Liquid Treated:** 0

**Activity:** SITE SCREENING  
**Activity Status:** CERTIFIED / OPERATION & MAINTENANCE

**Completion Due Date:**  
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**Date Activity Actually Completed:** 04/01/1996

**Yards of Solids Removed:** 0  
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**Gallons of Liquid Treated:** 0

**Activity:** POTENTIAL RESPONSIBLE PARTY SEARCH

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<td>Address:</td>
<td>3975 OLD REDWOOD HIGHWAY</td>
<td>ID1:</td>
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<td></td>
<td>SANTA ROSA CA 95403</td>
<td>ID2:</td>
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<td>SONOMA</td>
<td>Status:</td>
<td>CERTIFIED / OPERATION &amp; MAINTENANCE</td>
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<td>Contact:</td>
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### Activity Status:
- **SITE CONFERENCES FOR SB 923 SITES**
- **I/SE, IORSE, FFA, FFSRA, VCA, EA**
- **PUBLIC PARTICIPATION PLAN**
- **REMEDIAL INVESTIGATION / FEASIBILITY STUDY**
- **REMEDIAL ACTION PLAN / RECORD OF DECISION**

### Activity Details:
- **Yards of Solids Removed:**
  - Site Conferences for SB 923 Sites: 0
  - I/SE, IORSE, FFA, FFSRA, VCA, EA: 0
  - Public Participation Plan: 0
  - Remedial Investigation / Feasibility Study: 0
  - Remedial Action Plan / Record of Decision: 0

- **Gallons of Liquid Removed:**
  - Site Conferences for SB 923 Sites: 0
  - I/SE, IORSE, FFA, FFSRA, VCA, EA: 0
  - Public Participation Plan: 0
  - Remedial Investigation / Feasibility Study: 0
  - Remedial Action Plan / Record of Decision: 0
## State Details

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<th>MAP ID</th>
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<td>2</td>
<td>0.72 SW</td>
<td>1</td>
<td>FOUNTAINGROVE PLAZA SITE</td>
<td>3975 OLD REDWOOD HIGHWAY SANTA ROSA CA 95403</td>
<td>SONOMA</td>
<td>07/18/05</td>
<td>CAL49650001</td>
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**Date Activity Actually Completed:** 02/24/1998  
**Yards of Solids Removed:** 0  
**Yards of Solids Treated:** 0  
**Gallons of Liquid Removed:** 0  
**Gallons of Liquid Treated:** 0

### DTSC Comments Regarding This Site (blank below = not reported by agency)

Comments Date:  
Signed Expedited Remedial Agreement. Approved RAP requiring installation of groundwater extraction from a trench and direct discharge to sanitary sewer under a permit from the City of Santa Rosa. Plan concluded an Allocation of Liability allocating 26% to Fountaingrove Plaza and 74% to Orphan Share. Approved Implementation Plan. Approximately 3 to 6 gallons per minute of groundwater discharges into the trench. Approved O&M Plan covering groundwater extraction and monitoring program. Also Deed Restriction recorded prohibiting use of shallow groundwater and prohibit disturbance of extraction. Signed O&M Agreement covering system. Approved 5 Year Review. Site Screening noted VOCs problem. Approved PEA documenting PCE contamination. Designated for ERAP pilot project. Conducted site conference with appropriate regulatory agencies and completed PRP search. Investigation found the TCE plume was contained on-site. TCE found in shallow groundwater at concentrations up to 1300 parts per billion (ug/L). Approved Public Participation Plan.
Environmental FirstSearch
Site Detail Report

TARGET SITE: FOUNTAINGROVE PHASES DR
SANTA ROSA CA 95403

JOB: 003-006.01

RCRA COR SITE

SEARCH ID: 1
DIST/DIR: 0.73 SW
MAP ID: 2

NAME: HEWLETT PACKARD CO
ADDRESS: 1400 FOUNTAIN GROVE PKWY
        SANTA ROSA CA 95403
CONTACT: ELIZABETH MCDONALD

REV: 6/6/06
ID1: CAD058412842
ID2: SONOMA
STATUS: CA
PHONE: 6508578153

SITE INFORMATION

CONTACT INFORMATION: ELIZABETH MCDONALD
3000 HANOVER ST
PALO ALTO CA 94304
PHONE: 6508578153

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
3000 HANOVER ST
PALO ALTO CA 94304
PHONE:

UNIVERSE INFORMATION:

NAIC INFORMATION

334515 - INSTRUMENT MANUFACTURING FOR MEASURING AND TESTING ELECTRICITY AND ELECTRICAL SIGNALS
332813 - ELECTROPLATING, PLATING, POLISHING, ANODIZING, AND COLORING
333518 - OTHER METALWORKING MACHINERY MANUFACTURING
334412 - BARE PRINTED CIRCUIT BOARD MANUFACTURING
334515 - INSTRUMENT MANUFACTURING FOR MEASURING AND TESTING ELECTRICITY AND ELECTRICAL SIGNALS
332813 - ELECTROPLATING, PLATING, POLISHING, ANODIZING, AND COLORING
332813 - ELECTROPLATING, PLATING, POLISHING, ANODIZING, AND COLORING
334413 - SEMICONDUCTOR AND RELATED DEVICE MANUFACTURING
334515 - INSTRUMENT MANUFACTURING FOR MEASURING AND TESTING ELECTRICITY AND ELECTRICAL SIGNALS
334413 - SEMICONDUCTOR AND RELATED DEVICE MANUFACTURING
334515 - INSTRUMENT MANUFACTURING FOR MEASURING AND TESTING ELECTRICITY AND ELECTRICAL SIGNALS
334412 - BARE PRINTED CIRCUIT BOARD MANUFACTURING
332999 - ALL OTHER MISCELLANEOUS FABRICATED METAL PRODUCT MANUFACTURING
23521 - PAINTING AND WALL COVERING CONTRACTORS
333319 - OTHER COMMERCIAL AND SERVICE INDUSTRY MACHINERY MANUFACTURING
3323 - ARCHITECTURAL AND STRUCTURAL METALS MANUFACTURING
334412 - BARE PRINTED CIRCUIT BOARD MANUFACTURING
23521 - PAINTING AND WALL COVERING CONTRACTORS
332999 - ALL OTHER MISCELLANEOUS FABRICATED METAL PRODUCT MANUFACTURING

ENFORCEMENT INFORMATION:

AGENCY: S - STATE DATE: 1/24/1992
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE DATE: 4/1/1992
TYPE: 610 - FINAL CONSENT DECREES

AGENCY: S - STATE DATE: 1/24/1992
TYPE: 120 - WRITTEN INFORMAL

- Continued on next page -
TARGET SITE: FOUNTAINGROVE PHASES DR SANTA ROSA CA 95403

JOB: 003-006.01

**RCRA COR SITE**

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| NAME: | HEWLETT PACKARD CO | REV: | 6/6/06 |
| ADDRESS: | 1400 FOUNTAIN GROVE PKWY SANTA ROSA CA 95403 | ID1: | CAD058412842 |
| | SONOMA | ID2: | CA |
| CONTACT: | ELIZABETH MCDONALD | PHONE: | 6508578153 |

| AGENCY: | S - STATE | DATE: | 4/1/1992 |
| TYPE: | 610 - FINAL CONSENT DECREES |

**VIOLATION INFORMATION:**

| VIOLATION NUMBER: | 0001 | RESPONSIBLE: | S - STATE |
| DETERMINED: | 1/24/1992 | DETERMINED BY: | S - STATE |
| CITATION: | | |
| RESOLVED: | 4/1/1992 |
| TYPE: | GENERATOR-OTHER REQUIREMENTS |

| VIOLATION NUMBER: | 0002 | RESPONSIBLE: | S - STATE |
| DETERMINED: | 5/23/1990 | DETERMINED BY: | S - STATE |
| CITATION: | | |
| RESOLVED: | 4/1/1992 |
| TYPE: | TSD-LAND BAN REQUIREMENTS |

| VIOLATION NUMBER: | 0003 | RESPONSIBLE: | S - STATE |
| DETERMINED: | 5/23/1990 | DETERMINED BY: | S - STATE |
| CITATION: | | |
| RESOLVED: | 4/1/1992 |
| TYPE: | GENERATOR-LAND BAN REQUIREMENTS |

**CORRECTIVE ACTION INFORMATION**

| CA EVENT: | 7/25/1989 CA075HI - CA PRIORITIZATION-HIGH CA PRIORITY |

**HAZARDOUS WASTE INFORMATION:**

The following spent halogenated solvents: Tetrachloroethylene, methylene chloride, trichloroethylene, 1,1,1-trichloroethane, chlorobenzene, 1,1,2-trichloro-1,2,2-trifluoroethane, ortho-dichlorobenzene, trichlorofluoromethane
**TARGET SITE:** FOUNTAINGROVE PHASES DR  
SANTA ROSA CA 95403

**STATE**

<table>
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<tr>
<th>SEARCH ID:</th>
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<th>2</th>
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**NAME:** HEWLETT PACKARD FOUNTAIN AVENUE  
**ADDRESS:** 1400 FOUNTAIN GROVE PKWY  
SANTA ROSA CA 95401  
Sonoma

**CONTACT:**  
**STATUS:** PROPERTY/SITE REFERRED TO RWQC

### OTHER SITE NAMES (blank below = not reported by agency)

**HEWLETT PACKARD FOUNTAIN AVENUE**

### GENERAL SITE INFORMATION

**File Name (if different than site name):**

**Status:** PROPERTY/SITE REFERRED TO RWQCB (REFRW)

**AWP Site Type:** N/A

**NPL Site:**

**Fund:**

**Status Date:** 09271993

**Lead:**

**Staff:**

**Senior Supervisor:**

**DTSC Region & RWQCB #:** 2 / BERKELEY

**Branch:** NORTH COAST

**RWQCB:** NORTH COAST

**Site Access:**

**Groundwater Contamination:**

**Haz Ranking Score:**

**Number of Sources Contributing to Contamination at the Site:** 0

### OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

**ID SOURCE NAME, & VALUE:** EPA IDENTIFICATION NUMBER CAD058412842

**ID SOURCE NAME, & VALUE:** CALSTARS CODE 200268

### INFORMATION ON SPECIAL PROGRAMS THE SITE IS ASSOCIATED WITH (blank below = not reported by agency)

**RURAL COUNTY SURVEY PROGRAM**

### PROJECTED ACTIVITIES (blank below = not reported by agency)

**Activity:** DISCOVERY (DISC)

**Activity Status:** PROPERTY/SITE REFERRED TO RWQCB

**Completion Due Date:**

**Revised Completion Due Date:**

**Date Activity Actually Completed:** 05091988

**Yards of Solids Removed:** 0

**Yards of Solids Treated:** 0

**Gallons of Liquid Removed:** 0

**Gallons of Liquid Treated:** 0

- Continued on next page -
TARGET SITE: FOUNTAINGROVE PHASES DR  
SANTA ROSA CA 95403

JOB: 003-006.01

STATE

SEARCH ID: 3  DIST/DIR: 0.73 SW  MAP ID: 2

NAME: HEWLETT PACKARD FOUNTAIN AVENUE  
ADDRESS: 1400 FOUNTAIN GROVE PKWY  
SANTA ROSA CA 95401
Contact: Sonoma

REV: 07/03/00  ID1: CAL49360005  ID2:  
STATUS: PROPERTY/SITE REFERRED TO RWQC

Activity: (SS)  
Activity Status: PROPERTY/SITE REFERRED TO RWQCB

Completion Due Date:  
Revised Completion Due Date:  
Date Activity Actually Completed: 05091988

Yards of Solids Removed: 0  
Yards of Solids Treated: 0  
Gallons of Liquid Removed: 0  
Gallons of Liquid Treated: 0

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Date: 05091988  
COMMENT: FACILITY IDENTIFIED EPA/CERCLIS DISC 08/01/80, PA1 02/01/83.

Date: 05091988  
COMMENT: SITE SCREENING DONE NEED TO REVIEW EPA PA
Environmental FirstSearch Database Descriptions

NPL:  *EPA*  NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

NPL Delisted:  *EPA*  NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

CERCLIS:  *EPA*  COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

NFRAP:  *EPA*  COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). 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.

RCRA COR ACT:  *EPA*  RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA TSD:  *EPA*  RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA GEN:  *EPA*  RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements.
LGN - Large Quantity Generators
SGN - Small Quantity Generators
VGN – Conditionally Exempt Generator.
Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR:  *EPA*  RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities not currently classified by the EPA but are still included in the RCRIS database. Reasons for non classification:
Failure to report in a timely matter.
No longer in business.
No longer in business at the listed address.
No longer generating hazardous waste materials in quantities which require reporting.

ERNS:  *EPA/NRC*  EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

State/Tribal Sites:  *CA EPA*  SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC’s staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESSE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESSE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field.

Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST’s with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water
Resources Control Board call the number listed with the source information.

INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.

CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Permits: CA COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC’s staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMBRDPD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.

RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.

SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.

SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.
Environmental FirstSearch Database Sources

NPL:  **EPA**  Environmental Protection Agency

*Updated quarterly*

NPL Delisted:  **EPA**  Environmental Protection Agency

*Updated quarterly*

CERCLIS:  **EPA**  Environmental Protection Agency

*Updated quarterly*

NFRAP:  **EPA**  Environmental Protection Agency

*Updated quarterly*

RCRA COR ACT:  **EPA**  Environmental Protection Agency

*Updated quarterly*

RCRA TSD:  **EPA**  Environmental Protection Agency

*Updated quarterly*

RCRA GEN:  **EPA**  Environmental Protection Agency

*Updated quarterly*

RCRA NLR:  **EPA**  Environmental Protection Agency

*Updated quarterly*

ERNS:  **EPA/NRC**  Environmental Protection Agency

*Updated semi-annually*

**State/Tribal Sites:**  **CA EPA**  The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400

*Updated quarterly/when available*

**State Spills 90:**  **CA EPA**  The California State Water Resources Control Board

*Updated when available*
State/Tribal SWL:  * CA IWMB/SWRCB/COUNTY  The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365
Orange County Health Department

* Updated quarterly/when available

State/Tribal LUST:  * CA SWRCB/COUNTY  The California State Water Resources Control Board
Phone:(916) 227-4416
San Diego County Department of Environmental Health

* Updated quarterly/when available

State/Tribal UST/AST:  * CA EPA/COUNTY/CITY  The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372
ALAMEDA COUNTY CUPAS:
* County of Alameda Department of Environmental Health
* Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union
ALPINE COUNTY CUPA:
* Health Department (Only updated by agency sporadically)
AMADOR COUNTY CUPA:
* County of Amador Environmental Health Department
BUTTE COUNTY CUPA:
* County of Butte Environmental Health Division (Only updated by agency biannually)
CALAVERAS COUNTY CUPA:
* County of Calaveras Environmental Health Department
COLUSA COUNTY CUPA:
* Environmental Health Dept.
CONTRA COSTA COUNTY CUPA:
* Hazardous Materials Program
DEL NORTE COUNTY CUPA:
* Department of Health and Social Services
EL DORADO COUNTY CUPAS:
* County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
* County of El Dorado EMD Tahoe Division (Only updated by agency annually)
FRESNO COUNTY CUPA:
* Haz. Mat and Solid Waste Programs
GLENN COUNTY CUPA:
* Air Pollution Control District
HUMBOLDT COUNTY CUPA:
* Environmental Health Division
IMPERIAL COUNTY CUPA:
* Department of Planning and Building
INYO COUNTY CUPA:
* Environmental Health Department
KERN COUNTY CUPA:
* County of Kern Environmental Health Department
* City of Bakersfield Fire Department
KINGS COUNTY CUPA:
* Environmental Health Services
LAKE COUNTY CUPA:
* Division of Environmental Health
LASSEN COUNTY CUPA:
* Department of Agriculture

LOS ANGELES COUNTY CUPAS:
* County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works
* County of Los Angeles Environmental Programs Division
* Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:
* Environmental Health Department

MARIN COUNTY CUPA:
* County of Marin Office of Waste Management
* City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:
* Health Department

MENDOCINO COUNTY CUPA:
* Environmental Health Department

MERCED COUNTY CUPA:
* Division of Environmental Health

MODOC COUNTY CUPA:
* Department of Agriculture

MONO COUNTY CUPA:
* Health Department

MONTAGERY COUNTY CUPA:
* Environmental Health Division

NAPA COUNTY CUPA:
* Hazardous Materials Section

NEVADA COUNTY CUPA:
* Environmental Health Department

ORANGE COUNTY CUPAS:
* County of Orange Environmental Health Department
* Cities of Anaheim, Fullerton, Orange, Santa Ana
* County of Orange Environmental Health Department

PLACER COUNTY CUPAS:
* County of Placer Division of Environmental Health Field Office
* Tahoe City
* City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:
* Environmental Health Department

RIVERSIDE COUNTY CUPA:
* Environmental Health Department

SACRAMENTO COUNTY CUPA:
* County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BERNARDINO COUNTY CUPAS:
* County of San Bernardino Fire Department, Haz. Mat. Div.
* City of Hesperia Hesperia Fire Prevention Department
* City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:
* The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:
* Department of Public Health

SAN JOAQUIN COUNTY CUPA:
* Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:
* County of San Luis Obispo Environmental Health Division
* City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:
* Environmental Health Department

SANTA BARBARA COUNTY CUPA:
* County Fire Dept Protective Services Division
SANTA CLARA COUNTY CUPAS:
* County of Santa Clara Hazardous Materials Compliance Division
* Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
* Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA:
* Environmental Health Department

SHASTA COUNTY CUPA:
* Environmental Health Department

SIERRA COUNTY CUPA:
* Health Department

SISKIYOU COUNTY CUPA:
* Environmental Health Department

SONOMA COUNTY CUPAS:
* County of Sonoma Department Of Environmental Health
* Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA:
* Department of Environmental Resources Haz. Mat. Division

SUTTER COUNTY CUPA:
* Department of Agriculture

TEHAMA COUNTY CUPA:
* Department of Environmental Health

TRINITY COUNTY CUPA:
* Department of Health

TUARE COUNTY CUPA:
* Environmental Health Department

TUOLUMNE COUNTY CUPA:
* Environmental Health

VENTURA COUNTY CUPAS:
* County of Ventura Environmental Health Division
* Cities of Oxnard, Ventura

YOLO COUNTY CUPA:
* Environmental Health Department

YUBA COUNTY CUPA:

Updated quarterly/annually/when available

RADON: NTIS Environmental Protection Agency, National Technical Information Services
Updated periodically

State Permits: CA COUNTY The San Diego County Depart. Of Environmental Health
Phone: (619) 338-2211
San Bernardino County Fire Department

Updated quarterly/when available

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400
The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806
Orange County Environmental Health Agency
Phone: (714) 834-3536
Riverside County Department of Environmental Health, Hazardous Materials Management Division
Phone: (951) 358-5055
Sacramento County Environmental Management Department

Updated quarterly/when available
EnvironmentaFirstSearch
1 Mile Radius
Single Map:

FOUNTAIN GROVE PHASES DR, SANTA ROSA CA 95403

Source: U.S. Census TIGER Files
Target Site (Latitude: 38.486104 Longitude: -122.722265) ............................
Identified Site, Multiple Sites, Receptor ...........................................................
NPL, DEL/NPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand ...........................................................................................................
Railroads ...........................................................................................................

Black Rings Represent 1/4 Mile Radius;  Red Ring Represents 500 ft. Radius
Environmental FirstSearch
.5 Mile Radius
ASTM-00: CERCLIS, RCRATSD, LUST, SWL

FOUNTAINGROVE PHASES DR, SANTA ROSA CA 95403

Source: U.S. Census TIGER Files

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius
Environmental FirstSearch
.25 Mile Radius
ASTM-00: RCRAGEN, UST, PERMITS, OTHER

FOUNTAINGROVE PHASES DR, SANTA ROSA CA 95403

Source: U.S. Census TIGER Files

Target Site (Latitude: 38.486104 Longitude: -122.722265) .........................
Identified Site, Multiple Sites, Receptor ......................................................
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand ..............................................................................................................
Railroads ..............................................................................................................

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius
Environmental FirstSearch
.12 Mile Radius
ASTM-00: NFRAP, SPILLS90, ERNS, RCRANLR

FOUNTAINGROVE PHASES DR, SANTA ROSA CA 95403

Source: U.S. Census TIGER Files
Target Site (Latitude: 38.486104  Longitude: -122.722265) ............................
Identified Site, Multiple Sites, Receptor ..........................................................
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand ...........................................................................................................
Railroads ...........................................................................................................
Black Rings Represent 1/4 Mile Radius;  Red Ring Represents 500 ft. Radius
APPENDIX B

DTSC LETTER DATED 12/26/2006
December 26, 2006

Mr. Rick Hirsch
Case Planner
Department of Community Development
Santa Rosa City Hall, Room 3
P.O. Box 1678
Santa Rosa, California 95404

Dear Mr. Hirsch:

The Department of Toxic Substances Control (DTSC) has reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) dated November 29, 2006 for the Fountaingrove Lodge Continuing Care Retirement Community. As you may be aware, DTSC oversees the cleanup of hazardous substance release sites pursuant to the California Health and Safety Code, Division 20, Chapter 6.8. As a potential Responsible Agency, DTSC is submitting comments to ensure that the California Environmental Quality Act (CEQA) documentation prepared for this project adequately addresses any remediation of hazardous substance releases that might be required as part of the project.

The EIR should discuss the current and historical land use of the project site and whether there have been any industrial or agricultural operations which may have caused a release of hazardous substances. The EIR should also discuss the results of site investigations which have already been performed and public records which identify any possible or known on-site contamination that could pose a threat to the project site's future occupants or its neighbors. If further site characterization is necessary, DTSC recommends that soil, and possibly groundwater, on the project site be sampled and analyzed for any contaminants of potential concern that are identified in the course of the abovementioned records review prior to the completion of the EIR. The results of all site investigations should be summarized in the EIR. If volatile organic compounds are present in soil or groundwater, the potential human health risk from vapor intrusion into future buildings will need to be considered. Screening levels or any risk assessments that are used in determining whether contamination poses a potential, significant human health or environmental risk should be identified and discussed in the EIR. Project planners are referred to the California Human Health Screening Levels (CHHSLs) and the US-EPA Preliminary Remediation Goals (PRGs) as potentially-
applicable screening levels. Resources for conducting risk assessments may be obtained at the DTSC website (www.dtsc.ca.gov) or from the US-EPA (www.epa.gov).

If remediation activities are to be implemented as part of the project, these activities should be discussed in the EIR along with the cleanup levels that will be applied and the anticipated regulatory agency oversight. Potential impacts associated with the remediation activities should also be addressed in the EIR. For example, if the remediation activities include soil excavation, the EIR should include: (1) an assessment of air impacts and health impacts associated with the excavation activities; (2) identification of any applicable local standards which may be exceeded by the excavation activities, including dust and noise levels; (3) transportation impacts from the removal or remedial activities; and (4) risk of upset should there be an accident during the transport of contaminated soil.

DTSC can assist your agency in overseeing characterization and cleanup activities through our Voluntary Cleanup Program. A fact sheet describing this program is enclosed. We are aware that projects such as this one are typically on a compressed schedule, and in an effort to use the available review time efficiently, we request that DTSC be included in any meetings where issues relevant to our statutory authority are discussed.

Please contact Jovanne Villamater at (510) 540-3876 if you have any questions. Thank you in advance for your consideration of our comments.

Sincerely,

Mark Piros
Mark Piros, P.E., Unit Chief
Northern California - Coastal Cleanup Operations Branch

Enclosure

cc: without enclosure

Governor's Office of Planning and Research
State Clearinghouse
P. O. Box 3044
Sacramento, California 95812-3044

Guenther Moskat
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806