APPENDIX N:
Comment Letters

COMMENT LETTER # A01

DEPARTMENT OF TRANSPORTATION
DISTRICT 4
P.O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5528
FAX (510) 286-5559
TTY 711
www.dot.ca.gov

Serious Drought.
Help save water!

March 8, 2016

SON012616
SON-12-37.45
SCH # 2015062041

Mr. David Goodison
City of Sonoma
Planning Division
1 The Plaza
Sonoma, CA 95476

Hotel Project Sonoma – Draft Environmental Impact Report

Dear Mr. Goodison:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Hotel Project Sonoma development. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system, in which we seek to reduce statewide vehicle miles traveled (VMT) and increase non-auto modes of active transportation. Caltrans plans to increase non-auto mode shares by 2020 through tripling bicycle, and doubling both pedestrian and transit. Also, these targets support the Metropolitan Transportation Commission's Sustainable Communities Strategy, which promotes the increase of non-auto mode shares by ten percentage points and a decrease in automobile VMT per capita by ten percent. Our comments seek to promote the State's smart mobility goals and are based on the Draft Environmental Impact Report (DEIR).

A01-01

Project Understanding
The proposed project would demolish the existing 153 West Napa Street building, metal warehouse, ancillary structures, and parking lot to construct a three-story 67,478 square foot (sf) hotel. The proposed building would include 62 guestrooms, an 80-seat restaurant, and on-site parking for 115 vehicles (94 underground garage spaces and 21 surface level spaces). As the project would add pedestrian trips to the State Route (SR) 12 (West Napa Street)/First Street West intersection, the DEIR has identified improvements that would be constructed in conjunction with the project at this location. These improvements include curb extensions, striping modifications, and/or other similar facilities. Vehicular access would be gained via two existing driveways located on SR 12 and First Street West along the project site frontage.

Lead Agency
As the lead agency, the City of Sonoma (City) is responsible for all project mitigation, including

any needed improvements to State highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. **A01-01 cont.**

Transportation Impacts

Please revise the DEIR with the information below, so that the environmental document accurately represents the project's impact on the adjacent transportation network. The proposed project would result in 507 total average daily trips with 37 trips during the Weekday PM Peak Hour and 45 during the Weekend Midday Peak Hour, an increase of 310 new average daily trips from existing uses. **A01-02**

- Total Project Trip Generation (p. 4.10-16): Change "...an average of 310 weekday daily trips..." to "... an average of 310 new weekday daily trips...." The total weekday average daily trips should be 507, rather than using 310 trips. **A01-03**
- Trip Distribution Table (p. 4.10-17): Include the trip distribution table and provide a diagram showing the turning movements at both driveways in consideration of 507 average daily trips. **A01-04**
- Left-Turn Lane Warrants (p. 4.10-20): Provide an updated analysis of the left-turn lane warrant in consideration of 507 average daily trips. **A01-05**

Multimodal Planning

The project should be conditioned to ensure connections to existing bike lanes and multi-use trails to facilitate walking and biking to nearby jobs, neighborhood services, and transit. Providing these connections with streets configured for alternative transportation modes will reduce VMT by promoting usage of nearby public transit lines. Mitigation to reduce VMT should include funding the proposed bike paths identified in the Sonoma Bicycle and Pedestrian Master Plan (2014). These paths include a Class II on SR 12 from Riverside Drive to The Plaza, a Class III on Andrieux Street from 5th Street West to SR 12, and a Class III on East Napa Street from The Plaza to 2nd Street East. **A01-06**

We also encourage you to develop Travel Demand Management (TDM) policies to encourage smart mobility and the use of nearby Sonoma County Transit routes 30, 32, 34X, 38 and Vine Transit route 25. To reduce regional VMT and traffic impacts to the State Highway System please consider the TDM options listed below:

- Project design to encourage walking, bicycling, and convenient transit access;
- Dedicated carpool parking spaces;
- Designated bicycle parking;
- Formation of a Transportation Management Association (TMA) in partnership with other developments in the area;
- Adoption of an aggressive trip reduction target with Lead Agency monitoring and enforcement;
- Reducing headway times for adjacent transit routes; and
- Providing transit passes to employees on a continuing basis.

A01-07

Encroachment Permit

Please be advised that any work or traffic control that encroaches onto the State right-of-way **A01-08**

(ROW) requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating State ROW must be submitted to the following address: David Salladay, District Office Chief, Office of Permits, California Department of Transportation, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. See the website linked below for more information: http://www.dot.ca.gov/hq/traffops/developserv/permits **A01-08 cont.**

Should you have any questions regarding this letter or require additional information, please contact Cole Iwamasa at (510) 286-5534 or cole.iwamasa@dot.ca.gov.

Sincerely,

A01-09

Pat

PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

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COMMENT LETTER # A02

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

March 11, 2016

David Goodison
City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476

Subject: Hotel Project Sonoma
SCH#: 2015062041

Dear David Goodison:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on March 10, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

A02-01

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

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Larry Barnett
637 5th Street East
Sonoma, CA 95476
707-935-9209

February 20, 2016

David Goodison, Planning Director
City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476

Re: Comments on the Hotel Project Sonoma Draft EIR

Background

The EIR Scoping Session neglected to identify "Hazards" and "Hazardous Materials" as an area of evaluation to be included in the EIR. I believe this was a serious mistake, an oversight which needs to be corrected by including such evaluation in the EIR process. Because of this omission, the Draft EIR provides no data or information about possible soil and aquifer contamination, yet as a printing plant, the property undoubtedly used a number of highly toxic chemicals during its many decades of operation.

Lacking any documentary evidence of such evaluation, it is therefore impossible to determine whether or not risks to public health are significant and in need of remediation. In the absence of such information, the risks must be considered significant until proven otherwise using scientific and properly conducted tests.

As detailed in the comments below, the certainty of use of hazardous materials in the industrial facility (printing plant) in the past makes evaluation of the risks due to possible contamination of soils and sub-surface water imperative.

B01-01

Significant Risks of Contamination

Research indicates that the Index-Tribune printing plant was in operation for approximately 40-50 years, discontinuing printing in the year 2008. During much of this time, there was an absence of OSHA rules or oversight and a lack of regulations pertaining to the use and disposal of a large number of highly toxic chemicals and solvents.

Historically, the printing industry has employed a variety of chemicals in its operations; among these were oil-based inks, solvents, cleaners and particularly a highly-toxic class of VOC (volatile organic compound) customarily referred to as a "degreasing" agent used to clean metal and other parts on printing presses. This type of chemical solvent does not dissolve well in water, binds with and remains in the soil, is prone to vaporize over time, and can migrate a considerable distance underground and have been known to contaminate underground aquifers.

B01-02

Among such degreasing agents is the VOC Trichloroethylene (TCE). As this excerpt from Wikipedia (see citations at bottom of this letter) indicates, the troubled history of TCE is particularly notable:

> "Due to concerns about its toxicity, the use of trichloroethylene in the food and pharmaceutical industries has been banned in much of the world since the 1970s. Legislation has forced the substitution of trichloroethylene in many processes in Europe as the chemical was classified as a carcinogen carrying an R45 risk phrase, May cause cancer. Many degreasing chemical alternatives are being promoted such as Ensolv and Leksol; however, each of these is based on n-propyl bromide which carries an R60 risk phrase of May impair fertility, and they would not be a legally acceptable substitute.
>
> Groundwater contamination by TCE has become an important environmental concern for human exposure.
>
> In 2005 it was announced by the United States Environmental Protection Agency that the agency had completed its Final Health Assessment for Trichloroethylene and released a list of new TCE toxicity values.[5] The results of the study have formally characterized the chemical as a human carcinogen and a non-carcinogenic health hazard. A 2011 toxicological review performed by the EPA continues to list trichloroethylene as a known carcinogen.[6]"

As concerning effects on human health, the following is noted (Wikipedia):

B01-02 cont.

> "When inhaled, trichloroethylene produces central nervous system depression resulting in general anesthesia. Its high blood solubility results in a less desirable slower induction of anesthesia. At low concentrations it is relatively non-irritating to the respiratory tract. Higher concentrations result in tachypnea. Many types of cardiac arrhythmias can occur and are exacerbated by epinephrine (adrenaline). It was noted in the 1940s that TCE reacted with carbon dioxide (CO2) absorbing systems (soda lime) to produce dichloroacetylene and phosgene.[11] Cranial nerve dysfunction (especially the fifth cranial nerve) was common when TCE anesthesia was given using CO2 absorbing systems. These nerve deficits could last for months. Occasionally facial numbness was permanent. Muscle relaxation with TCE anesthesia sufficient for surgery was poor. For these reasons as well as problems with hepatotoxicity, TCE lost popularity in North America and Europe to more potent anesthestics such as halothane by the 1960s.[12]
>
> The symptoms of acute non-medical exposure are similar to those of alcohol intoxication, beginning with headache, dizziness, and confusion and progressing with increasing exposure to unconsciousness.[13] Respiratory and circulatory depression can result in death.
>
> Much of what is known about the human health effects of trichloroethylene is based on occupational exposures. Beyond the effects to the central nervous system, workplace exposure to trichloroethylene has been associated with toxic effects in the liver and kidney.[13] Over time, occupational exposure limits on trichloroethylene have tightened, resulting in more stringent ventilation controls and personal protective equipment use by workers.

Research from Cancer bioassays performed by the National Cancer Institute (later the National Toxicology Program) showed that exposure to trichloroethylene is carcinogenic in animals, producing liver cancer in mice, and kidney cancer in rats.[13][14]

The National Toxicology Program's 11th Report on Carcinogens categorizes trichloroethylene as "reasonably anticipated to be a human carcinogen", based on limited evidence of carcinogenicity from studies in humans and sufficient evidence of carcinogenicity from studies in experimental animals.[15]

One recent review of the epidemiology of kidney cancer rated cigarette smoking and obesity as more important risk factors for kidney cancer than exposure to solvents such as trichloroethylene.[16] In contrast, the most recent overall assessment of human health risks associated with trichloroethylene states, "[t]here is concordance between animal and human studies, which supports the conclusion that trichloroethylene is a potential kidney carcinogen".[17] The evidence appears to be less certain at this time regarding the relationship between humans and liver cancer observed in mice, with the US NAS suggesting that low-level exposure might not represent a significant liver cancer risk in the general population.

Recent studies in laboratory animals and observations in human populations suggest that exposure to trichloroethylene might be associated with congenital heart defects[18][19][20][21][22] While it is not clear what levels of exposure are associated with cardiac defects in humans, there is consistency between the cardiac defects observed in studies of communities exposed to trichloroethylene contamination in groundwater, and the effects observed in laboratory animals. A study published in August 2008, has demonstrated effects of TCE on human mitochondria. The article questions whether this might impact female reproductive function.[23]

B01-02 cont.

Occupational exposure to TCE was reported to correlate with development of symptoms of Parkinson's Disease in three laboratory workers.[24] A retrospective twin study of pairs discordant for Parkinson's showed a six-fold increase in Parkinson's risk associated with TCE workplace exposure.[25]

The health risks of trichloroethylene have been studied extensively. The U.S. Environmental Protection Agency (EPA) sponsored a "state of the science" review of the health effects associated with exposure to trichloroethylene.[26] The National Academy of Sciences concluded that evidence on the carcinogenic risk and other potential health hazards from exposure to TCE has strengthened since EPA released their toxicological assessment of TCE, and encourages federal agencies to finalize the risk assessment for TCE using currently available information, so that risk management decisions for this chemical can be expedited.[17]

In Europe, the Scientific Committee on Occupational Exposure Limit Values (SCOEL) recommends for trichloroethylene an occupational exposure limit (8 hour time-weighted average) of 10 ppm and a short-term exposure limit (15 min) of 30 ppm.[27]"

Human exposure

"Some are exposed to TCE through contaminated drinking water. With a specific gravity greater than 1, trichloroethylene can be present as a dense nonaqueous phase liquid if sufficient quantities are spilled in the environment. Another significant source of vapor exposure in Superfund sites that had contaminated groundwater, such as the Twin Cities Army Ammunition Plant, was by showering. TCE readily volatilizes out of hot water and into the air. Long, hot showers would then volatilize more TCE into the air. In a home closed tightly to conserve the cost of heating and cooling, these vapors would then recirculate.

The first known report of TCE in groundwater was given in 1949 by two English public chemists who described two separate instances of well contamination by industrial releases of TCE.[28] Based on available federal and state surveys, between 9% to 34% of the drinking water supply sources tested in the U.S. may have some TCE contamination, though EPA has reported that most water supplies are in compliance with the maximum contaminant level (MCL) of 5 ppb.[29]

In addition, a growing concern in recent years at sites with TCE contamination in soil or groundwater has been vapor intrusion in buildings, which has resulted in indoor air exposures, such is in a recent case in the McCook Field Neighborhood of Dayton, Ohio.[30] Trichloroethylene has been detected in 852 Superfund sites across the United States,[31] according to the Agency for Toxic Substances and Disease Registry (ATSDR). Under the Safe Drinking Water Act of 1974, and as amended[32] annual water quality testing is required for all public drinking water distributors. The EPA'S current guidelines for TCE are online.[33] It should be noted that the EPA's table of "TCE Releases to Ground" is dated 1987 to 1993, thereby omitting one of the largest Superfund cleanup sites in the nation, the North IBW in Scottsdale, Arizona. Earlier, TCE was dumped here, and was subsequently detected in the municipal drinking water wells in 1982, prior to the study period.[34] **B01-02 cont.**

In 1988, the EPA discovered tons of TCE that had been leaked or dumped into the ground by the United States military and semiconductor industry (companies including Fairchild Semiconductor, Intel Corporation, and Raytheon Company)[35] just outside NASA Ames in Moffett Field, Mountain View, California.[36]"

In 2013, it was publicly revealed that workers at a Google facility were being exposed to TCE vapors inside the facility. This made national headlines: http://www.sfgate.com/business/article/Google-workers-at-Superfund-site-exposed-4368421.php

Specific Draft EIR Requests

The possible "dumping" and/or improper disposal of toxic solvents such as TCE demands the highest level of scrutiny. In-ground "dumping" may have occurred many years ago, before the risks of such chemicals to human health and the environment were well-understood. However, even if evidence shows this was not the case, any cracks or leaks which existed in the sink piping or other pipes running underground and used to convey such chemicals to a public sewer or wastewater treatment facility, which is highly likely given the age of the facility, may have resulted in soil and water table contamination. **B01-03**

Accordingly, due to the serious public health risks associated with the possibility of the presence of such VOC chemicals such as TCE, and the City's absolute requirement to protect the health and welfare of the public, the Draft EIR should be modified to include the following information and require procedures specifically designed to test for these chemicals and to remediate any significant contamination discovered. **B01-03 cont.**

Therefore, the following is requested to become part of the EIR process and documentation:

1. (A) Copies of all existing records pertaining to past chemical use at the former printing plant, describing in detail the names, uses, and volumes consumed in production of all toxic chemicals; (B) evidence of proper disposal, and disposal records thereof; (C) description of disposal methods used in the past; (D) evidence of compliance with OSHA or other governmental regulations on such use; and (E) any other information pertaining to solvents, VOCs or other toxic chemical agents employed during the plant's many years of operation. **B01-04**
2. Copies of results of any and all soil testing, past and present, under and around the printing facility building, dates of tests, lists of chemicals for which tests were conducted and evidence that such testing included testing for the presence of specific VOCs, including TCE and its customary chemical solvent replacements In the printing industry. **B01-05**
3. Copies of any and all in-building air testing results and dates of testing past and present, for the presence of VOC vapors, including TCE. **B01-06**
4. Requirements for periodic and ongoing additional air, soil and water table testing as construction proceeds. **B01-07**
5. Specific plans for dealing with evidence of contamination from hazardous materials during construction by TCE or other toxic VOC due to high evaporation and vaporization characteristics. **B01-08**
6. Requirements for HVAC specifications for any buildings potentially affected, in case TCE or another toxic VOC is found in the soils and deemed impossible to remove or effectively remediate. **B01-09**

Thank you for attending to this matter.
Sincerely,

B01-10

Larry Barnett

List of Citations

1. *"NIOSH Pocket Guide to Chemical Hazards #0629".National Institute for Occupational Safety and Health (NIOSH).*
2. *"Trichloroethylene". Sigmaaldrich.com. Retrieved 20 October 2014.*
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5. "Trichloroethylene (CASRN 79-01-6)". Epa.gov. Retrieved20 October 2014.
6. United States Environmental Protection Agency (September 2011)."Toxicological Review of Trichloroethylene" (PDF). EPA **635** (R–09/011F).
7. P. Fenton (2000). "Volatile Anaesthetic Agents". Retrieved2012-02-11.
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February 21, 2016

David Goodison
Planning Director
Planning Department
City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476

Dear David –

Please consider the following comments regarding the Draft EIR for the Sonoma Hotel project on W. Napa St. While there are numerous insufficiencies in the voluminous DEIR, because of time constraints I will limit my comments to its treatment of traffic impacts. B02-01

As a useful point of reference and departure for considering these comments, the Draft EIR states at 4.10-10:

> "Based on the traffic engineering analysis performed in the DEIR, the volume of traffic generated by the project would not significantly change the operation of any of the intersections in the study area (West Napa/Second Street West; West Napa/First Street West; West Napa/Broadway). All of the intersections would continue to operate in a manner that meets or exceeds the City's adopted Level of Service standards. As noted in the DEIR, although it would expected that a hotel project in a downtown setting would result in a number of trips being made on foot or bicycle, rather than by vehicle, no deductions in this regard were made in order to ensure a conservative analysis." B02-02

The Executive Summary further notes that:

> TRANS-7: The proposed Project, in combination with past, present and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to transportation and traffic.

General

As the above-cited portion of the DEIR indicates, in its focus on vehicular traffic it completely overlooks and/or diminishes very significant Project B02-03

traffic impacts in the downtown/Plaza area that would result from the hotel's pedestrian and bicycle traffic which, ironically and according to the Project description, the hotel intends to deliberately encourage as a way of mitigating any objections to its otherwise significant vehicular traffic impacts.

As discussed *infra,* that pedestrian/cyclist impact on downtown/Plaza area vehicular traffic will not only be felt at the W. Napa St. and 1st St. W. intersection but at all intersections around the Plaza, as well as the W. Napa St./ 2nd St. W. intersection.

B02-03 cont.

To the extent other intersections are even mentioned, if any serious traffic study update were conducted a number of them would likely be rated at a LOS level of D or worse, with the City's signature intersection at Broadway & Napa St. already a notorious F.

B02-04

1St St. W. Intersection.

The Draft's discussion of traffic impacts effectively dismisses the inevitable impacts on all vehicular traffic at this intersection resulting from the significant and planned increase in pedestrian and bicycle traffic that will result when the hotel is completed and open for business.

In that regard, the Draft notes:

> "The existing network of sidewalks and crosswalks are generally adequate to serve pedestrian traffic associated with the proposed Sonoma Hotel, though modifications are needed at West Napa Street/First Street West to safely serve the additional pedestrians that would be generated by the project. . . .
>
> Mitigation Measure TRANS-6A: The following shall be implemented:
>
> ▪ Improvements to the intersection of West Napa Street/First Street West, identified by the City of Sonoma as part of the General Plan Update process, and which may include curb extensions, striping modifications, and/or other similar facilities, should be constructed in conjunction with the project.

B02-05

Significance With Mitigation: Less than significant. Implementation of TRANS-6A would improve pedestrian access, which would reduce the Project impact to less than significant."

B02-05 cont.

While the sidewalks and crosswalks in the Project and intersection area should – in total isolation from other material factors – arguably be physically/dimensionally adequate to accommodate additional pedestrian/cyclist traffic generated by the hotel, to suggest that curb modifications and re-striping will mitigate the Project's increased *pedestrian/cyclist impact on vehicular traffic* to "less than significant" would be charitably described as fanciful at best by any resident who has ever traversed the 1st St. W. intersection by car or on foot.

B02-06

Consider that a single pedestrian in any of the several crosswalks (there are currently five, three of which link to a 5 x5 curbed safety island precariously perched in the middle of W. Napa) immediately slows or halts traffic on the traversed street (W. Napa or 1st St. W.) When vehicles execute turns at the intersection, traffic at the entire intersection can, depending on the direction of the turn, be halted or slowed by a single pedestrian in any of the crosswalks.

B02-07

Furthermore, it is well known that without any hotel nearby, pedestrians (residents and wandering tourists alike) step into and dawdle in the crosswalks at this particular intersection incessantly throughout the day and evening, especially during weekends and daily in the tourist season which, because of incessant promotions by the Tourism Improvement District, is or soon will be nearly year-round.

Most significantly, the completed hotel will (at intended capacity and assuming two persons to a room) add at least 124+ additional pedestrians crossing that intersection at least twice daily (going from and to the hotel), plus an additional unknown but likely significant number of non-guests attending meetings, events or visiting friends and health or café facilities in the hotel.

B02-08

The foregoing observations are more than realistic if one assumes, as the DEIR must, that the hotel will be successfully operated as planned to maximize its profits.

They become even more so considering that guests and visitors walking or cycling between the hotel and the Plaza - or any of the shops and restaurants

B02-09

around it - *must* cross at least one street at this intersection, which is also on a major state thru-highway. B02-09 cont.

To suggest the added hotel pedestrian/cycle impact on vehicular at this intersection can or will be reduced to "less than significant" by "curbing, striping and/or other similar facilities" ignores the settled science of geometry, physics and human behavior, and is ludicrous on its face.[1]

The hotel will multiply by several orders of magnitude the pedestrian/cyclist impact on vehicle traffic at this intersection. The DEIR neither cites any credible evidence to the contrary nor proposes any credible study that might demonstrate otherwise. B02-10

Other Plaza and Downtown Intersections.

The DEIR also essentially views the Project's pedestrian/cyclist traffic impacts through the prism of a single intersection, failing to address the significance of its domino effect on vehicular traffic in adjacent area streets and intersections.

The age-old question: "Why does the chicken cross the road?" is relevant, as the increased pedestrian/cyclist traffic from the hotel will not simply cross the W. Napa/1st St. W. intersection for the pleasure of it, and stop. B02-11

Throughout the day and evening the hotel's 124+ pedestrian/cyclists – tourists all -- will traverse the 1st St. W. intersection to and fro other destinations around the Plaza (e.g., the Mission, restaurants, tasting rooms, etc.). Inevitably they will traverse a number if not all of the Plaza intersections on a single outing from the hotel, resulting in a multiplier effect on pedestrian/cyclist-induced vehicular traffic delays at the other Plaza intersections and at the mid-block crosswalk on Spain St.[2]

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[1] The DEIR fails to contemplate the possible if not likely need for traffic lights at this intersection to facilitate pedestrian and vehicle traffic, foster safety and thus mitigate the inevitable negative traffic impacts that will result from the comings and goings of 124+ additional pedestrians daily through a major downtown commercial intersection on a state highway. B02-12

[2] At each location, vehicular traffic is already paralyzed numerous times daily virtually year-round by pedestrians in the crosswalks, as well as delivery trucks parked mid-street and an endless flow of cars circling the Plaza in search of parking. B02-13

The DEIR fails to evaluate or even acknowledge the impact of the hotel's pedestrian/cyclist contribution to the broader existing Plaza-area vehicular/pedestrian traffic mash-up. While some of that mash-up results from north-south thru-traffic on State Hwy 12, a very significant portion of it is the result of deliberate civic intent and planning by the City, the Visitors Bureau and the Tourism Improvement District to draw ever-more people to the historic Plaza's tourist-trapping commercial venues. [3] **B02-14**

Beyond the extent that 124+ additional pedestrians/cyclists will further impede traffic at W. Napa and 1st St. W., it hardly needs noting that such backups already can (and frequently do) jam the traffic at the 2nd St. W. intersection (current LOS Level D) and at Broadway, where pedestrians crossing north/south or east/west already create a LOS Level F vehicular nightmare as they hurry – or more often not - across four (4) lanes of traffic to reach opposite curbs.[4] **B02-15**

As City residents and commuters know well, rush hour traffic on W. Napa St. presently backs between 1st St. W. and 5th St. W. and often far beyond, in both opposing lanes.

Likewise, back-ups at 1st St. W. back westbound traffic to Broadway and 1st St. E., which in turn routinely jams the short bloc of E. Napa St. to 2nd St. E. As residents of 2nd St. E. can attest, Plaza traffic is turning their previously quiet residential street into a major north/south detour for traffic seeking to escape congestion at the Plaza. **B02-16**

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[3] It is inconceivable that the DEIR would ignore or dismiss the hotel's pedestrian/cyclist impact on all Plaza area intersections, when the very reason an alleged commercially viable hotel is being constructed at the location in question is precisely to add volumes of tourists and visitors to the pedestrian commercial traffic in the downtown/Plaza business district. **B02-17**

[4] Though beyond the scope of this DEIR, the traffic (vehicular and pedestrian) at these intersections is at intolerable levels in large part because of the failure by Caltrans, County and City representatives to seriously discuss re-routing State Hwy. 12 which passes through the very heart of a City and Valley that invite, and indeed economically depend upon, leisurely tourism traffic fueled by wine and beer, with the well-documented attendant impacts on traffic and public safety. **B02-18**

Already such traffic situations are routinely and visibly aggravated by pedestrian/cyclist crossings at those intersections, and the planned hotel will unavoidably and significantly worsen the situation. B02-19

Cumulative Impacts

Finally, contrary to the executive summary's conclusion in TRANS 7, the Project will unavoidably result in 'significant cumulative impacts' not only *vis a vis* current conditions in the area but with several planned nearby hotel & housing projects which are not only foreseeable but are in fact before the Planning Commission in various stages and iterations of the existing approval process.[5]

Major among them are the FSE hotel/housing project on 1st St E., an office/housing complex behind the Mercado off E. Spain St., and a major housing complex at Broadway and MacArthur, all within minutes walking distance of the Sonoma Hotel project. B02-20

The TRANS 7 conclusion that the increased pedestrian/cyclist traffic from the hotel will not hugely contribute to the negative cumulative traffic impacts of these projects on downtown/Plaza area and adjacent streets in the foreseeable future is patently absurd to anyone familiar with Sonoma's long-neglected traffic challenges.

Summation

A credible EIR must assume that the project in question, as with any business enterprise, will operate and succeed as the Applicants intend, and that in order to maximize profits the hotel will make every effort to maximize the guests and visitors using its facilities year-round, including those available to both guests and the general public. B02-21

[5] I submit that any project known to the Planning Dept. via formal application or informal inquiry by an applicant is, by definition, "foreseeable" and not mere gossip or speculation. Given the customary length and rigor of the existing process, years often pass between an applicant's initial contact with Planning and the commencement of construction. B02-22

The addition of 124+ additional pedestrian/cyclists daily from the hotel (or any significant fraction of that number) is therefore a realistic and minimum baseline expectation from which to appreciate the hotel's impacts on traffic, both vehicular and pedestrian/cyclist. Its contribution to increased pedestrian/cyclist traffic cannot help but materially worsen the vehicular traffic and pedestrian safety environment of the entire Plaza/downtown area and would require substantial mitigation if the hotel's pedestrian/cyclist impacts on traffic are to be reduced to 'less than significant.'

Yet the DEIR fails to acknowledge even a need for a credible in-depth study of the impacts resulting from the project's plan to sharply increase pedestrian and bicycle traffic in the indisputably congested downtown/Plaza area.

B02-22 cont.

Indeed, its authors are oblivious to the irony that the Project will intentionally foster that increase in order to mitigate what it essentially concedes would otherwise be the hotel's significant vehicular traffic impacts, not only on Plaza-area streets and intersections but on the narrow, high-density, mixed-used 1st St. W, southbound from W. Napa all the way to MacArthur Blvd.

Bob Edwards
310 E. Napa St.
Sonoma CA

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Comments on the Hotel Project Sonoma Draft EIR

February 21, 2016

From:
David Eichar
1110 Loma Ct, Sonoma, CA 95476

To:
David Goodison, Planning Director
Planning Department
City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476

This document contains my comments on the Hotel Project Sonoma (also known as West Napa Hotel) Draft EIR. B03-01

Major Concern, Residential Component

My major concern of the EIR is what is missing. First and foremost is the fact that the EIR assumes that the project will get a waiver of the residential component requirement from the Sonoma Planning Commission and City Council. I believe this is unlikely, given the major concern for affordable housing by both bodies.

According to the Sonoma Municipal Code, 19.10.020 Zoning districts established, B. Commercial Zoning Districts, paragraph 3:

3. Residential Component. In applications for new development on properties of one-half acre[1] in size or larger for which a discretionary permit is required, a residential component is required, unless waived by the planning commission. A residential component should normally comprise at least 50 percent of the total proposed building area. Circumstances in which the residential component may be reduced or waived include, but are not limited to, the following: B03-02

a. The replacement of a commercial use within an existing tenant space with another commercial use.

b. The presence of uses or conditions incompatible with residential development on or adjacent to the property for which a new development is proposed.

c. Property characteristics, including size limitations and environmental characteristics, that constrain opportunities for residential development or make it infeasible.

[1] The project is on 1.24 acres.

d. Limitations imposed by other regulatory requirements, such as the Growth Management Ordinance.

It does not appear that the Planning Commission would be able to make the findings to waive the residential component requirement in the SMC.

Chapter 7.2 of the EIR states, "Section 15126.2(d) of the CEQA Guidelines requires that an EIR discuss the ways in which a project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment." **B03-02 cont.**

Additionally, the EIR references Senate Bill 375 and Plan Bay Area's housing requirements. There are few available buildable sites in the city of Sonoma, so every opportunity to build housing should be taken.

The EIR includes alternatives; however, the alternatives do not include a project with a residential component. The EIR must contain an alternative with housing to be complete. **B03-03**

Environmental Impact Resource Categories Missing from EIR

There are some specific environmental impact resource categories which were identified in the Initial Environmental Initial Study Checklist as not required to be addressed in the EIR. The EIR should include these environmental impact resource categories **B03-04**

- *Public Services – Parks;*
- *Recreation – Parks;*
- *Greenhouse Gas Emissions – b) Conflict with policy or regulation for reducing emissions of greenhouse gases.*

Public Services & Recreation

Public Services – Parks; Recreation – Parks were not included in the EIR. How can the Initial Environmental checklist just say that 62 guest rooms would only have a negligible impact on parks, such that it is excluded from the EIR. We know there are already issues with overuse of the Plaza. **B03-05**

In addition, the Sonoma Overlook Trail and the Montini Open Space Preserve are already seeing an increase in hikers. Further increase in hikers on these trails may adversely impact wildlife and the ecosystem. The environmental impact on these 3 parks should be included in the EIR. **B03-06**

Greenhouse Gas Emissions

The category *Greenhouse Gas Emissions – b) Conflict with policy or regulation for reducing emissions of greenhouse gases* was excluded. The Checklist looked at the "Project Consistency with Sonoma County's Community Climate Action Plan", which includes: **B03-07**

- Transportation and Land Use
- Solid Waste

Transportation and Land Use

Action Plan Solution #9 – includes mixed use being encouraged, but the Project will not include any new housing. B03-08

Solid Waste

Action Plan Solution #3 – includes "Recycle or compost discards including products, packaging, and organic matter. Make recycling and composting systems mandatory for large waste generators." The checklist states, "The Project would comply with the recycling requirement of the City of Sonoma." However, the City of Sonoma does not require composting or recycling of biodegradable waste for restaurants or hotels.

Kenwood Investments, the developer of the Project, owns Ramekins, a cooking school, event site and caterer. Ramekins does not recycle their biodegradable waste, despite the biodegradable waste constituting more than half of their total waste. (Biodegradable waste at restaurants can comprise 50% to 70% of their total waste by weight.) B03-09

Since the Initial Environmental Report's conclusions are suspect, the Project should be required to recycle or composting of biodegradable waste as a mitigation.

EIR Reliance on Sonoma Municipal Code

In chapter 4.1 AESTHETICS, page 4.1.8, the EIR references parts of the Sonoma Municipal Code (SMC). The EIR for AES-1 states "adherence to the SMC sections listed above would ensure a less-than-significant impact with respect to visual character, upon Project approval."

But the municipal code allows the planning commission to grant waivers and exceptions. If the planning commission grants waivers or exceptions to the project, and the EIR cited the code and/or general plan in its determination that a category's impact is less-than-significant, does this require the EIR be updated to re-evaluate the category? Does this prohibit the Planning Commission from granting such waivers or exceptions? B03-10

Consistency with Surrounding Area

Multiple sections of the EIR refer to the General Plan, Municipal Code and Development Code's statements of preserving the historic character of Sonoma. Page 4.1-3 of the EIR quotes the Sonoma Municipal Code:

"Section 19.42.050, Guidelines for Infill Development, provides guidelines that are intended to encourage new infill development in the historic overlay district to be compatible in scale and treatment with the existing, older development and to maintain the overall historic character and integrity of the community." B03-11

A 62 room hotel is not consistent with the other building in the historic overlay district. The square footage is greater than most buildings on the Plaza, with the noted except of the Sebastiani Theatre.

The other hotels on the Plaza have fewer than half the number of rooms. The Hotel Sonoma has 16 rooms, El Dorado Hotel 27 rooms, and Ledson Hotel 6 rooms. **B03-11 cont.**

Greenhouse Gas Emissions and Traffic

On page 4.6-14, the EIR states Senate Bill 375's "intention is to reduce GHG emissions from light-duty trucks and automobiles (excluding emissions associated with goods movement) by aligning regional long-range transportation plans, investments, and housing allocations to local land use planning to reduce VMT and vehicle trips."

In chapter 7.2, I am not sure how the EIR came to the conclusion that there is less-than-significant impact on greenhouse gas emissions when 90% of workers in Sonoma do not live in Sonoma. Some of the low paid hospitality workers commute from far away cities, such as Vallejo. With low unemployment in the city of Sonoma, lower than the county, and affordable housing not to be found, most employees will not be living close enough to bicycle to work. **B03-12**

This impacts traffic as well as GHG emissions. The additional commuters into Sonoma should be considered when evaluating the impacts on GHG emissions and traffic.

Vehicular and Pedestrian Traffic

On page 4.10-18, the EIR states, "the project has the potential for reducing VMT (vehicle miles of travel) and the associated GHG (greenhouse gas emissions) by allowing its guests to make the majority of their trips as pedestrians."

In a recent planning commission meeting, the operator of a B&B by the Plaza stated that while the guests of the B&B do walk to the Plaza, they only spend a few hours on the Plaza, and typically take driving trips to wineries and other sites away from the Plaza. In addition, there are numerous weddings in the valley at wineries and other event sites. The wedding guests, who stay at hotels, usually drive, take a taxi or Uber from their hotels to the event site. So, besides the additional pedestrians around the Plaza, you also have an increase in vehicles on weekends from tourists traveling to wineries and other locations in the Sonoma Valley. Assuming that hotel guests will park their cars and walk or bike the remainder of their stay is a fallacy. **B03-13**

Pedestrian Impacts on Traffic

The traffic study in chapter 4.10 fails to take into account that a major reason for traffic backup around the Plaza is due to motorist waiting for pedestrians to cross the street. As stated in the EIR and in the hotels own documents and presentations, it expects many of its guests to walk to the businesses on the Plaza.

On 4.10.22, the EIR states, "Impact TRANS-6A: The Project would add pedestrian trips to an intersection that has been identified by the City's Traffic Committee as needing improvements to accommodate pedestrian travel safely and efficiently." **B03-14**

On page 4.10-23, the EIR states, "Mitigation Measure TRANS-6A: The following shall be implemented:

- "Improvements to the intersection of West Napa Street/First Street West, identified by the City of Sonoma as part of the General Plan Update process, and which may include curb extensions, striping modifications, and/or other similar facilities, should be constructed in conjunction with the project."

What happens to the project if improvements to the intersection of West Napa Street/First Street West are not implemented? Must the EIR be updated to provide a new mitigation measure?

Especially since on page 4.10-24, the EIR states: "At this time, there are no funded improvements at any of the study intersections; however, the City of Sonoma is considering identifying long-range improvements at Napa Street/Broadway and West Napa Street/First Street West to alleviate congestion and improve pedestrian safety. Since no specific improvements have been approved and no funding programmed, it was assumed that there would be no changes to the future roadway network for analysis purposes." This invalidates the Mitigation Measure TRANS-6A.

B03-14 cont.

Traffic Study Dates

Page 4.10-13 of the EIR states, "Volume data was collected in Spring 2015 while local schools were in session, which also coincides with average tourist activity within the Sonoma Valley"

Spring has the average tourist activity, not the peak season. Lodging occupancy in Sonoma over the past 5 years averages 19.3% higher in peak months in summer and early fall, compared to spring. The traffic study should be done during peak tourist season to obtain the true impact of increased traffic.

Year-Month	Room nights rented
2011-Jul	12432
2011-Aug	11949
2011-Sep	12508
2011-Oct	12008
2011-Nov	8699
2011-Dec	6508
2012-Jan	6759
2012-Feb	7434
2012-Mar	8640
2012-Apr	9982
2012-May	10656
2012-Jun	11049
2012-Jul	12215
2012-Aug	12245
2012-Sep	12553
2012-Oct	12645
2012-Nov	8857

Year-Month	Room nights rented
2012-Dec	7107
2013-Jan	8849
2013-Feb	7830
2013-Mar	8232
2013-Apr	9163
2013-May	10162
2013-Jun	9853
2013-Jul	10742
2013-Aug	11248
2013-Sep	11063
2013-Oct	10864
2013-Nov	9144
2013-Dec	8094
2014-Jan	7990
2014-Feb	8246
2014-Mar	10924
2014-Apr	11810

Year-Month	Room nights rented
2014-May	12972
2014-Jun	12194
2014-Jul	13784
2014-Aug	14073
2014-Sep	13641
2014-Oct	13946
2014-Nov	11229
2014-Dec	9212
2015-Jan	10303
2015-Feb	9121
2015-Mar	11528
2015-Apr	11845
2015-May	12590
2015-Jun	11759
2015-Jul	13540
2015-Aug	13352
2015-Sep	13591

Source: DeAnna Hilbrants, Finance Director, City of Sonoma

B03-15

Incomplete Traffic Study

The EIR states, "weekend midday peak hours (12:00 noon and 2:00 p.m.) guests would depart via a one-way vehicle ramp from the parking garage". And later in the EIR, "Large truck deliveries would be staged from the street on First Street West." The traffic study did not include 1st St West, south of the project. Since vehicles must turn right from northbound First Street West onto West Napa Street, most drivers heading north, east or south, will head south onto First Street West to drive around the block. The EIR should include the impact of this traffic on First Street West. There are residences along this street, including an apartment building with children on the corner of First Street West and Andrieux. What pedestrian safety issues are there with the increase in vehicular traffic, including large delivery trucks? B03-16

Also, two of the worst intersections on the Plaza for traffic delays are West Napa Street at First Street West and East Napa Street at First Street East. These should have been included in the traffic study. B03-17

Outdated and Inaccurate Information

Table 4.1 CURRENT AND REASONABLY FORESEEABLE DEVELOPMENTS IN THE CITY OF SONOMA, does not include the development of 3.4 acres of land on First Street East and Second Street East, just north of the Plaza. The property is mixed use and will contain a number of residential housing units. B03-18

Chapter 4.8.1.3, page 4.8-12 states, "Broadway/SR-12, approximately 500 feet east of the site, is a four-lane road with a posted speed limit of 35 miles per hour." This is incorrect. The speed limit at the north end of Broadway is 25 MPH. The 25 MPH zone runs between 678 Broadway (mid-block between Andrieux and Maple) and the Sonoma Plaza. It is 35 MPH south of this. This error of the facts raises the question about what other statement of facts are incorrect. B03-19

Broadway, looking north. From Google Maps street view.

David Goodison, Planning Director, Planning Department, City of Sonoma

No. 1 The Plaza Sonoma, CA 95476

EIR Public Comment for West Napa Street Hotel Development

Comment by Fred Allebach, 19550 8th Street East, Sonoma, CA 95476

2/22/16

In my EIR comment I intend to address potential project environmental issues of greenhouse gas emissions, water, transportation and traffic congestion. In the course of this comment I hope to make a general case that the EIR process itself is not adequate to measure cumulative and aggregate impacts.

Project environmental impacts certainly appear significant to the man on the street when considered along with the following aggregate effects:

-the Plaza has a continuous stream of events and promos
-unregulated buses, vans, limos are constantly coming to the Plaza
-the TID is telling the whole world to come here
-the City has a goal to advance 365 day a year tourism
-a statewide economic upturn is especially pronounced in the Bay Area with Silicon Valley wealth and wine hype driving a local gentrification trend and tourism bonanza
-North Bay population is expected to increase by 2 million people in the next 20 years
-49 single family units, 180 multi family units and 68 (+ 50) possible hotel rooms are slated for current and foreseeable development in the immediate area of the hotel project.

B04-01

The sum total of the above factors arrives at what many others and I consider significant environmental effects for this project.

Project GHG and CO2 footprint

The total transportation GHG footprint of the proposed hotel project has regional and global environmental impacts that are measurable, have consequences, yet seem to be ignored by the EIR process.

Project EIR measurements of air quality are focused only on the Bay Area Basin. The atmosphere however is a whole system, a world system. GHG caused climate change is not limited to this basin only.

B04-02

Do BAAQMD GHG regulations adhere to standards needed to reverse global warming or not? A critical question here is: will true cost accounting be applied to the total GHG transportation footprint of hotel travel, or will it seek to be delimited

to the hotel proper and immediate environs only? B04-02 cont.

How is a "project" measured? By pollutants generated on site or by cumulative transportation and construction GHG footprint? The Project is within a "1000' evaluation zone". Is *the environment* not systemic and rippling effects need to be taken account of? B04-03

"Based on the Initial Study, it was determined that the Project could result in a significant greenhouse gas emissions impact if it would: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment."

The project *would* indirectly result in a large CO2 footprint for air travel alone. This is a glaring omission: airline emissions for the hotel guests; the hotel is not in a vacuum, global warming is systemic to the whole planet; how many airline flights and vehicle trips will result from this project? Airports are 1.5 hours away from the project, through congested traffic. What is the projected CO2 and GHG total footprint of this transportation environmental impact created by the project, over a year?, over 5 years? What is the GHG footprint per customer who flies in on a per-miles-flown and driven basis? B04-04

A true cost accounting of the systemic effects has to be made, or the full cost of the project's GHG emissions footprint is avoided.

There is methodological trouble with "significant" being narrowed to a scope that does not measure the true cost of transportation CO2 footprint; scope is narrowed to an unreasonably small area, and then it is asserted there is no significant impact. B04-05

The EIR makes an attempt to address cumulative impact. "A cumulative impact is created as a result of the combination of the Project together with other reasonably foreseeable plans and projects causing related impacts. Section 15130 of the CEQA Guidelines requires an EIR to discuss cumulative impacts of a project when the Project's incremental effect is "cumulatively considerable." Where the incremental effect of a project is not "cumulatively considerable," a lead agency need not consider that effect significant, but must briefly describe its basis for concluding that the incremental effect is not cumulatively considerable. Where the cumulative impact caused by the project's incremental effect and the effects of other projects is not significant, the EIR must briefly indicate why the cumulative impact is not significant. The CEQA Guidelines provide two approaches to analyzing cumulative impacts. The first is the "list approach," which requires a listing of past, present, and reasonably anticipated future projects producing related or cumulative impacts. The second is the projections-based approach wherein the relevant growth projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions are summarized. A reasonable combination of the two approaches may also be used." B04-06

Could the city, the lead agency please "briefly describe its basis for concluding that B04-07

the incremental effect is not cumulatively considerable"? Do we not have a global climate problem from GHG emissions that we can't just keep adding more effects to? How do we go about business as usual and ignore the cumulative transportation GHG effects of a 62-room hotel and 80-seat restaurant that will be drawing tourists from all over the world? **B04-07 cont.**

Water Use

For water, city and county citizens have worked hard to conserve water and now Kenwood Investments LLC is going to take up this water as a subsidy for private profit? This amounts to taking of a common pool resource with no tangible public benefit other than economic advances that accrue to the 1%. **B04-08**

Certainly this project will increase overall water use from the city's SCWA entitled but finite Russian River system water allotment. If there is enough water, why is the public being encouraged to conserve by the state, county and city?

Traffic and Transportation

First I will review some points from the "Circulation Element Update, First Draft Policy Review. Under Goal 1: Maintain a Citywide Roadway System the Provides for the Safe and Efficient Movement of People and Goods to All Parts of Sonoma, policy to be added: "The five intersections surrounding the historic Sonoma Plaza shall be exempt from vehicle LOS (Level of Service) standards in order to maintain the historic integrity of the Plaza and prioritize non-auto modes." **B04-09**

This means the worst intersections in town are proposed to be exempt from LOS traffic impact measurement. This amounts to a Get Out of Jail Free card for the hotel developer because obvious high impacts that everyone can see won't be accounted for no matter what the EIR says. Given the historic overlay area and public pressure to not change anything about the Plaza, it is conceivable that no traffic controls will be put downtown at all, not a stoplight or pedestrian controlled crosswalk. This means higher traffic and pedestrian usage levels will be added with no mitigation.

If the public doesn't want any traffic controls, and not much to change on the Plaza, why would they want a 62-room hotel and 80-seat restaurant that is going to increase existing traffic and pedestrian congestion and by implication, force traffic control changes to the historic Plaza? **B04-10**

To document how bad Plaza area traffic really is would require that studies be done that do not pass over the proposed Circulation Element exempt status of Plaza intersections. The worst intersections, First Street East and Napa, First Street East **B04-11**

and Spain and First Street West and Napa, First Street West and Spain are not even rated in the study table of PM peak hour LOS! Broadway and Napa Street is currently Level of Service D and moving to F-rated. Fifth Street West and Spain is LOS D moving to E. Fifth Street West and West Napa is LOS D moving to E. **B04-11 cont.**

However, a city planning goal is "Reinforce the historic, small-town characteristics that give Sonoma its unique sense of place". If consistent with historic small town character means scale, less congested, how does ramping up Plaza use and a new big hotel project fit? It doesn't. The exempt Plaza intersections are at D, E and F level wait times and queues already, throw in endless events and endless tourists and the project will clearly booger up an already bad situation. **B04-12**

The city has a problem here with critical General Plan goals being at cross-purposes. This project and its EIR presumably have to fit into existing General Plan goals.

General Plan (Section 19.34.010(B), Desired Future, states that... "The primary objectives for the Downtown district are to preserve and enhance its historic character and to retain and promote its economic vitality as a commercial, cultural, and civic center attractive to residents and visitors." Additionally, this section states that new construction should build upon the established character of Downtown.

CD-5 and CD-5.1 "*Reinforce the historic, small-town characteristics that give Sonoma its unique sense of place.* Preserve and enhance the scale and heritage of the community…."

CD-5.2 "promote positive community interaction through provision of attractive public spaces."

"Local Economy Element of General Plan LE-1, LE-1.5, LE-1: Support and enhance the local economy in a manner consistent with Sonoma's character and in furtherance of its quality of life. Promote and accommodate year-round tourism that is consistent with the historic, small-town character of Sonoma. Preserve and enhance the historic Plaza area as a unique, retail-oriented commercial and cultural center that attracts both residents and visitors." **B04-13**

The General Plan sets goals that are in complete tension; there is not a clear policy. Business interests are in clear conflict with the interests of residents. "This development code is adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents, and businesses in the city." "The primary objectives for the desired future of the Downtown district are to preserve and enhance its historic character and to retain and promote its economic vitality as a commercial, cultural, and civic center attractive to residents and visitors."

An attractive public space that is so crowded you can't park, can't drive to, can't enjoy the atmosphere because there is too much congestion, how does this fit all the **B04-14**

pronouncements about small town character, historical value and scale? This hotel project represents economic General Plan values being out of balance with stated cultural and residential values concerning the Plaza's historic, small town environment.

And now, we have an EIR for a *62-room hotel*, an *80-seat restaurant, spa/ fitness center, swimming pool, and 115 off-street parking* just off the Plaza where somehow, against all public perception, against realities of aggregate and cumulative effects, it is being asserted that this project, in the building and finished stages, will not add to an already bad situation and make it worse, it will not create a significant impact!?

B04-14 cont.

All the hotel traffic and truck delivery will enter from and exit onto or be immediately collected by Napa Street West. This projected hotel vehicular traffic plus all hotel pedestrian traffic will all originate on the southwest corner of the Plaza, an acknowledged already bad pedestrian and traffic area.

Napa Street West already has 14,000 – 15,0000 cars a day coming into town. Hotel guests will be encouraged to walk and bike everywhere and certainly with this hotel at projected levels, pedestrian trips will be intensified at an intersection needing safety and efficiency improvements. I don't believe it is possible for the hotel to require guests to walk and bike everywhere, so full vehicular traffic effects on the Plaza may be much larger than the EIR projects.

B04-15

Allow me to touch in parking issues for a moment: A parking survey by the city showed that 44% of Plaza use is from residents and that 50% of people have trouble parking, and 50% of people think there is a parking problem on the Plaza. Almost 70% of people think there is not enough parking spaces and 80% see this parking problem as Plaza-area wide, i.e. the Plaza is in high demand. Parking problem in real terms? The Plaza is too congested for residents to enjoy their own town. More use keeps being brought in and thus environmental quality in terms of traffic and pedestrian experience stands to suffer.

B04-16

Yet, the EIR says: "The proposed Project, in combination with past, present and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to transportation and traffic."

The EIR method of measuring impacts appears to be equivalent to measuring carbon pollution only one car at a time. At small incremental levels exhaust can be mitigated but it is the aggregate effect that creates the serious and objective problem of global warming. This is the same as with traffic and more pedestrians in an already crowded and popular area.

B04-17

I am making an *emergent property argument,* of aggregate effects, where the whole is larger than the sum of its parts. This exact same scenario has qualified the

Sonoma Valley groundwater basin to be classed as *at risk* by the state Department of Water Resources, and to be required to develop a sustainable groundwater plan. B04-17 cont.

I have to conclude, as result of introducing a large hotel complex with large restaurant just off the Plaza, that it is unreasonable to assert that Plaza traffic and pedestrian environmental effects will not be significant. At some point you can't mitigate your way out of over-use scenarios or you fatally degrade all of the city-stated quality of life General Plan values B04-18

Conclusion

In Sonoma a notion of limited environmental carrying capacity, in terms of small town and historic public space valued by residents, has been in clear tension with development and growth pressures from projects such as this and the Rosewood Hotel, the FSE hotel project and wine tasting on the Plaza with no use permits required.

By not looking past unrealistically proscribed measurements for traffic, pedestrian, water and GHG impacts, what we get is a systemic progression towards a J-curve crash of all the small town and historic qualities the city claims it is trying to preserve.

In EIR section "1.5 ISSUES TO BE RESOLVED, Section 15123(b)(3) of the CEQA Guidelines requires that an EIR identify issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the Project, the major issues to be resolved include decisions by the City of Sonoma, as Lead Agency, related to: Whether this Draft EIR adequately describes the environmental impacts of the Project. Whether the proposed land use changes are compatible with the character of the existing area. Whether the identified mitigation measures should be adopted or modified." B04-19

I submit that this draft EIR has not adequately described the environmental impacts of the project: traffic and pedestrian congestion, GHG footprint and water use footprint. And that the hotel project land use changes are not compatible with the character of the existing area and, that mitigation measures should be adopted and modified to meet the concerns I have outlined in this public comment.

This hotel project is inappropriate for the Plaza precisely because of its traffic and pedestrian impacts; it will forever alter the Plaza and make it a super congested place that will lower the quality of visitor and residential experience, irrevocably alter the historic character of the Plaza and negatively effect the small town character of Sonoma in general, to a point at which the Plaza will overall become an undesirable place to visit. This project, more than any other because of its location in the historic overlay zone, will have the effect of killing the goose that laid the golden egg of Sonoma's unique historical and social attributes as recognized in the General Plan.

The project will also have GHG emissions impacts, particularly with air travel, that in aggregate become part of an unacceptable environmental impact because of their addition to serious systemic problems. **B04-20**

To properly mitigate the effects of this project, the intensity of use needs to be reduced drastically, to the level of the Ledson Hotel. The *No Restaurant Alternative* should be taken as well. If the scale of the hotel project ends up being large, so as to require a large support staff, affordable housing should be integrated into hotel buildings at max levels able to be prescribed by the Planning Commission. This will mitigate future GHG employee transportation impacts and address actual social sustainability issues. **B04-21**

To fit the Plaza at its current and projected levels of use, and to address cumulative environmental negative externalities from tourism, mitigations need to be put in place to scale this project *way back*. Otherwise it will be increasingly difficult for residents to come to the Plaza, drive through the Plaza and be able to enjoy their own town. This hotel project as proposed qualifies as a significant driver of negative environmental effects: aggregate GHG emissions, taking publicly conserved water for private profit, increased traffic and increased pedestrian uses all in a circulation area already recognized by the city as bad. **B04-22**

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Monday, February 22, 2016 at 2:02:05 PM Pacific Standard Time

Subject: Re: Under the influence: How the wine industry dominates Sonoma County election campaigns
Date: Sunday, February 21, 2016 at 7:43:02 PM Pacific Standard Time
From: Georgia Kelly
To: Georgia Kelly
CC: work4peacenow, Johanna Lynch >, David Bolling, Laurie Gallian, Susan Gorin, Richard Dale >, David Cook, Madolyn Agrimonti, Will Shonbrun, David Goodison, Larry Barnett

Hi Everyone

I won't be able to make the meeting on Monday -- unless it lasts past 8:00 pm -- but I would like to express my thoughts about this.

Building a hotel of this size on the plaza has always been problematic. In Europe, when hotels are on the main square, the surrounding streets are pedestrian only. Cars and buses are routed on streets at least one block from the square on all sides. And, unless our city wants to build a road above Spain St., all this building near the plaza is going to cause unbelievable traffic problems. Pedestrians and bicycles will cause long delays, accidents, frustration and probably even road rage.

I think the article in The Sun this week captures the real problems. The wine and tourist industries are running the show. It's time to reverse their power paradigm. They are creating a Disneyland for wine drinkers and tourists and ignoring the residents and the needs of a residential community.

~ Georgia Kelly

B05-01

On Feb 19, 2016, at 3:42 PM, Will Shonbrun wrote:

> **This is the most important story the Sonoma Valley Sun has ever done**. Perhaps it's one of the most important news stories any county paper has done as it gets to the heart of what I'd call a corrupt and rigged system of the interrelationship of the County's elected leadership and the County's most powerful economic engine, the wine industry.
>
> http://sonomasun.com/2016/02/19/under-the-influence-how-the-wine-industry-dominates-sonoma-county-election-campaigns/

Georgia Kelly, Director
Praxis Peace Institute
P.O. Box 523, Sonoma, CA 95476
707-939-2973
http://www.praxispeace.org

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COMMENT LETTER # B06

David Goodison
City of Sonoma Planning Commission

February 23, 2016

Re: EIR for 117, 135, 153 West Napa

I have followed, with great interest, the proposal for the “West Napa Street hotel development”. I do not live within the city limits of Sonoma; however, virtually all of my weekly household and business activities are conducted within the city limits, as are a significant portion of my leisure time activities. I travel by the proposed location for the West Napa Street hotel development multiple times during any week of the year. I am, thus, acutely aware of potential issues that are painstakingly detailed in the draft EIR for this project, which I reviewed at: http://www.sonomacity.org/getattachment/8fb5ba80-07b6-45c0-931d-e165b2de5ecf/Hotel_Project_Sonoma_DEIR.pdf.aspx#page=1&zoom=auto,-99,798

The draft EIR confirms my beliefs that the project:

- Will be harmonious with, and add to, the historic nature of the Plaza
- Will have a negligible impact on automobile traffic volume in downtown Sonoma
- Will not add ambient noise to any significant degree, once construction is completed
- Will not add any additional public safety hazards
- Will not have a significant impact on water supply for the city
- Includes mitigations to successfully address issues with wastewater disposal

B06-01

While full-time and part-time residents of the city often visit businesses located on or near Sonoma Plaza, these businesses would not survive without patronage from visitors from outside our region. Locating additional hotel space for visitors, when sensitively planned, is forward-thinking and makes more environmental sense than locating such facilities so far away that automobile transport is required to visit the Plaza and its businesses. Bicycle and pedestrian traffic is preferable to automobile traffic.

I urge the Planning Commission and the City Council to support the project.

Thomas M Jones

18955 Viewcrest Drive
Sonoma 95476
707 939 7845
tjones@vom.com

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Johanna M. Patri, AICP
P. O. Box 604
Sonoma, CA, 95476

February 23, 2016

Sent by E-mail
Please distribute to Commissioners, DEIR preparers and Project Sponsors

David Goodison, Planning Director
Planning Commission

City of Sonoma
#1 The Plaza
Sonoma, California 95476

RE: Hotel Project Sonoma Draft Environmental Impact Report (DEIR)

Dear Mr. Goodison and Commissioners;

Following are my concerns and comments regarding the information contained in the Hotel Project Sonoma (Project) Draft Environmental Impact Report (DEIR). **B07-01**

Section 4.10 Transportation and Traffic

Table 4.10-1 enumerates the City of Sonoma General Plan Goals and Policies relevant to transportation and traffic. These include: supporting bicycling as an alternative mode of transportation with plans to extend the bike facility network; increasing bike storage; addressing conflicts between bicycles, vehicles, and pedestrians; and minimizing vehicle trips while ensuring safe and convenient access to activity centers and maintaining Sonoma's small-town character [page 4.10-2].

The DEIR further states that Chapter 19.34.010 of the City of Sonoma Municipal Code (MC) requires "new construction and new uses should build upon the established character of the downtown including pedestrian–friendly design and infrastructure that influence residents and tourists to utilize alternative modes of transportation and reduce automobile dependence…..In terms of traffic improvements, West Napa Street between First Street West and Second Street West may need to be reconfigured as a three-lane street section (Ord. 2003-02 & 3, 2003)" [page 4.10-3]. **B07-02**

1. Under MC Chapter 19.34.010 requirements for new construction and new uses, how does the proposed Project in any way influence residents and tourists to utilize alternative modes of transportation and reduce automobile dependence? How does the proposed Project in any way build upon or add to pedestrian or bicycle infrastructure for either residents or tourists? **B07-03**

2. While the analysis study "does not assume any modifications to the existing and planned internal roadway network as part of the Project, except as necessary to accommodate the Project components" [page 4.10-9], what assurance is there that West Napa Street between First Street West and Second Street West will not be reconfigured to three lanes as a result of the proposed Project? **B07-04**

3. Segments of the Project description relative to traffic include:

- "encourage guests to park their vehicles for the duration of their stay" – how is this to be implemented?
- "provide fleet of bicycles" – but without any contribution to bicycle lanes?
- "encourage hotel employees to use bicycles for transportation to and from the hotel" – how is this to be implemented? Where will employees be living? How far (or vehicle miles traveled) will they have to travel? How feasible is this?

B07-05

While the DEIR [page 4.10.12] notes that Senate Bill (SB 743) will alter how transportation and traffic impacts will be analyzed under State CEQA Guidelines once the required amendments are adopted, the DEIR fails to inform the public what this alteration entails.

Passed in 2013, SB 743 reflects a State Legislative policy to more appropriately address the bigger picture of traffic congestion management related to infill development and reduction of greenhouse gas emissions and requires revisions to the California Environmental Quality Act (CEQA) Guidelines for determining the significance of transportation impacts.

SB 743 requires that the CEQA Guidelines be amended to provide an alternative to using level of service (LOS) standards for evaluation of transportation impacts. The DEIR uses the 2014 CEQA Guidelines, and therefore, relies on the standard of using LOS to determine potential transportation impacts. **B07-06**

In January 2016, the Governor's Office of Planning and Research (OPR) released the latest draft of proposed new CEQA Guidelines amendments replacing LOS measurements with assessment of overall Vehicle Miles Traveled (VMT). VMT data provides a measure of a project's effect on overall travel. The objective of VMT represents the changing priorities of the State and County and

regional traffic implications to encourage projects that provide for multi-modal transportation, decrease vehicle miles traveled, and increase bicycle lanes and pedestrian paths. A net increase in total VMT can indicate a significant transportation impact. **B07-06 cont.**

4. How does the proposed Project, of which the primary purpose is to serve the tourist industry and out-of-town clientele, comply with SB 743 in the use of public transportation and multi-modal transportation, thus reducing VMTs and reducing greenhouse gas emissions? **B07-07**

5. Based on VMT metrics and given the shortage and cost of housing, as well as the scarcity of public transportation in Sonoma, what will be the traffic impacts and driving distances of employees working at the Project and what are the mitigation measures to reduce the VMT? **B07-08**

6. Total travel time can be reduced by bringing housing and jobs closer together. Therefore, a greater portion of the Project must consist of a variety of housing units for employees of the Project with a smaller portion of the Project serving tourists. Mitigation Measures to reduce the VMT should include providing public transit, incorporating affordable housing into the Project, and requiring the Project sponsor to increase the pedestrian and bicycle networks of Sonoma, consistent with City goals, policies, and regulations. **B07-09**

<u>Sections 4.1 Aesthetics, 4.1.2 Standards of Significance, and 4.1.3 Impact Discussion</u>

Both the Staff Report under *A. Aesthetics (Visual quality of site and surroundings*) and the DEIR (page 4.1-8) conclude that <u>deferring</u> the aesthetic analysis to later City approvals is acceptable. The Staff Report states "that the normal implementation of the City's Use Permit and Design Review procedures would ensure that impacts in this area would be less than significant, both with respect to the Project and on a cumulative basis". **B07-10**

Under DEIR Section 4.1.2, the Initial Study determined that the Project could result in a significant aesthetic impact if it would:

- Substantially degrade the existing visual character or quality of the site and its surroundings.

Section 4.1.3 purports to analyze potential Project-specific and cumulative impacts as they relate to aesthetics.

B07-11

7. Section 4.1.3 fails to analyze the potential Project-specific impacts relative to aesthetics. It merely restates elements of the project description. It

further describes the City's review process and concludes that since "findings would need to be made by the City prior to Project approval, the City would be required to determine that the Project would fit in with the visual character of the site's surroundings or it would not be approved." In CEQA and legal language, this is referred to as "improper deferral" and "improper deferral of CEQA mitigation". CEQA requires environmental review of discretionary projects at the earliest meaningful stage to serve the purpose of public participation and informed decision-making. **B07-11 cont.**

8. In other words, CEQA requires the analysis and shaping of the Project in quantifiable terms, not speculative, to reduce or avoid environmental impacts before determination of the merits of the project. The failure of the DEIR to analyze the aesthetic aspects of the Project within the contents of CEQA constitutes improper deferral of the objectives of CEQA. The Project DEIR must thoroughly analyze the aesthetics of the proposed Project and put forth Mitigation Measures to assure that the design, siting and layout, scale, form, height, bulk, massing, façade composition, style, density, exterior materials, etc. of the Project preserve and reinforce the historic and small town character of the surrounding streetscape, the historic plaza, and the City of Sonoma, that give Sonoma its unique sense of place (City of Sonoma General Plan Goal CD-5). (*Please refer to DEIR Section 4.4.3 Impact Discussion for further reference.*) The Project sponsor must be required to provide 3-D modeling plans in order for the public and decision makers to better understand the aesthetics of the Project. **B07-12**

9. The DEIR (page 4.4-10) states that "the proposed Project would result in changes to the Project site that would alter the overall setting of the National Register District to a small degree (*not quantified*) given that the new structures are not expected (*speculative*) to be out of scale with adjacent buildings within proximity of the Project site" and goes on to state that "the proposed Project would have a *less-than-significant* impact on the Sonoma Plaza National Historic District." Because there has been no quantifiable analysis of the aesthetics of the proposed Project within the DEIR, this conclusion is most speculative and not acceptable in the scope of a project DEIR under CEQA. **B07-13**

Sections 4.4 Cultural Resources, 4.4.2 Standards of Significance, Section 4.4.3 Impact Discussion, and Index-Tribune Building 117 West Spain Street

The DEIR states "a significant impact would occur if the proposed Project would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines. The DEIR concludes that the Index-Tribune building (northern portion) is eligible for the California Register under criteria one and two. The DEIR finds that the "construction of the Project **B07-14**

could alter the historical significance of the Index-Tribune building" and puts for Mitigation Measure CULT-1.

10. Mitigation Measure CULT-1 constitutes improper deferral of CEQA mitigation by requiring the pertinent study outside of the DEIR when a potential significant impact has been identified. The City should require that a study and report be prepared and submitted by an independent consultant who meets the Secretary of the Interior's Professional Qualification Standards for Historic Architecture on the conformance of the design of the Index-Tribune building with the Secretary of the Interior's Standards for Rehabilitation with architectural drawings and specifications as part of the DEIR. **B07-14 cont.**

Parking Requirements, Underground Parking Garage, and Segmenting the Project

While "Parking" in and of itself may have been eliminated from CEQA review, not to know definitively from the Project description the scope of the on-site parking requirements and size and space to be allotted to required parking facilities constitutes segmenting the Project. CEQA Guidelines define a project as "the whole of the action". Sixty-two guest rooms require 62 parking spaces. An 80-seat restaurant requires 20 parking spaces. **B07-15**

11. City parking regulations require one parking space for every two employees on the largest shift. What are the parking and space requirements for employees? What are the parking and space requirements for the auxiliary uses? Are the fitness center, pool, spa and other areas open to the public and what on-site parking space is allotted for these uses? Is the future of the built environment for Sonoma to be underground parking, thereby allowing larger and more massive structures above ground? What are the cumulative impacts of larger, more massive structures to the small town of Sonoma and how will this phenomenon and Project concept change the small town, historic character of Sonoma forever? **B07-16** **B07-17** **B07-18** **B07-19** **B07-20**

Alternatives

The DEIR must be required to consider additional alternative projects including, but not necessarily limited to: **B07-21**

1. Devoting a portion of the Project to a variety of housing units restricted to employees of the Project and reducing the portion of the Project serving tourists.
2. Decreasing the number of hotel rooms, the size of the restaurant, and the massing, scale and density of the overall development.

3. Locating the proposed Project in an area that already exhibits low VMT and near public transit. **B07-21 cont.**

Summary

The City must require a peer review of the Traffic Study and Analysis. The DEIR's Traffic Study must provide data and analysis of VMT. The City must require the DEIR to include a thorough analysis of the aesthetics, including design and massing, of the proposed Project to assure its compatibility with, and preservation of, Sonoma's small town, historic character. The City must require the DEIR to address area, spacing, and siting of all parking requirements of the proposed Project and the use of underground parking, thereby encouraging and allowing a more massive Project. The City must require a thorough analyze of alternative projects including the inclusion of employee housing in the Project and reducing the over-all density of the Project **B07-22**

The City of Sonoma policy makers faces a series of challenges in terms of managing new development and facilities that are geared to increasing and enhancing tourism while maintaining Sonoma's small-town, rural historic character and charm, with first consideration for permanent residents. **B07-23**

Thank you for your consideration.

Johanna M. Patri, AICP

COMMENT LETTER # B08

March 01, 2016

City of Sonoma Planning Commission

No. 1 The Plaza

Sonoma, California

RE: Draft EIR Report (DEIR) for the project located at 153 West Napa Street / 541 First Street West:

To the Commissioners:

The following issues have not been adequately addressed in the DEIR Report. It has been several years since the initial presentation of this project. Many conditions in Sonoma and California have changed that have not been acknowledged in the DEIR. The DEIR is currently out-of-date for today's conditions in the City of Sonoma. The preparers should be instructed to revise the DEIR to provide specific answers to the following items: B08-01

1. **PARKING**: No exception should be granted for the required onsite parking for the project. Congestion on surrounding residential streets and Highway 12 (Napa Street) must be the first consideration. The parking provided for this project is currently **UNDER**-parked. There is no provision made for this shortfall. B08-02
2. **Transportation and TRAFFIC:** What access will be used for construction deliveries and what access will the trucks use? Once the project is completed, what provisions will be made for the continual flow of hotel traffic? Current traffic studies should be updated to reflect the IMPACT of additional traffic for a project of this magnitude. B08-03
3. **SAFETY:** What measures will be taken to protect pedestrian and vehicle safety on Hwy. 12 and 1st St. West during construction given the huge number of trucks and equipment, as well as crew vehicle traffic, on the site? Provisions must be made to insure pedestrian and vehicular safety during construction and operation of the facility on this city street and STATE HIGHWAY. What does CalTrans require given the site's proximity to Hwy. 12? B08-04
4. **DUST and AIR POLLUTION:** What control will be used to keep the dust under control from construction and excavation? Consideration for adjacent businesses in operation and adjacent to the project must be a great concern during the construction of the project. B08-05
5. **WATER:** Due to the severity of the 4 year drought in California, the City of Sonoma is required to reduce water consumption by 28%. How will a project of this size effect that goal? Reclaimed water should be required as a mitigation. B08-06
6. **SOIL REPORT:** The printing plant building which will be removed may well be subject to ground pollution from printing-related chemicals. Soil testing should be required. Tests should be done, and the results included in the EIR. B08-07
7. **TREES:** What trees on the site will be removed? How will that removal be mitigated? Replacement trees equal to those removed? B08-08
8. **Sonoma's Historic Plaza:** What provision has been made to INSURE that the status and integrity of the Plaza will not be jeopardized as a result of this project and the traffic impact? TRAFFIC LIGHTS on our National Historic Landmark are NOT an option. B08-09

Respectfully Submitted,

Mary Martinez

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Monday, March 21, 2016 at 2:52:44 PM Pacific Daylight Time

Subject: Fwd: Comments on Hotel Draft EIR
Date: Tuesday, March 1, 2016 at 2:14:05 PM Pacific Standard Time
From: Larry Barnett
To: David Goodison

David:
I've been asked to send you this comment on the Draft EIR from Jerry Bernhaut.
Thanks,
Please confirm,
Best,
Larry Barnett

---------- Forwarded message ----------
From: **Jerry Bernhaut** <j3bernhaut@gmail.com>
Date: Tuesday, March 1, 2016
Subject: Comments on Hotel Draft EIR
To: Larry Barnett <larry@epiphanet.com>
Cc: Will Shonbrun <willshonbrun@vom.com>

Larry,

I tried to submit the following comments through the City's website and I ran into a cycle where it kept asking me for different security codes. Can you submit this for me with you superior computer skills?

Thanks,

Jerry

B09-01

Comments On Sonoma Hotel Draft EIR

I have concerns regarding the following deficiencies in the Hotel Project Sonoma Draft EIR:

B09-02

1. The trip generation analysis is obviously defective in that it is based on standard rates in an industry Trip Generation Manual without factoring in the dominant model of local tourism, i.e. trips to wineries, tasting rooms, event centers to various venues in Sonoma Valley, Napa Valley, Healdsburg and other widely advertised venues. The high likelihood that hotel guests would engage in these typical wine country tourism patterns also calls into question the effectiveness of
"Circulation efficiencies associated with mixed uses in downtown areas" as an effective mitigation measure. The assumption that hotel guests would confine a significant portion of their activities to bicycle and pedestrian trips is highly unlikely.

B09-03

2. The impact on traffic congestion that will be experienced by local residents is obscured by the discussion of thresholds of significance for air quality impacts that finds it less than significant that "the project would not increase traffic volumes at affected intersection to more than 44,000 vehicles per hour". Also the analysis of traffic impacts understates the effect on residents that the City of Sonoma has determined that a level of service less than LOS D, which already involves substantial congestion, would be acceptable at the intersection of Napa Street/Broadway, because traffic improvements would not be consistent with Sonoma's historic character.

B09-04

3. Of greatest importance, the Draft EIR's analysis of greenhouse gas emissions is grossly understated because it disregards the thousands of miles traveled by hotel guests to reach their vacation destination, as well as understating trip generation and the emissions related to increased congestion.

B09-05

As a practicing environmental attorney, I don't believe this Draft EIR would survive a legal challenge under CEQA without significant changes to address the above concerns.

B09-06

Jerry Bernhaut, Esq.

Hotel Project Sonoma Draft EIR
Public Hearing – February 25, 2016

Thank you for attending tonight's meeting. The City of Sonoma has prepared an EIR to address the environmental impacts associated with construction and operation of the Hotel Project Sonoma. **The purpose of this meeting is for members of the public to provide comments on the content and analysis included in the Draft EIR.**

Your comments and/or questions are important. Please complete this form with your comments and/or questions. We would appreciate if you would save paper by emailing your questions or comments to: David Goodison, Planning Director, at dgoodison@sonomacity.org. Please put "Hotel Project Sonoma Draft EIR" in the subject line of the email and provide your full name and contact information in the body of the email.

Comments are due prior to close of the **Draft EIR Public Comment Period on March 10, 2016.**

Name (please print): Robert Demler Organization/Business: _____
Address: 649 1st Street West #8 City: Sonoma State: CA Zip: 95476
Phone: 707-996-3432 Fax: _____ Email: robertedemler@gmail.com

COMMENTS / QUESTIONS

Two concerns that should be addressed in Final EIR: B10-01

1. Impact of traffic on First Street West. B10-02

2. Impact on sewer line on First Street West

Thanks- B10-03

02-03-16

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COMMENT LETTER # B11

154 W. Spain St. #N
Sonoma, CA. 95476

3/2/16

RECEIVED
MAR 03 2016
CITY OF SONOMA

City of Sonoma
City Hall
Sonoma, CA 95476

Good Morning,

We live at 154 W. Spain St and are extremely concerned about additional traffic that will be caused by the proposed hotel on W. Napa St. Often it is impossible for us to turn left out of our driveway and when construction begins on W. Napa St, where will W. Napa St. traffic go -- W. Spain St. This is already a too highly congested area. B11-01

And I still wonder - would this project ever have gotten passed by voters had the deliberate lawn placards that read "Vote no" really meant no instead of the very misleading "vote yes"!!! B11-02

Sincerely

Trish Hunter

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Monday, March 21, 2016 at 2:46:18 PM Pacific Daylight Time

Subject: Hotel Project Sonoma Draft EIR
Date: Friday, March 4, 2016 at 12:36:25 PM Pacific Standard Time
From: Patty & Gene
To: David Goodison

From Patricia L. List and Eugene E. Mai
649 First St. West, #15, Sonoma, CA 95476
707-938-7649
pandgorder@gmail.com

Mr. Goodison:

For the most part, the Draft EIR document seems to be an EIR-lite, i.e., missing substance.

Also as a general comment, a larger hotel, such as this, does not fit in with the general plan and is out of character, and inconsistent with, Sonoma's desirable small town nature. It is much larger than the hotels in the Plaza area, will stand out, and will do nothing to preserve or enhance the small-town character of the downtown area that visitors and residents love. **B12-01**

Specifically, we want to address three areas: traffic, water and pollutants/sewage.

TRAFFIC

If the authors of the EIR dismiss traffic concerns as "insignificant," then they have not spent much time on 1st St. West or the intersection of 1st St. West at Napa St. Many or most of the additional daily 300+ vehicles exiting the hotel onto 1st St. West would likely want to head north to reach Hwy. 12/Napa St. Currently only a right-hand turn is allowed from 1st St. West (but that is not always/usually enforced). Since east bound Napa St. traffic doesn't have to stop, it's likely quite a backup of cars turning left from the sole hotel exit onto 1st St. West would occur unless left hand turns from the hotel onto 1st St. West are forbidden--and the ban enforced. The Red Grape and Bank of America also generate an on-going stream of traffic between the proposed exit and Napa St.throughout the day and into the evening. **B12-02**

First St. West south of Napa St. is already an extremely busy street. Between Napa St. and McArthur, there are approximately 230 residences with driveways opening out onto the street plus several commercial sites to the south with parking opening onto 1st St. West (U.S.Postal Service, Williams-Sonoma, Hopmonk, copy place, etc.). Our own exit onto 1st St. West is via a steep driveway from an underground garage and it's already dicey to try to get out onto 1st St. without being hit. Most weekdays and Saturdays all the parking slots between Napa St. and Andrieux are taken by residents, shoppers, diners and U.S. Postal employees. The side streets off 1st St. West are also filled during weekdays and Saturdays.

For some reason, the authors seems to think that most hotel guests would walk to the Plaza and leave their cars at the hotel for the day. This seems shortsighted. Guests might walk to the Plaza for a couple of hours for a meal or shopping, but, likely, they will be taking out their vehicles on a daily basis (or more often) to visit wineries, Napa, Cornerstone, etc. It's not hard to imagine how bad the traffic will become with over 300 extra cars exiting on a daily basis from one driveway . **B12-03**

We walk through the intersection of 1st St. West and Napa St. on a daily basis and it's already dangerous for foot traffic even when one is careful. Many cars don't stop or slow down even when they see you. It's a wonder pedestrians haven't already been hit. **B12-04**

Even if Napa St. is re-configured as a three-lane street, drivers turning into the hotel from Napa St. will likely generate even worse traffic. Currently, when driving east on Napa St. from 5th St. West, often drivers have to wait for more than one signal to make it through Second St. West and then 1st St. West to approach Broadway. Many times this traffic back-up is caused by numerous sequential pedestrian crossings within a time frame of several minutes, which will only get worse with additional foot traffic. **B12-05**

The big truck deliveries are supposed to be restricted to "off-peak periods" but what that means is unclear. Clearly having gigantic delivery trucks taking up currently available parking spaces for deliveries will create problems, even if the huge trucks are not parking in the middle of the street as they do around the Plaza. With the steady stream of traffic generated by the Bank of America and the Red Grape, will emergency vehicles be able to get through when the trucks are unloading? The "off-peak hours" should be designated as between 10 p.m. and 5:00 a.m. and noise restrictions enforced. **B12-06**

How do you envision these large trucks approaching and lining up for the loading dock? Will they be scheduled so there won't be huge backups in front of the Red Grape and it's parking entrance?

There is a big deficit of parking spaces in the hotel plan. The hotel should be required to provide the requisite number **B12-07**

of spaces per zoning requirements. It's also unrealistic to expect workers to bicycle to work; they will need parking places just like anybody else. B12-07 cont.

Have you considered the effect on local traffic if the Bank of America site is turned into a hotel as has been previously proposed? B12-08

WATER

It's hard to justify allowing a profit-making business to exist that will take and use an estimated 5.7 million gallons of water a year when local residents have been requested (or demanded) to reduce their water consumption by large percentages. It is also hard to believe that using this much water will not have a significant impact on our dwindling water supply. Have our local/county/state water regulators been consulted and asked to contribute their expertise? Sonoma groundwater decline is worsening, a long term, issue, and we are still in a drought situation. The EIR authors should use current information rather than reports that are over 10 years old. B12-09

POLLUTANTS/SEWAGE

The area of and near the printing plant should be thoroughly examined for any and all pollutants and removal of contaminated areas required. It's inconceivable to think this wouldn't be an automatic requirement.

Failing sewage infrastructure on Broadway and 1st St. West needs to be evaluated by a reputable environmental agency and remediated, as necessary and required. An unhappy sewage failure/backup into a residence already occurred on 1st St. West not so long ago. B12-10

We hope you will take our thoughts and concerns under consideration.

Thank you.

Patricia List and Eugene Mai

COMMENT LETTER # B13

RECEIVED

MAR 04 2016

CITY OF SONOMA

Hotel Project Sonoma Draft EIR
Public Hearing – February 25, 2016

Thank you for attending tonight's meeting. The City of Sonoma has prepared an EIR to address the environmental impacts associated with construction and operation of the Hotel Project Sonoma. **The purpose of this meeting is for members of the public to provide comments on the content and analysis included in the Draft EIR.**

Your comments and/or questions are important. Please complete this form with your comments and/or questions. We would appreciate if you would save paper by emailing your questions or comments to: David Goodison, Planning Director, at dgoodison@sonomacity.org. Please put "Hotel Project Sonoma Draft EIR" in the subject line of the email and provide your full name and contact information in the body of the email.

Comments are due prior to close of the **Draft EIR Public Comment Period on March 10, 2016.**

Name (please print): Bonnie Brown Organization/Business: -0-

Address: 19010 Hickory St. City: Sonoma State: CA Zip: 95476

Phone: 707.935.8986 Fax: 935.9321 Email: bonniebrown08@comcast.net

COMMENTS / QUESTIONS

See attached two pages.

Please email me to confirm receipt of this

March 2, 2016

To: City of Sonoma and Planning Commission

Subject: West Napa (Street) Hotel Project DEIR

Underground parking lot requiring de-watering of aquifer.
Because farmers in California's central valley have had to have water wells drilled to keep their crops going, the aquifers are being drained ("de-watered") and the space where the water used to be is collapsing. Once the space collapses, no water can occupy that space in the future because the ground above falls into the space. Land has fallen several feet in some places. I request that the DEIR have a geologist and hydrologist study the plan for this site to have an underground parking lot, and to guarantee that the land and buildings will not sink, and to report on the consequences this action would have on water supply and quality of deeper aquifers. Explain where the water would go when "de-watered" from the aquifer. Where would the oil and gas residue from the parking garage run to? **B13-01**

Trees on the site
I request that he DEIR have a licensed arborist and respected naturalist inspect and report on the viability of the live oaks and redwoods on the site and their significance to wildlife habitat. To say that these trees can be cut down and habitat for birds is not significant because there are other trees in town is bizarre reasoning. Trees are an important asset to any town, especially redwoods and oaks which are associated with historic old California. **B13-02**

Historic significance of 153 W. Napa Street
The DEIR will establish the date the building on this lot was built, the past owners and the busineses that were at the site and make the report public. The existing building may be the last free-standing corrugated metal building in Sonoma, has historic character, and is of historical design significance. The project plans to demolish the building and to have the site become a restaurant with two stories of hotel rooms over it. Historically, most restaurants in town have an outdoor dining area in back. The current outdoor patio would fit in with this historic style and the existing building can be remodeled with no rooms over it once the hotel is sized down to accommodate adequate parking. This option should be included. **B13-03**

Toxics
There has been criticism of a request to include a toxic study of the consequences of digging up ground to create an underground parking lot. This is an important issue to be included in the DEIR. Example: The former Fairchild Semiconductor site in Marin County did have toxics underground from long-term dumping of chemicals from the plant before it was known to be damaging. The owner was required to install an underground slurry wall around the site to contain the chemicals and pave over the site to eliminate any contact. That project only had above ground buildings, no underground parking lot. **B13-04**

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Traffic
The DEIR must identify the number of employees, full and part time, who will be needed to service the hotel, spa, and restaurant at peak times and include all of them in the traffic trips for the traffic study.

The First Street West/West Napa Street intersection is identified as problematic by the City. The City **must** give options to the DEIR report on what their mitigations might be for this intersection. The mitigations need to be looked at for being significant to diminishing/destroying the historic character and district of Sonoma, regardless of who pays for them. B13-05

Sewer Capacity and Water Supply
The project would be allowed to hold discharge of sewage on-site and be "controlled in a manner consistent with the capacity of the collection system" and the DEIR states that this is less than significant. Given the condition of aging sewer lines, this needs to have further study.
The DEIR states "The 2010 UWMP projects that the City's water supply, including ground water, will be sufficient to meet projected needs through the year 2035." That is 19 years from now and the study was done in 2010, before the current drought. What is the cumulative effect on water supply of all potential development in the City, residential and commercial, with this project? The projected water usage of the project seems low for a restaurant, spa, hotel, and landscaping. This needs to be accurate. B13-06

Housing is a critical need and must be studied as a partial option for this site. B13-07

Cumulative Effect
There are several other commercial projects within city limits pending or being developed. The DEIR should look at the potential for the cumulative effects on traffic, quality of life, sewer, water needs, and historic stature of the town due to all of these. B13-08

Statement
Sonoma is reaching the tipping point where it is in danger of losing its quaint, historic character that attracts tourists to it, of destroying quality of life for its residents, of being responsible for future water needs and sewer capacity, and of ignoring its responsibility to house its employees. B13-09

It is imperative that this DEIR be accurate, thorough, and study options because of cumulative effects. Good planning is the answer, not "mitigations". Look to the City Council's priorities: preserve the historic character and hometown feel while encouraging responsible development. B13-10

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Kenwood Investments, LLC
144 West Napa Street
Sonoma, California 95476

March 9, 2016

Mr. David Goodison
Planning Director
City of Sonoma
1 The Plaza
Sonoma, CA 95476

Re: Comments on the Draft Environmental Impact Report for the Proposed Hotel Project at 117, 135 and 153 West Napa Street

Dear Mr. Goodison:

On behalf of the applicant, Kenwood Investments, LLC ("Kenwood") we would like to provide comments to the Draft Environmental Impact Report (DEIR) for our proposed hotel project at 153, 135 and 117 West Napa Street ("Project") and to respond to comments made by the public and the Planning Commissioners at the hearing on February 25, 2016. At the outset, Kenwood is in substantial agreement with most of the findings of the DEIR and we believe that the EIR consultant's independent review of the Project is based on and combines the extensive knowledge of objective experts on the Project's potential impacts that the Commissioners have asked to consider. B14-01

The following outlines our response and offers some proposed additional mitigation measures:

1. **Traffic** – Since the Commissioners are requesting more locally based information from the traffic consultant, we recommend that there be a supplemental study of the MacArthur Place hotel at Broadway and MacArthur Streets. This hotel has similar uses in terms of number of rooms and size of the restaurant and spa facilities. Direct observation of MacArthur Place relative to its traffic patterns could be instructive for our project. An actual count of their traffic would provide real time metrics for the Planning Commissioners to better understand a local business of similar size and use. For the purposes of evaluating pedestrian impact, performing a study of the pedestrians traveling from the Sonoma Valley Inn on Second Street West to the Plaza would be useful. While this hotel is larger with 80 rooms, many of its guests walk to the Plaza for food and beverage needs (due to a lack of a restaurant at the hotel.) Their guests likely utilize the crosswalk at First Street West and West Napa Street to access the Plaza. While our Project will have less rooms and an on-site restaurant for its guests, the Commissioners might find it helpful B14-02

to understand the patterns of pedestrian activity from an existing neighboring hotel to better ascertain if pedestrian impacts exist. B14-02 cont.

Additionally, we believe that the study has underestimated the current traffic that passes through the current West Napa Street driveway. The current driveway will remain in substantially the same position for the new hotel. While the consultant has anticipated the continued use of the property by the tenants of the 117 and 135 West Napa Street Buildings and has accounted for the reduction from the elimination of the retail and warehouse uses that will be eliminated with this Project, they have not accounted for all of the current traffic. Because the parking lot has more spaces than is required to service the 117 and 135 West Napa Street Buildings, there are numerous unauthorized cars using the lot for neighboring buildings that exit through the West Napa Street Driveway. Additionally, the parking lot serves as a thoroughfare shortcut for motorists who wish to turn left onto West Napa Street from First Street West. This significant amount of transient traffic is not associated with the tenant usage from the 117 and 135 buildings and contributes to some of the delays experienced at this driveway today. With the development of the Project, this traffic will be eliminated from the driveway exits. The study should consider the elimination of this unauthorized through traffic in its traffic model study. B14-03

Lastly, we will offer a number of additional traffic and pedestrian mitigation measures in response to concerns raised by the public and the Commissioners. These include: limiting deliveries on First Street West to before 10am, prohibiting full size buses from passenger pick up or drop off at the hotel auto court, prohibiting idling in our hotel driveways and by requiring exiting traffic to use the First Street West exit during peak hours. Should the City request a mitigation fee for the future improvement to the Broadway and West Napa Street intersection, we will agree to the hotel's share of that fee. B14-04

2. **Hotel Visual Impact** – Should the consultant require additional images of the hotel, we will provide additional elevations and 3 dimensional studies of the hotel from various viewing angles. We believe that our most recent hotel design was responsive to concerns raised by the public and the Planning Commission. Our original design proposed virtually 100% coverage of the property with the three story hotel and parking garage. The proposed design covers only 44% of the property by placing the majority of the parking below ground. This design has substantially reduced the massing along West Napa Street and the adjoining South and East property lines. We believe the City's Design Review Commission is a capable review entity and we will provide adequate design information for them to base their comments and review. B14-05

3. **Water** – The Sonoma County Water Agency has determined that sufficient water capacity is available to serve the proposed Project and has not indicated that there is a shortage of water for this Project. Like all proposed projects in Sonoma, our hotel will have to comply with City, County and State water standards for development. We have included an aggressive water conservation plan that includes low flow fixtures, drought tolerant landscaping and a rainwater B14-06

recapture system for irrigation. The Project will also comply with any water rationing requirements that City proposes in response to drought conditions. **B14-06 cont.**

4. **Soil Contamination** – Should the consultant or the Commissioners wish to review the extensive information on the soils on the Property, we will gladly provide the data. The property was the subject of the removal of underground storage tanks that were used by the Chevron station formerly located on the property. During the development of the Lynch Building at 135 West Napa Street, substantial amounts of dirt were manifested and removed from the property. This includes the area where the building was built as well as other areas throughout the parking lot. Additionally, Chevron as part of its mitigation following the removal of the tanks had to maintain monitoring wells on the property for over 10 years to evaluate the soil and ground water for contaminants. In 2014, the Sonoma County Department of Health Services allowed for the closure of the monitoring wells as the soil and water conditions were determined to be well below the allowable standards for containments. This thorough review included soil samples and monitoring wells that were located near the printing plant building. Through all of this analysis, there was no indication of the contaminants mentioned at the Planning Commission hearing. There is also no evidence in reviewing our records, including filings by the former owner of the Index Tribune, that certain materials mentioned at the hearing were ever used at the property. **B14-07**

5. **Sewer Capacity** - The Sonoma County Water Agency has indicated the increase in wastewater generated from the Project has been accounted for and the Sonoma Valley Sanitation District's waste water treatment facility would have adequate capacity to serve expected growth in the district and the proposed project. The Project will comply with any sanitary sewer mitigation measures or the payment of reasonable in lieu fees to mitigate potential impacts to the sanitary sewer system. **B14-08**

We continue to be ready to respond to requests for information by the consultant, the planning staff or the Planning Commission. Please feel free to contact me should you need further information. **B14-09**

Sincerely,

Bill Hooper
President

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COMMENT LETTER # B15

Vicki A. Hill
Environmental Planning

3028 Warm Springs Road
Glen Ellen, CA 95442
(707) 935-9496
Email: vicki_hill@comcast.net

March 9, 2016

David Goodison, Planning Director
Planning Department
City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476 **DELIVERED VIA EMAIL**

RE: Comments on Hotel Project Sonoma Draft Environmental Impact Report

Dear Mr. Goodison:

This letter contains my comments on the adequacy of the Hotel Project Sonoma Draft Environmental Impact Report (DEIR) dated January 2016. Please distribute copies of this letter to the City Planning Commissioners and City Council members.

To provide background on my qualifications to make these comments, I am a land use/environmental planner with over 30 years of experience in preparing and managing CEQA compliance documents for public agencies. I was the CEQA manager for the entire Sonoma-Marin Area Rail Transit (SMART) project and I worked on the MTC Regional Transportation Plan and Plan Bay Area EIRs. Also, I managed preparation of the Rohnert Park General Plan and EIR and numerous other city and county general plans in the Bay area. Locally, I have worked with the Southern Sonoma Resource Conservation District in land use and flood reduction issues. In addition to my experience, my qualifications include a graduate degree in Public Administration (emphasis in environmental/public policy) from Harvard's Kennedy School of Government and an undergraduate degree in Environmental Studies (UC Santa Barbara). Being a 21-year resident of Glen Ellen and having a son who attended Sonoma Valley schools, I am very familiar with the land use planning, transportation, and other environmental issues facing Sonoma. I have first-hand knowledge of downtown Sonoma traffic patterns, land use character, and community effects. **B15-01**

I am very concerned about the potential impacts of the proposed hotel and, based on my experience and expertise, I believe that the DEIR underestimates the significance of impacts associated with this project. For this reason, the DEIR is inadequate and seriously flawed in numerous issue areas, as outlined below. There are many additional deficiencies in the DEIR, but my comments focus on substantive issues. **B15-02**

Traffic

1. DEIR page 4.10-15 states: "Since the trip generation rate for 'Hotels,' as defined in the Trip Generation Manual, generally includes restaurant, banquet facilities and other support facilities, the trip generation potential for the restaurant, spa and banquet facility was not calculated separately." This is a seriously flawed assumption and results in substantially underestimated daily vehicle trips. I assume that both the restaurant and the large spa will be open to the public and will generate traffic beyond what is estimated for the hotel. Additional vehicle trips must be assigned to these separate uses and the analysis revised. **B15-03**

2. DEIR page 1-5 states: "During non-peak traffic periods, departing guests would exit right onto West Napa Street, and during weekday evening peak traffic periods (4:00 p.m. and 6:00 p.m.) and weekend midday peak hours (12:00 noon and 2:00 p.m.) guests would depart via a one-way vehicle ramp from the parking garage onto First Street West." This is the only place in the DEIR where peak traffic hours are identified. Are these the peak traffic hours used in the transportation analysis? The peak hours referenced in the transportation section (4.10) should be defined. **B15-04**

3. The traffic analysis does not evaluate the proposed traffic control measures of limiting access on West Napa Street during peak hours (see #2 above). It is not clear how they will work and whether they are feasible and enforceable. How will the Hotel prevent guests from using the West Napa Street access during peak hours? What will prevent left turns onto West Napa Street? Signage alone is not effective. Given existing traffic levels on West Napa Street, it seems that an alternative with access solely from First Street West should be evaluated. **B15-05**

4. DEIR page 4.10-21 states: "Under these future conditions, which represent a worst-case scenario, a left-turn lane is not warranted on West Napa Street at the project driveway during either of the peak periods evaluated. Likewise, a right-turn lane is not warranted at the project driveway." This conclusion is a result of seriously underestimating vehicle trips and peak hours. Under current conditions, West Napa Street in the vicinity of the project is frequently congested, not just during peak hours. The morning commute to work and school (Sonoma Valley High School, Adele Harrison Middle School, Sassarini and St. Francis) results in near gridlock on West Napa Street. Afternoon congestion results from school pick up (starting at 2:30 p.m. and continuing throughout the afternoon). Friday evenings well beyond the "peak" hour are congested as well and summer weekends result in gridlock throughout the day. **B15-06**

Land Use

5. Land use is a critical issue associated with this proposal, especially since land use impacts in many cases are unmitigable. Land use issues are often overlooked in EIRs, as they are difficult to **B15-07**

quantify. The DEIR fails to evaluate the aggregate land use impacts and incompatibilities of the proposed project. The combined effects of noise, visual, traffic and even air quality emissions result in significant land use disturbances and conflicts, for which there is no substantive mitigation measure. This issue is the very essence of the concerns expressed by Sonoma Valley citizens regarding large-scale development in close proximity to Sonoma plaza. When the impacts are disaggregated, they may not be significant. However, when the various impacts of the project are combined, there is no question that there will be a substantial and significant adverse change to the existing land use character in the area. **B15-07 cont.**

6. The proposed project represents the introduction of a large-scale commercial business, larger than any of the nearby land uses that are in close proximity to the Sonoma plaza. The massive buildings are not consistent with surrounding land uses. This type of commercial enterprise will erode the land use character of downtown Sonoma, and will set precedent for additional large scale visitor-related businesses in the vicinity. **B15-08**

7. In addition to evaluating the direct land use effects, the EIR must assess the indirect land use implications of the proposed project. Many residents avoid the Sonoma plaza area on weekends due to the influx of tourists and existing levels of traffic from visitors. With the addition of another exclusive land use (the proposed project) geared towards affluent customers (with no amenities for local residents of a lower socioeconomic status), the socioeconomic disparity will become even more apparent in the local area and in the community. This influence can then have a physical effect by displacing existing uses that serve residents. This disparity also relates to effects on community character (discussed below). **B15-09**

8. The impact of the project on the local environment will be huge during construction. Local businesses will be substantially disrupted during construction and these impacts are understated in the DEIR. Furthermore, the construction period is underestimated in the DEIR. **B15-10**

Community Character & Visual Resources

9. The visual analysis underestimates and understates the significance of visual impacts that will result from the large three story building masses. Instead of including an analysis of the actual impacts on visual character, the DEIR defers to City policies and guidelines and determines that the impact is less than significant, based on the assumption that the Planning Commission will enforce these guidelines. This analysis is inadequate and seriously flawed. The DEIR must include an independent analysis of the visual impacts, including an evaluation of the project's consistency with existing land use and environmental policies rather than leaving it up to the Planning Commission to conduct the evaluation. The Planning Commission will need to use the analysis in the EIR to make their decisions/recommendations, but there is currently no such analysis. The purpose of **B15-11**

CEQA is to conduct the analysis that will inform decision makers, not rely on decision makers to conduct their own analysis. This applies to both the project-specific and cumulative impact analyses. **B15-11 cont.**

10. At a minimum, the DEIR must analyze the following issues, based on existing policies cited in the Aesthetics section of the DEIR: **B15-12**
    - The project's potential to impair the historic character of its surroundings;
    - The project's effects on any significant historic structures or other significant historic features on the site;
    - The project's compliance with applicable guidelines set forth in Chapter 19.42 SMC (Historic Preservation and Infill in the Historic Zone); and
    - The project's compliance with any applicable preservation plan or other guidelines or requirements pertaining to a local historic district as designated through SMC Section 19.42.020.

11. Furthermore, the project's consistency with the following policies (cited in the DEIR) must be evaluated: **B15-13**
    - Buildings should reinforce the scale, massing, proportions and detailing established by other significant historic buildings in the vicinity (if any).
    - The massing of larger commercial and mixed use buildings (5,000 square feet or greater) should be broken down to an appropriate scale through the use of storefronts and breaks in the facade.

12. The DEIR refers to City of Sonoma Municipal Code Section 19.34.010(B), which states that "The primary objectives for the Downtown district are to preserve and enhance its historic character and to retain and promote its economic vitality as a commercial, cultural, and civic center attractive to residents and visitors." The DEIR states: "Additionally, this section states that new construction should build upon the established character of Downtown." The DEIR must address the project's consistency with this City provision. The proposed project does not enhance the city's historic character, nor does it create a use that is attractive to residents. **B15-14**

13. DEIR Table 4.1-1 lists additional General Plan Community Development Element goals and policies that apply to the proposed project, but there is no analysis of the project's consistency with these City provisions. Goals and policies in this table that should be evaluated include: **B15-15**
    - Goal CD-5: Reinforce the historic, small-town characteristics that give Sonoma its unique sense of place.
    - Policy CD-5.1: Preserve and enhance the scale and heritage of the community without imposing rigid stylistic restrictions.

- Policy CD-5.2: Promote positive community interaction through provision of attractive public spaces.
- Policy CD-5.6: Pursue design consistency, improved pedestrian and bicycle access, and right-of-way beautification along the Highway 12 corridor.

Note that the proposed project does not provide public spaces, nor does it reinforce the historic, small-town characteristics of Sonoma.

B15-15 cont.

14. Most of the surrounding and nearby uses are single story or two-story. The large-scale three-story buildings will not be consistent with City policies regarding massing. The applicant states that architectural features will be incorporated into the design to reduce effects of massing, but these measures are not sufficient to reduce impacts to levels that are less than significant, given the huge size and height of the buildings and the high density/intensity of development on the site.

B15-16

Air Quality/Greenhouse Gases

15. DEIR page 4.2-26 states "The proposed project is estimated to take approximately 18 months to complete, and full buildout is anticipated to occur at the end of year 2017." The 2017 date for project completion is completely infeasible, given the need for Final EIR preparation, design review and permitting. The 18 month construction period is insufficient, given the size and scale of the buildings, the demolition and excavation required, and the interior finishing that will be needed. Therefore, construction emissions impacts and effects on nearby sensitive receptors (Impact Air-3) will be substantially higher than estimated in the DEIR. The analysis needs to be revised to reflect a more realistic construction scenario.

B15-17

16. The greenhouse gas analysis for proposed project construction relies on the applicant-provided construction schedule, which I believe is not feasible, as noted above. The analysis should include a longer construction period.

B15-18

Alternatives

17. Given the size and scale of the proposed project, a reduced-scale project with fewer rooms should be required to be evaluated. A reduced footprint and intensity of use would make it more consistent with the community character and would reduce traffic and air quality impacts. Clearly, the size is a concern – looking at an alternative with no restaurant does not address this concern, especially since a restaurant will likely be needed to accommodate the increase in visitors to Sonoma plaza where restaurants are fully booked on weekends. A project with fewer rooms should be fully evaluated.

B15-19

18. Before moving forward with a project of this size, the City should conduct an independent economic study to determine whether there is a need for 62 high-end hotel rooms and adjust the alternatives analysis based on the results of this study. **B15-20**

19. Offsite alternatives – no offsite alternatives were fully evaluated in the DEIR. CEQA Guidelines and related case law require consideration of other sites that reduce impacts, such as traffic congestion in downtown Sonoma. **B15-21**

Growth Inducement

20. DEIR page 7-3 states:

    "The Project is not expected to result in indirect growth inducement because it is replacing existing commercial development on the site, albeit at a higher density. Furthermore, there are no required infrastructure improvement that would increase capacity to the degree that additional development could occur elsewhere in the city."

    This statement completely dismisses the fact that the project represents a much higher density and intensity of use, and as such, would have the potential to result in significant growth-inducement effects. Placing a large-scale tourist facility in Sonoma's small community will likely induce additional growth to accommodate the types of goods and services expected by the project's clientele. Furthermore, concerns throughout Sonoma County have been expressed over resort developments, as they not only degrade the local character, but they also start a chain reaction of development. **B15-22**

Water Use and Hydrology

21. DEIR page 4.7-16 states: "…the City intends to increase the water supply entitlement limit to 3,000 acre-feet by 2035." Is this future increase necessary to accommodate the proposed project? Please clarify. **B15-23**

22. Given existing water shortages and conservation requirements, it is not clear how the proposed project's water use is not a significant unavoidable impact. More documentation is needed on how this project is accommodated by the Urban Water Management Plan and whether other planned uses (e.g., affordable housing or land uses for residents) would be preempted by the proposed project's water use. How does approval of this project's water use affect implementation of other projects needed in the community such as affordable housing, community facilities (public pool)? **B15-24**

23. The potential for interference with groundwater table flows is dismissed and needs additional analysis, given the underground parking area and shallow water table. The few sentences in the **B15-25**

DEIR are not sufficient to address this problem. Mitigation measures should be identified and required. **B15-25 cont.**

Biological Resources/Tree Removal

24. The Biological Resources Section 4.3 of the DEIR does not address impacts of tree removal, other than related to potential impacts on bats. The proposed project involves removal of many trees, in potential conflict with the City's tree preservation policies and provisions. Compliance with the City's tree preservation policies should be addressed and mitigation should be included to preserve at least some of the existing mature trees, regardless of whether there is specific habitat identified. **B15-26**

Cultural Resources

25. DEIR page 4.4-10 states: "Although the Project includes redevelopment of the Project site, the proposed buildings would not be readily apparent visibly from the District, nor would the Project construct new buildings in direct proximity to the District." This statement is inaccurate, given the size and height of the proposed development and its proximity to the historic district. The project will be visible from several places within the historic district and will have an effect on the setting of the historic district. The project fronts West Napa Street and would visually dominate the street front adjacent to the historic district and near other historic structures. Again, the DEIR understates the impact. **B15-27**

Section 7.1, Impacts Found to be Less than Significant

26. As stated in the quote on DEIR page 7-1, "An EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR." No such statements exist in the DEIR. Attaching the Initial Study does not satisfy this requirement. Many potential issues have been dismissed, which is surprising for a project of this size and scale, compared to existing uses in Sonoma. Substantially more information is needed in the DEIR regarding these dismissed issues. **B15-28**

Project Objectives

27. One of the project objectives is to provide employment opportunities for local citizens. However, there is no discussion on how this would be achieved. Without a written commitment to employing local residents, this objective is meaningless. Furthermore, most of the jobs offered by the proposed project are low-paying service jobs that could not support Sonoma's housing costs so it is highly likely that workers will come from out of the area. **B15-29**

Mitigation Monitoring

28. The DEIR states that the Mitigation Monitoring and Reporting Program for the Project will be included in the Final EIR, but that provides no opportunity for public review of the monitoring provisions. It is unclear whether numerous applicant-proposed measures are enforceable and effective. It would be prudent to allow the public review of the monitoring plan. **B15-30**

Conclusion

The project may have economic benefits for some, but it will adversely impact residents in the community and the community as a whole. This is the largest project proposed in downtown Sonoma and will permanently change the town's character and sense of place. Please take the time to fully consider these issues before going forward with the Final EIR. **B15-31**

Please feel free to contact me if you have any questions or would like to discuss my comments and concerns.

Regards,

Vicki A. Hill

Environmental Planning Consultant

cc: City Planning Commission
City Council

COMMENT LETTER # B16

Monday, March 21, 2016 at 2:48:51 PM Pacific Daylight Time

Subject: Response to the Draft EIR for the West Napa Street Hotel Project
Date: Thursday, March 10, 2016 at 3:50:11 PM Pacific Standard Time
From: Karla Noyes
To: David Goodison

David,
Here are my comments to be included and addressed in the Final EIR of the West Napa Street Hotel Project.
Please let me know if you have any questions.
Thank you!
Karla

Response to the Draft EIR for the West Napa Street Hotel Project

Submitted by Karla Noyes, March 10, 2016.

The cumulative impact of the increased traffic, increased greenhouse gasses, increased pedestrian traffic, water use and increased creation of sewage is indeed significant. **B16-01**

Regarding the Sonoma General Plan:

> Policy CD-5.4 Preserve and continue to utilize historic buildings as much as feasible.
>
> Goal CD-5 Reinforce the historic, small-town characteristics that give Sonoma its unique sense of place. Policy CD-5.1 Preserve and enhance the scale and heritage of the community without imposing rigid stylistic restrictions
>
> Policy CD-5.4 Preserve and continue to utilize historic buildings as much as feasible.
>
> Policy CD-5.8 Encourage the designation and preservation of local historic structures and landmarks, and protect cultural resources.
>
> Section 19.42.050, Guidelines for Infill Development, provides guidelines that are intended to encourage new infill development in the historic overlay district to be **compatible in scale** and treatment with the **existing, older development** and to **maintain the overall historic character and integrity of the community.**

B16-02

This project is absolutely out of scale with the historic character of the Plaza area**.**

1) **"AES-1 The Project would not substantially degrade the existing visual character or quality of the site and its surroundings."**

I disagree wholeheartedly. Because of the project's massive scale in that location the project does indeed substantially degrade the existing visual character or quality of the site and its surroundings. The enormous scale is absolutely significant. **B16-03**

2.) "GHG-2 The Project, in combination with past, present, and reasonably foreseeable projects, would result in less than significant cumulative impacts with respect to GHG emissions. "

I disagree wholeheartedly. Not only will there be the increased traffic and greenhouse gas emission associated with hotel and restaurant patrons and employees there will be a huge impact on air quality from idling busses, vans, limos and taxis keeping their air conditioning running during the summer. Climate studies predict that Sonoma County will have 90 days of over 90 degree temperatures. Three months of really hot weather. There will be a huge increase in air conditioning use and all of the energy use ramifications that will cause. This is absolutely significant. **B16-04**

3.) "AIR-4 The proposed Project, in combination with past, present, and reasonably foreseeable projects, would not result cumulatively contribute to air quality impacts in the SFBAAB."

I disagree wholeheartedly. This is absolutely significant. **B16-05**

4.) "CULT-1 The Project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5" **B16-06**

The demolition of 153 W. Napa Street, an important contributor to the visual historic charm of Sonoma, is absolutely significant. I want a more thorough investigation of that important structure. The Project site is still within proximity to the National Register Historic District as a whole which would significantly negatively impact this important historical resource. B16-06 cont.

5.) "PS-1 The proposed Project would not result in the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives." B16-07

I want to see the Fire Chief's opinion about the ability to provide fire protection. I believe there would be a significant problem with fire safety.

6.) "PS-2 The proposed Project, in combination with past, present and reasonably foreseeable projects, would result in less than significant cumulative impacts with respect to fire protection services." B16-08

See above plus include the increased traffic the Project will create. This negative impact is absolutely significant.

7.) "TRANS-3 The Project would not 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."

Less than significant impact, are you kidding?!! There is altogether too much traffic in that area including First Street West. I took a friend to the doctors on First Street West Friday, February 26, 2016 at 2:30pm and attempted to parallel park. What a nightmare! Between backing up traffic and cars swerving around me, and FedEx and UPS trucks stopping to drop off packages then zipping around me – that was nothing compared to trying to cross the street with all that traffic! Taking my life into my hands. And you want to put MORE traffic on that street? More traffic on W. First and W. Napa is absolutely significant. The traffic study should be done during the summer high season in order to accurately gauge the impact. B16-09

8.) "TRANS-7 The proposed Project, in combination with past, present and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to transportation and traffic." B16-10

This conclusion is absolutely wrong. This negative impact is absolutely significant.

9.) "UTIL-1 The Project would have sufficient water supplies available to serve the project from existing entitlements and resources, or new or expanded entitlements needed."

I disagree. You have no idea of the state of future water supplies with Climate Change. Scientists predict hotter, dryer conditions for Sonoma County and the Russian River watershed and the Sonoma County Water Agency supplies are already over-subscribed. Future water supply is absolutely significant. B16-11

10.) "UTIL-3 Implementation of the Project, in combination with past, present, and reasonably foreseeable projects, would not result in a significant cumulative impacts with respect to water supply or services." B16-12

Wrong. See above. Future water supply is absolutely significant.

11.) "UTIL-7 Implementation of the Project, in combination with past, present, and reasonably foreseeable projects, would not result in a significant cumulative impacts with respect to wastewater treatment."

Investigate the dilapidated condition of the existing sewer pipes. It is irresponsible and possibly illegal to increase the sewage supply. This is absolutely significant. B16-13

12.) "UTIL-9 The proposed Project would not contribute to cumulative natural gas and electrical service demands."

Wrong. Increasing the electric usage of 494,073 KWh DAILY and natural gas usage 2,704,193 (KBtu) annually is absolutely significant. B16-14

Respectfully submitted,

Karla Noyes

15549 Brookview Drive

Sonoma, CA 95476

COMMENT LETTER # B17

Monday, March 21, 2016 at 2:49:10 PM Pacific Daylight Time

Subject: Kenwood Investments Hotel project
Date: Thursday, March 10, 2016 at 5:49:36 PM Pacific Standard Time
From: Miss Regina
To: David Goodison

Dear David:

I'll make my objection short. The traffic on First Street us already a nightmare, as you know!

People parking in or blocking driveways, delivery trucks parking in the middle of the street, drag racers speeding all say and night long on the street, and much more.

The hotel project does not fit in well with the Sonoma small town community ambiance. The analogy is it's (the hotel) is like the mean stepsisters in Alice in Wonderland trying to put their size ten foot into the size six glass slipper! It doesn't work. **B17-01**

Cordially,

Regina Baker

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Kristi Black
P.O. Box 10456
Oakland, California 94610

March 10, 2016

David Goodison, Planning Director
City of Sonoma Planning Department
No. 1 The Plaza
Sonoma, California 95476

SUBJECT: Comments on the Hotel Project Sonoma Draft EIR (SCH # 2014062041)

Mr. Goodison,

My comments on the Draft Environmental Impact Report (EIR) for the Hotel Project Sonoma are detailed in this letter. Several deficiencies of the Draft EIR require revisions that should trigger recirculation of the Draft EIR: B18-01

- ***Impact AES-1 (construction):*** The Draft EIR fails to describe and disclose a significant aesthetic impact during construction. The Draft EIR should disclose and mitigate this significant impact. B18-02
- ***Impact AES-1 (buildout):*** The Draft EIR defers until a later time the analysis of project buildout aesthetic impacts and whether they would be significant. This does not allow meaningful comments on the EIR aesthetics analysis. The Draft EIR should disclose the buildout aesthetic impacts. B18-03
- ***Section 4.3, Biological Resources (construction):*** The Draft EIR fails to describe and disclose a significant construction impact to protected nesting birds. The Draft EIR should disclose and mitigate this significant impact. B18-04
- ***Impact HYDRO-1 (buildout):*** The Draft EIR does not contain an adequate analysis of impacts to groundwater but instead speaks to whether there would be sufficient water supply. This does not allow meaningful comments on the Draft EIR groundwater supply analysis. The Draft EIR should disclose the impacts on groundwater supply. B18-05

These and other comments are described in greater detail below.

Section 4.1.3, Impact AES-1

- ***Construction Impacts.*** The Draft EIR does not analyze degradation of visual character or quality of the site and its surroundings during construction. Construction equipment, structure demolition, ground disturbance, excavation, and other activities would be visible at the site during construction of the proposed project. Viewers of the site would include highly sensitive receptors such as residents and tourists driving by the site and walking in the downtown area. Construction activities do not fit in with the visual B18-06

character of the site or surrounding area and would degrade visual quality. This would be a significant impact and should have been analyzed in the Draft EIR. Mitigation, such as screening of the site during construction, should be required in the EIR. The lack of analysis of construction impacts in the Draft EIR does not allow meaningful public comment on the project's aesthetic impacts during construction. Furthermore, the Draft EIR analysis overlooks a significant environmental impact of the proposed project. Thus, the EIR should be recirculated after revision. **B18-06 cont.**

- ***Buildout Impacts.*** The Draft EIR does not disclose the buildout aesthetic impacts of the proposed project. Instead, the Draft EIR defers analysis and disclosure of buildout aesthetic impacts to a later date, i.e., when the City makes design review findings. The buildout aesthetic impacts analysis does not contain a visual simulation or drawing and does not even describe what the hotel would look like from any viewpoints, including the viewpoints described in the Draft EIR, and does not state the impacts of the project as proposed. The Draft EIR should be revised to describe and disclose the buildout aesthetic impacts of the proposed project, state whether those impacts would be significant, and outline mitigation for any identified significant impact. Furthermore, the lack of disclosure of impacts and mitigation in the Draft EIR does not allow meaningful public comment on the project's aesthetic impacts at buildout. Thus, the EIR should be recirculated after revision. **B18-07**

Section 4.3, Biological Resources

- ***Construction Impacts.*** The Draft EIR fails to analyze impacts to avian species protected at the federal level (e.g., under the Migratory Bird Treaty Act) and at the state level (e.g., under various sections of the Fish and Game Code). The project has the potential to adversely impact birds directly through tree removal and nest destruction and indirectly through noise from construction activities that can cause nest abandonment. Nest abandonment or destroying an active nest during construction would be a significant impact. There are fifty trees on the site identified in the arborist report in the Draft EIR. Many of them are in moderate condition, which could provide habitat for nesting birds. Thus, the project may result in a significant impact to nesting birds. The Draft EIR, however, is silent on this significant impact. The EIR should be revised to describe and disclose construction impacts to nesting birds, state that the impact would be significant, and outline mitigation for the impact. Furthermore, the Draft EIR analysis overlooks a significant environmental impact of the proposed project. Thus, the EIR should be recirculated after revision. **B18-08**

Section 4.7.3, Impact HYDRO-1

- ***Buildout Impacts.*** The Draft EIR groundwater supply impact analysis does not actually speak to whether the project's annual demand of 5.7 million gallons per year would result in a net deficit in aquifer volume or a lowering of the local groundwater table. The Draft EIR only concludes the City of Sonoma's Urban Water Management Plan states there is sufficient supply. The Draft EIR is silent as to whether, even if the water is available from the groundwater aquifer, the project would cause a deficit in water volume or lowering of **B18-09**

the local groundwater table. The mere availability of water from SCWA and the City's groundwater wells does not per se mean there would not be drawdown of groundwater or a net deficit in water volume in an aquifer. That is, there may be groundwater available for pumping, but there could still be an adverse impact to groundwater volume or level through using available groundwater. Therefore, the Draft EIR should analyze the groundwater volume and groundwater level impacts of water from use of the City's groundwater wells during peak summer months to supplement SCWA supplies, particularly given that the Draft EIR recognizes that withdrawals from the groundwater basin as a whole are occurring faster than the natural recharge. The EIR should be revised to describe the impact to groundwater volume and groundwater levels, state whether that impact is significant, and outline mitigation for any significant impacts. Furthermore, the omission of such an analysis in the Draft EIR does not allow meaningful comment on the project's impacts to groundwater volume and level. Thus, the EIR should be recirculated after revision. **B18-09 cont.**

Chapter 6, Alternatives

- ***Reasonable Range of Alternatives.*** The Draft EIR does not seem to consider a reasonable range of alternatives and does not consider at least two alternatives that meet all CEQA requirements for consideration. Other than the CEQA-required No Project Alternative, the Draft EIR examines only two alternatives to the project and omits without explanation any alternatives with smaller building footprints and fewer rooms. The EIR should be revised to consider reduced development alternatives, including an alternative with fewer rooms as well as an alternative with fewer rooms and no restaurant. Unlike the no-restaurant alternative contemplated in the EIR where the size of the building would not be reduced, the building space itself should be reduced under these two suggested alternatives. Both suggested alternatives would avoid or substantially reduce significant impacts of the proposed project. For example, a hotel with a smaller footprint could substantially reduce fugitive dust and exhaust emissions during construction (Impacts AIR-1, AIR-2, and AIR-3) due to less ground disturbance and less equipment use, respectively. A hotel with a smaller footprint could also be configured to completely avoid the significant impact to the Index-Tribune building (Impact CULT-1). A hotel with fewer rooms would also reduce the amount of wastewater generated by the project (Impacts UTIL-6 and UTIL-7). Neither alternative would meet all objectives listed in the EIR (since they do not have 62 rooms and one does not have a restaurant), but they would meet most of the basic objectives, as required under CEQA. Both alternatives are potentially feasible. There is no discussion, however, of why an alternative with fewer rooms and a smaller footprint has not been considered. The EIR should therefore be revised to consider these two alternatives. **B18-10**
- ***Project Objectives.*** The objective of constructing a 62-room hotel, restaurant, and spa on an infill site in downtown Sonoma, CA, seems to be unnecessarily narrow. It seems this very specific objective might have limited the range of alternatives considered, given that the only build alternatives considered in the EIR have 62 rooms and there is no discussion of why a hotel with fewer rooms was considered but rejected. It seems that a **B18-11**

key purpose of alternatives under CEQA is to reduce significant environmental impacts of a proposed project. If the objective of constructing a 62-room hotel, restaurant, and spa precluded examination of a reduced-project alternative with fewer rooms and a smaller footprint, then this objective also precluded examining alternatives that might avoid or substantially reduce a significant impact of the proposed project. Given that objectives are defined by the lead agency, the City should reconsider this objective of the proposed project and, as previously stated, should examine alternatives with fewer rooms. **B18-11 cont.**

- ***Avoid or Substantially Reduce A Significant Effect.*** Alternatives to the proposed project must avoid or substantially reduce a significant effect of the proposed project. The Draft EIR, however, provides no conclusion and no substantiation that the No Restaurant Alternative or Mitigated Alternative would result in avoidance or substantial reduction of a significant impact of the proposed project. The Draft EIR only concludes that certain impacts would be "less severe." Thus, it is unclear whether these alternatives are appropriately considered in the EIR. The Draft EIR should be revised to clarify which impacts are substantially reduced by the considered alternatives. Substantiation should be provided for these conclusions. **B18-12**

Thank you for the opportunity to comment on the Draft EIR.

Best regards,

Kristi Black

Kent Iverson
455 Eastin Drive
Sonoma, CA 95476

EIR Feedback

The ingress/egress proposed (Napa Street) is unrealistic, since this stretch of road is backed up with traffic during peak hours on weekends and during the summer and fall. It is also unclear how a right turn only flow will be enforced. The developers will certainly want a grand entrance on Napa Street, and a right turn only ingress should be OK provided there is enough "staging capacity" that demolition and construction vehicles and later customers' cars will not back up into Napa Street waiting to enter the property. The egress from the hotel should be out onto to Second Street, perhaps via a shared driveway with the Sonoma Valley Inn. **B19-01**

It seems that the developer is planning to put in a significant amount of parking, although current parking capacity is insufficient during the summer on Tuesday evenings when the Farmer's Market is underway and a Stompers game is on. I do not see a strong need to further mitigate this issue within the current project, but new projects around the Plaza should all be "self supporting" in term of parking capacity. **B19-02**

The projected water usage of the development (>5M gallons per year) is a significant increase in demand on a depleted resource with an uncertain future (i.e., severe degradation of anadromous fisheries, saltwater intrusion in the south county, climate change long term impacts on precipitation and water usage in Sonoma County). Given the predominance of negative long term forecasts regarding precipitation and temperature, it would be sensible to mitigate major increases in water usage in the city. I think it would be reasonable to require the developer to mitigate at least 75% of the projected water usage of the hotel through a combination of: **B19-03**

- Rainwater collection, storage and use for landscaping irrigation
- Contribution of funds to the extension of the recycled water system
- Contribution of funds to rainwater collection and xeriscape conversion elsewhere in the city

The additional burning of carbon-based fuels should also be addressed via mitigation by the developer. I would expect that the new development would include solar panels to generate a significant amount of the projected summertime energy usage (air conditioners), and I would also like to see the developer contribute to a fund to plant native trees in and around the city of Sonoma. The developer's contributions to this fund could be promoter to the public with a "matching funds" type offer to increase the impact of this mitigation. The City of Sonoma would determine what to plant and where, but I have suggestions if they run out of ideas. **B19-04**

The additional volume of waste water discharge into the city sewer should also be mitigated, but perhaps to a lower proportion. The options for mitigation that I would think would be reasonable include: **B19-05**

- Funding the diversion of storm water runoff from city sewer to streams, ponds and wetlands
- Funding the upgrading of sewer piping servicing the site

The development will increase the proportion of hardscape which will increase runoff and exacerbate flood risk in the general area. The planners should look for opportunities to mitigate this risk via daylighting intermittent and perennial stream courses, such as Fryer Creek, which has buried tributary **B19-06**

channels near the site of the development. There is probably no practical flood control mitigation that can be done within the confines of the property, but general mitigation could be applied to downstream areas, such as riparian channel enhancement along Second Street West, south of Andrieux. **B19-06 cont.**

A smaller hotel would be more esthetically appropriate and better from a resources and environmental standpoint. Broadway would be appropriate for this size of development if the resource and environmental mitigations were reasonable. **B19-07**

Monday, March 21, 2016 at 2:47:05 PM Pacific Daylight Time

Subject: hotel project
Date: Sunday, March 6, 2016 at 9:13:30 AM Pacific Standard Time
From: c.a. collier
To: David Goodison

To the commission:

The developer won the right to build a hotel when Measure B failed. Its impact on the Sonoma community and the environment in general was only addressed theoretically because voters were unaware of specific aspects of the project. Now we know. **B20-01**

One issue that is completely untenable is the projected amount of water the project will utilize. For several years homeowners have been ripping out lawns, planting drought tolerant landscapes, and conserving water. To ignore our conservation efforts and allow this project to proceed as described indicates Sonoma's voluntary and mandatory water restrictions were unnecessary. **B20-02**

The chosen location for this hotel and restaurant is at odds with many other environmental issues including air quality. We know the buses and limos that deliver tourists to the Plaza often sit in the parking lots with engines running to keep the inside air cool for the guests. The pollution from so much increased traffic and idling of motors will impact the community's health. **B20-03**

The Commission will examine mitigation ideas offered by the developer. I have read nothing that indicates a plan to create more water (recycle, extension of the purple pipe, etc.) Instead, the hotel will compete with residents for our limited amount of available water. The impact of millions of gallons of additional sewage has not been addressed, either. **B20-04**

The developer has a right to build a hotel and restaurant, but it does not have the right to threaten the existing community. I suggest the project be moved to an area away from the Plaza, perhaps to Cornerstone where it can utilize its own source of water with a well, and where the prevailing afternoon winds will disperse some of the noxious emissions. The Plaza is the center of too much activity already, and this hotel/restaurant will cause serious congestion of traffic and create a hazard for pedestrians. Stop lights would only increase the congestion and are not a viable solution. **B20-05**

All things considered, this project would be bad for the environment in many ways, and the Developer has alternatives.

Carol Collier
Sonoma resident

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David Goodison
Director
Planning Commision,
City of Sonoma

RE: West Napa Hotel Draft EIR

Dear Mr. Goodison:

I am writing this letter to formally object to the above referenced project for several very compelling reasons.

First and foremost, this project's design and scale is out of place in the proposed location site. Though it has been reduced by 50% from it's original design, it is still far too big for First Street West and West Napa Street. B21-01

Second, this project says it will have underground parking "for most" of the guests. Exactly what does "most" mean. The proposal is for a 62 room hotel along with a restaurant and spa. Even if you provide parking for 50% of the guests, where will all of the others park??? We are already lacking in parking around the plaza. This will just create more gridlock and safety hazards on a state owned highway, not to mention the lack of pedestrian safety. B21-02

Thirdly, I have been conserving water now for 4 years. We have removed all of our lawn and gone to the expense of redesign to low drought landscaping. This hotel/restaurant/pool and spa will do nothing but increase water use in the city while the citizens are penalized with conserving and paying higher water rates. B21-03

I am definitely NOT a proponent of this project in any way shape or form; however, since it is inevitable that it will be built, I respectfully request that you include my objections in the Final EIR report. B21-04

Laurie Sebesta

Laurie Sebesta
450 Eastin Drive
Sonoma, CA 95476

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Sonoma Hotel Project

Sonoma does not have a shortage of tourist accommodation therefore is not in need of a charmless mega complex hotel which would be more fitting for a larger city. What Sonoma does have is a shortage of affordable housing, water, and a very old sewer collection system with limited capacity. One would be hard pressed to try to come up with justification for using up the equivalent capacity space of 39.88 Single Family Dwelling Equivalents (i.e. 39.88 single family homes) of our sewer collection system even if it were feasible. Unfortunately, it is not feasible. Kenwood Investments hired engineers whom have stated that if the hotel is built and connected to the sewer, the raw sewage would "surcharge" (overflow) up thru the manholes on Broadway and W. Napa St. The idea that an 8 hour holding tank system could be installed would very costly for Sonoma Valley Sanitation District (SVCSD) to implement for all citizens that of course would be offered this new Septic Holding Tank Release System (named for reference) so as to not show favoritism for a project that the City of Sonoma does not need and that does not benefit its citizens. The liability of an 8 hour hold tank puts Sonoma at great risk for litigation considering the rain is an act of God that we have no control over. In contrast we are completely liable for any and all agreements made to the hotel as to the hold /release time of the tank and our ability to make space in the sewer system for the empting of that tank in a timely manner. We are currently in an ongoing drought which probably will end at some point. Our new weather pattern seems to be drought with patches of heavy flooding rain. In the early 2000's we had 30 days of non - stop rain and that could happen next year – we don't know. B22-01

That being said, if the Sonoma Valley County Sanitation District already has plans to implement a Septic Holding Tank Release System that is controlled by a computer system at the treatment plant that could wirelessly monitor, meter, manage and control the pumps of all of the newly installed holding tanks feed into the Sonoma Valley Sanitation Districts collection system as well as monitor the fluctuating sewage flow in the lines to avoid Sanitary Sewer Overflows (SSOs), then I look forward to reviewing the proposal and budget for this system in the revised EIR. This new system would also alter the existing description of the SVCSD facility on the Discharge Permit.

Need for a hotel in Sonoma, CA:

There is no need for additional guest accommodations in Sonoma, Ca

AirBnB.com reveals that there are over 300 homes and estates in Sonoma Valley that offer accommodations to tourist and to the general public. 30 of these properties can accommodate from 10 to 16 plus guests. These homes and estates have been built over the past 100 years so their continued operation would be preferable to the environmental impacts (cancer being one) of constructing a large out of scale, mega complex hotel which is devoid of all charm with its large blank walls dwarfing our surrounding, sweet historical buildings in the charming area of the Historical Square in Sonoma. B22-02

What is lacking in Sonoma Valley is drinking water, and a repaired sewer collection system:

NPDES Discharge Permit:

Sonoma Valley Sanitation District (SVCSD) has to adherer to the rules and regulations of the discharge permit in order to operate the collection and treatment plant. The discharge permit is issued to SVCSD by The State of California, San Francisco Regional Water Board. The discharge permit governs the entire collection and treatment facility of SVCSD. The discharge permit does not permit any other individual or entity to operate or affect the collection system or treatment facility other than "the Discharger" (SVCSD) – doing so would violate the discharge permit. The referred to Septic Holding Tank Release System must be operated and managed by SVCSD not Kenwood Investments.

http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0ahUKEwiI-Z3V9q_LAhUO92MKHRlGBPEQFggdMAA&url=http%3A%2F%2Fwww.waterboards.ca.gov%2Fsanfranciscobay%2Fboard_decisions%2Fadopted_orders%2F2014%2FR2-2014-0020.pdf&usg=AFQjCNHkWDTp3feuSbCY4G4T-PzwWTo0gg&sig2=2O_PUbQhXiLTDcOIYZiWog

ORDER No. R2-2014-0020
NPDES No. CA0037800
The following discharger is subject to waste discharge requirements (WDRs) set forth in this Order.

ATTACHMENT D –STANDARD PROVISIONS **B22-03**

D _D

_I. STANDARD PROVISIONS – PERMIT COMPLIANCE
_A. Duty to Comply
1. The Discharger must comply with all of the conditions of this Order. Any noncompliance constitutes a violation of the Clean Water Act (CWA) and the California Water Code and is grounds for enforcement action, for permit termination, revocation and reissuance, or modification; or denial of a permit renewal application. (40 C.F.R. § 122.41(a).)

_B. Need to Halt or Reduce Activity Not a Defense
It shall not be a defense for a Discharger in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this Order. (40 C.F.R. § 122.41(c).)
_C. Duty to Mitigate
The Discharger shall take all reasonable steps to minimize or prevent any discharge or sludge use or disposal in violation of this Order that has a reasonable likelihood of adversely affecting human health or the environment. (40 C.F.R. § 122.41(d).)
_D. Proper Operation and Maintenance
The Discharger shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the Discharger to achieve compliance with the conditions of this Order.

Holding Tank Release System Program:

The EIR, which under calculates the water use of a luxury hotel, states the Hotel's water demand at 22,071 gallons per day and restaurants demand at 4,527 gallons per day for a total of 22,071 gallons per day. The sewer capacity is calculated at 39.44 Single Family Dwelling Equivalents which are allotted 200 gallons per day equaling 7,888 gallon per day. So are we to believe that 22,071 gallons of water are going into the hotel but only 7,888 gallons of waste water are leaving the hotel? Where is the 14,183 gallons of water going if not the sewer? The pool and spa? I would like some clarification in this area.

The Holding Tank Size:

It may not be possible to estimate the size of the tank now but for discussion purposes I would like to elaborate. I will calculate this without considering worst case scenario of the hotel having to use the holding tanks during all peak hours. Using the "water use" figures the hotel would be using and disposing of approximately 22,071 gallons per day of waste water. That is 919.62 gallons of waste water per hour totaling 7357 gallons in an 8 hour hold. So would that be an 8000 gallon hold tank? B22-04

Using the sewer analysis based off of Exhibit A the hotel would equal 39.44 Single family dwelling units that are allotted 200 gallon per day each per day that would total 7888 gallons of waste water per day or 328.67 gallons per hour totaling 2629.33 gallons in an 8 hour period. So, is that a 3000 gallon holding tank?

Considering that the sewer output calculations and the water usage figures are grossly miscalculated in the EIR and hotel guest are not limited in their access or use of water, I would think the sewer holding tanks would be much larger. So, do we want a 10,000 or 15,000 gallon tank of raw sewage sitting downtown? How much methane would be gassing off of a tank that large in the middle of summer? The whole idea is ludicrous.

Constrained System Requirements:

The EIR engineering report stated that the surcharging would occur on Broadway and West Napa Street but what about the rest of the system from Broadway to the treatment plant? I think that an extended review of the entire length of the collection system needs to be inspected to make sure "other users would not be affected"

B22-05

It has already been demonstrated in the EIR that the sewer will be constrained if the hotel were connected to the collection system. Below is the Sonoma Valley County Sanitation District Sanitation Code Ordinance and it makes no mention of an alternative to the applicant agreeing to pay the full cost of finishing out-of-track trunk or collection lines or facilities so that said extension will not adversely affect other users. Does the SVCSD need to re write the Sonoma Valley County Sanitation District Sanitation Code in order to facilitate the Hotel Project? Who is going to absorb that cost?

http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0ahUKEwj_plzK3a_LAhVMzGMKHYdUD5YQFggdMAA&url=http%3A%2F%2Fwww.scwa.ca.gov%2Ffiles%2F%2Fdocs%2Fsanitation%2Fcodes%2Fsonoma-valley-sanitation-code-2013.pdf&usg=AFQjCNHhAFDp0nSBLBpgzhGHu7_45LobAA&sig2=9yEIImZi70E5Sxcx23AR9Q

Sonoma Valley County Sanitation District Sanitation Code Ordinance

SECTION 3.17 - REVIEW OF APPLICATION FOR NEW SEWER CONNECTIONS

SECTION 3.17 - REVIEW OF APPLICATION FOR NEW SEWER CONNECTIONS: Receipt of application by the District is not a guarantee that a sewer service permit will be issued. Each application will be reviewed individually by the District. After such review, the District reserves the right to grant or reject said application for any cause which may adversely affect the District's wastewater treatment system.

SECTION 3.28 - SEWER MAINLINE EXTENSION PERMITS:

C. Additional Constrained System Requirements: Whenever the District determines that existing trunk sewers, collector sewers, or lift stations are insufficient to adequately serve any sewer mainline extension, the District shall not issue a sewer mainline extension permit for such extension until such time the applicant agrees to pay the full cost of furnishing out-of-tract trunk or collector lines or other facilities so that said extension will not adversely affect other users or potential users of existing sewer pipelines.

B22-05 cont.

The Discharge Permit issued by San Francisco Regional Water Board:

On May 14, 2014 the Discharge Permit for Sonoma Valley County Sanitation District (SVCSD) had expired and needed to be reissued. I opposed the issuing of that Discharge Permit sighting that SVCSD was in violation of the current Discharge Permit and would be in violation upon signing a new Discharge Permit. It states very clearly on the permit that the discharger may not release sewage from their collection system:

"Duty to Comply:

1. The Discharger must comply with all of the conditions of this Order. Any noncompliance constitutes a violation of the Clean Water Act (CWA) and the California Water Code and is grounds for enforcement action, for permit termination, revocation and reissuance, or modification; or denial of a permit renewal application. (40 C.F.R. § 122.41(a).)

Definitions:
15. Waste, waste discharge, discharge of waste, and discharge are used interchangeably in the permit. The requirements of the permit apply to the entire volume of water, and the material therein, that is disposed of to surface and ground waters of the State of California.
69B69BA. Discharge Prohibitions
1. Prohibitions in this Order
a. Discharge Prohibition III.A (No discharge other than as described in this Order): This prohibition is based on 40 C.F.R. section 122.21(a) and Water Code section 13260, which require filing an application and Report of Waste Discharge before a discharge can occur. Discharges not described in the application and Report of Waste Discharge, and subsequently in this Order, are prohibited.
c. Discharge Prohibition III.C (No bypass of untreated wastewater): This prohibition is based on 40 C.F.R. section 122.41(m). See Federal Standard Provisions, Attachment D, section G.
e. Discharge Prohibition III.E (No sewer overflows): This prohibition is based on Basin Plan Prohibition 15 (Table 4-1) and the CWA, which prohibits the discharge of wastewater to surface waters except as authorized under an NPDES permit. Publicly owned treatment works must achieve secondary treatment at a minimum and any more stringent limitations necessary to meet water quality standards (33 U.S.C. § 1311[b][1][B and C]).
A sanitary sewer overflow that results in the discharge of raw sewage or wastewater not meeting this Order's effluent limitations to surface waters is therefore prohibited under the CWA and the Basin Plan.

G
1. Neither the treatment nor the discharge of pollutants shall create pollution, contamination, or nuisance as defined by California Water Code Section 13050.
2. Collection, treatment, storage, and disposal systems shall be operated in a manner that precludes public contact with wastewater, except in cases where excluding the public is infeasible…"

B22-05 cont.

After being found in violation of the Discharge Permit for a leaking collection system that is under capacity with deferred repairs dating back to a 1994, SVCSD settled the violation and was fined $732,300.00 (part of which was off set). The violations included 46 Sanitary Sewer Overflows (SSOs) 39 of which were due to "flow exceeding capacity". SVCSD is currently working to make repairs over the next (estimated) 20 years along with the ongoing Capital Projects for the sewer that get rolled over from yearly report to yearly report. The cost of repairs in 1994 to repair the collection system (10 miles of it) was 45 million dollars. Until those repairs are completed we are dealing with a very old leaking collection system that is so old and leaky that Sonoma Valley Sanitation District is number 2 on the list of Top 20 Sanitary Sewer Systems Ranked Spill Criteria for Fiscal Year 2013 – 2014 with 127,990 gallons of raw sewage spilled. In Top 20 Sanitary Sewer Systems Ranked Spill Criteria Since 2007 we are number 3 coming in at 1,239,161 gallons of raw sewage spilled. We should be ashamed to be such a tiny town with such a reputation of polluting.

Especially considering we have been in a drought since 2007. We should not add any more connections onto the collection system until it is repaired. It is broken and we are literally eliminating into the ground water.

B22-05 cont.

The following three pages are from that report:

California

Water Boards

Protecting California's Water

Statewide
Sanitary Sewer Overflow Reduction Program
Annual Compliance Report

March 26, 2015

CALIFORNIA
Water Boards
STATE WATER RESOURCES CONTROL BOARD
REGIONAL WATER QUALITY CONTROL BOARDS

FISCAL YEAR 2013 – 2014

B22-05 cont.

reported SSO volume. However, during fiscal year 2013-2014, the state experienced the lowest volume of SSOs spilled in comparison to the past six fiscal years. Approximately, five million gallons of sewage spilled during fiscal year 2013-2014 in comparison to 8.6 million gallons of sewage spilled during fiscal year 2012-2013.

Table 6 – Top 20 Sanitary Sewer Systems Ranked Spill Criteria for Fiscal Year 2013-2014

Region	Collection System	Population	Miles	Volume (Gallons)	% Volume Reaching Surface Water	#50k SSOs	SSO Rate	Volume Rate	FY 13-14 Ranking (Low is Better)
San Francisco Bay	San Dist #1 of Marin CS	55,000	204	131,584	93%	2	14.8	2,399	100%
San Francisco Bay	Sonoma Valley County S.D. CS	44,706	159	127,990	99%	1	6.9	2,871	89%
Central Valley - Redding	Mt Shasta CS	3,627	30	97,949	100%	1	30.1	27,080	85%
North Coast	SCWA Russian River CSD CS	7,305	46	133,004	100%	1	8.8	18,257	83%
San Francisco Bay	West County WW District CS	93,000	255	84,546	88%	1	6.7	912	83%
Central Valley - Sacramento	Sacramento Area Sewer District CS	1,170,000	4,463	198,243	80%	No SSO	31.4	170	83%
Los Angeles	Whittier City CS	87,000	194	9,353	76%	No SSO	11.4	108	75%
Central Valley - Sacramento	Amador City CS	179	4	3,600	100%	No SSO	128.6	20,167	74%
Central Valley - Sacramento	Discovery Bay CS	14,000	52	215	98%	No SSO	7.7	15	72%
San Francisco Bay	Delta Diablo SD CS	190,567	71	46,553	100%	No SSO	7.1	245	71%
San Francisco Bay	Napa Sd CS	79,360	418	32,295	94%	No SSO	31.2	408	71%
Los Angeles	La Habra Heights City CS	5,712	2	1,340	100%	No SSO	87.2	235	71%
Central Valley - Redding	City Of Oroville CS	15,000	69	61,761	100%	1	5.8	4,129	71%
North Coast	Fort Bragg City CS	7,273	36	5,711	94%	No SSO	22.5	787	70%
San Francisco Bay	Oak Knoll SMD	1,521	1	212	99%	No SSO	71.6	140	70%
Los Angeles	Inglewood City CS	120,000	145	15,598	86%	No SSO	4.8	130	70%
Central Valley - Sacramento	Yuba City CS	45,000	180	86,315	100%	1	2.8	1,923	70%
Santa Ana	Eastern Municipal Water District CS	570,400	1,144	162,145	98%	1	0.6	285	70%
Santa Ana	Costa Mesa SD CS	111,918	229	79,885	96%	1	1.3	716	69%
San Francisco Bay	Port of San Francisco CS	5,000	13	1,990	79%	No SSO	69.4	399	68%

B22-05 cont.

Since September 2007, when all enrollees were required to start reporting, 56 enrollees have reported approximately 90 percent of the reported SSO volume in the state. The 56 enrollees responsible for 90 percent of the volume spilled have reported three or more SSOs reaching

surface waters. The total reported SSO volume reaching surface water from these 56 enrollees is approximately 156 million of gallons.

Table 7 shows the 20 sanitary sewer systems that ranked the highest using the spill ranking tool from highest to lowest since September 2007. Table 7 also shows the total SSO volume reported in millions of gallons, the number of spill events that exceeded 50,000 gallons and spill rates.

Table 7 – Top 20 Sanitary Sewer Systems Ranked Spill Criteria Since 2007

Region	Collection System	Population	Miles	Volume (Gallons)	% Volume Reaching Surface Water	#50k Spills	SSO Rate	Volume Rate	Ranking (Low is Better)
San Francisco Bay	Richmond City CS	68,280	199	45,992,150	100%	38	20.64	98,580	100%
San Francisco Bay	San Mateo CS	99,670	237	5,157,093	99%	27	18.59	7,572	92%
San Francisco Bay	Sonoma Valley County S.D. CS	44,706	159	1,239,161	100%	6	8.46	4,057	75%
San Francisco Bay	Town Of Hillsborough CS	11,016	98	5,143,694	72%	12	30.28	68,336	71%
Central Valley - Sacramento	Sacramento Area Sewer District CS	1,170,000	4,463	1,489,685	83%	2	32.88	186	71%
San Francisco Bay	San Dist #1 of Marin CS	55,000	204	3,545,889	81%	7	18.77	9,435	69%
San Francisco Bay	San Bruno City CS	40,165	89	1,739,088	94%	4	33.38	6,337	68%
San Francisco Bay	Oakland City CS	400,000	920	1,372,187	57%	4	14.31	502	68%
San Francisco Bay	Port of San Francisco CS	5,000	13	23,342	94%	No SSO	66.42	683	67%
San Francisco Bay	Novato And Ignacio CS	56,000	229	561,868	89%	3	8.55	1,468	66%
Lahontan - Victorville	Victor Valley Wastewater CS	110,000	44	43,514,818	100%	4	5.99	57,895	66%
San Francisco Bay	Millbrae City CS	20,718	67	88,845	91%	No SSO	55.92	628	65%
San Diego	City Of La Mesa CS	58,244	155	1,341,018	99%	2	9.06	3,370	65%
San Francisco Bay	Berkeley City Public Works CS	112,580	385	88,851	76%	No SSO	7.42	116	64%
San Francisco Bay	Rodeo SD CS	8,000	27	156,517	97%	No SSO	28.19	2,863	64%
San Francisco Bay	Sam CS	25,000	8	143,396	98%	1	25.37	839	64%
Central Coast	Oceano Comm. Serv. Dist. CS	7,700	24	94,782	99%	No SSO	14.03	1,801	64%
Central Coast	South San Luis Obispo Sd CS	40,000	9	440,658	95%	2	35.77	1,612	64%
Central Valley - Redding	Mt Shasta CS	3,627	30	99,327	99%	1	12.20	4,008	64%
North Coast	Loleta CS	750	2	97,000	99%	1	30.49	18,928	63%

B22-05 cont.

Sanitary Sewer Overflows (SSOs):

On the follow page you will see a copy of the interactive map of SSO's from the State Water Resources Control Board's website. The pink crosses represent Category 1 SSO's of the Sonoma Valley Sanitation District from Jan 1, 2007 to Feb 29 2016. Most of these years were drought years. There are too many to count for the purpose of this report so I have included a smaller, more resent example to illustrate the condition of the collection system. The cause of the majority of the SSO's from 2007 – 2016 stated "Flow Exceeded Design".

B22-06

The 5 pages that follow it are the SSO's from March 7, 2014 to February 7, 2016. I wanted to give a true example of how crippled our collections system is by showing the SSO's during obvious drought years - that being the two most recent years. They do not include the SSO's that occurred with last week's flooding (March). The five pages represent SSO's totaling 154,085 gallons of spilled waste with only 5,655 gallons recovered. Almost all of these SSO's occurred due to "Rain Fall Exceeded Design". That was the rainfall we had during our severe drought.

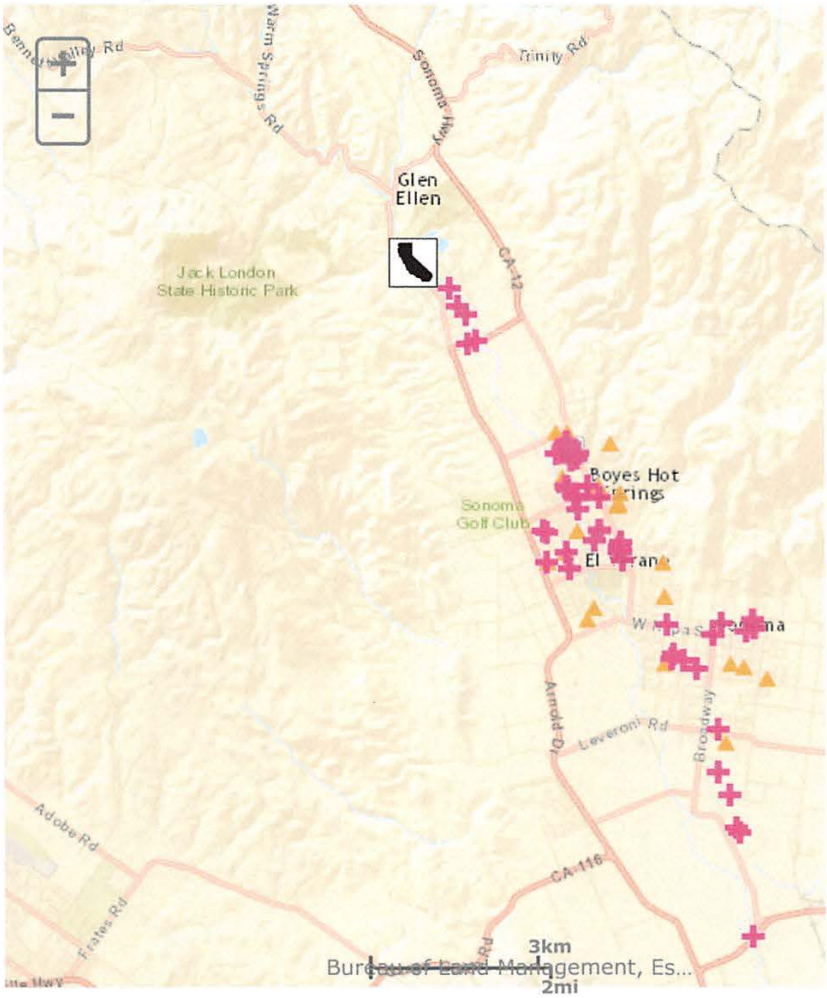
Home » Water Issues » Programs » Sso » Sso Map

Sanitary Sewer Overflow (SSO) Incident Map

SANITARY SEWER OVERFLOWS: *01/01/2007 - 02/29/2016*

Spill type: Category 1 Category 2 Category 3

Click on a map icon for incident information.



Note: Map does not include spills from sewage treatment plants.

More Info

Show all incidents

Show only incidents with valid GPS coordinates

Change basemap

Filter by volume (gallons):
0 - 1,000,000+ gal.

Minimum: 0

Maximum: 1,000,000+

Set Volume

Filter by date:
01/01/2007 - 02/29/2016

Start: Jan 01 2007

End: Feb 29 2016

Set Dates

Filter by Agency:
(All)

Set Agency | Show All

(Example: "123 Main Street, Sacramento, CA")

Go to street address:

Go to county: All

Show county layer

Go to Regional Board: All

Show RB layer

QA Tools

To find a Latitude/Longitude for a point or address, click here.

B22-06 cont.

SSO Event ID: 811475

Site Name:	4th Street E./ E Spain St.
Spill date:	12/11/2014 10:15:00 AM
Volume:	12825 gallons
Recovered:	0 gallons
Type:	Category 1
Reason:	Rainfall Exceeded Design, I and I (Separate CS Only)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.293 N -122.450 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

SSO Event ID: 811472

Site Name:	Vailetti/Casabella
Spill date:	12/11/2014 8:55:00 AM
Volume:	22375 gallons
Recovered:	0 gallons
Type:	Category 1
Reason:	Rainfall Exceeded Design, I and I (Separate CS Only)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.322 N -122.489 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

Full Report

SSO Event ID: 811471

Site Name:	Rancho Mobile Homes
Spill date:	12/11/2014 8:45:00 AM
Volume:	65055 gallons
Recovered:	0 gallons
Type:	Category 1
Reason:	Rainfall Exceeded Design, I and I (Separate CS Only)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.320 N -122.488 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

B22-06 cont.

SSO Event ID: 814042

Site Name:	Larson Park
Spill date:	3/23/2015 1:30:00 PM
Volume:	300 gallons
Recovered:	0 gallons
Type:	Category 3
Reason:	Grease Deposition (FOG)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.317 N -122.489 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

SSO Event ID: 811476

Site Name:	18055 River Rd.
Spill date:	12/11/2014 1:00:00 PM
Volume:	2750 gallons
Recovered:	0 gallons
Type:	Category 1
Reason:	Rainfall Exceeded Design, I and I (Separate CS Only)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.312 N -122.486 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

B22-06 cont.

SSO Event ID: 811468

Site Name:	18715 Sonoma Hwy.
Spill date:	12/11/2014 8:30:00 AM
Volume:	35910 gallons
Recovered:	0 gallons
Type:	Category 1
Reason:	Rainfall Exceeded Design, I and I (Separate CS Only)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.305 N -122.478 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

SSO Event ID: 811196

Site Name:	18880 Hwy 12
Spill date:	12/3/2014 8:37:00 AM
Volume:	600 gallons
Recovered:	0 gallons
Type:	Category 1
Reason:	Flow Exceeded Capacity (Separate CS Only)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.305 N -122.478 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

SSO Event ID: 821321

Site Name:	18880 Sonoma HWY
Spill date:	1/19/2016 9:55:00 AM
Volume:	100 gallons
Recovered:	95 gallons
Type:	Category 3
Reason:	Rainfall Exceeded Design, I and I (Separate CS Only)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.306 N -122.477 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

SSO Event ID: 811485

Site Name:	Meadowbrook Trailer Park
Spill date:	12/15/2014 12:15:00 PM
Volume:	200 gallons
Recovered:	0 gallons
Type:	Category 1
Reason:	Rainfall Exceeded Design, I and I (Separate CS Only)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.305 N -122.477 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

B22-06 cont.

SSO Event ID: 805796

Site Name:	472 5th Street West
Spill date:	4/29/2014 7:55:00 AM
Volume:	1500 gallons
Recovered:	500 gallons
Type:	Category 1
Reason:	Grease Deposition (FOG)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.293 N -122.468 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

SSO Event ID: 805961

Site Name:	765 Donald St. Sonoma, CA
Spill date:	4/30/2014 8:00:00 PM
Volume:	200 gallons
Recovered:	10 gallons
Type:	Category 3
Reason:	Root Intrusion
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.304 N -122.469 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

SSO Event ID: 811481

Site Name:	4th Street W./ Andrieux st.
Spill date:	12/11/2014 10:20:00 PM
Volume:	3570 gallons
Recovered:	0 gallons
Type:	Category 1
Reason:	Rainfall Exceeded Design, I and I (Separate CS Only)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.289 N -122.466 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

B22-06 cont.

SSO Event ID: 811479

Site Name:	4th Street W./Bettencourt St
Spill date:	12/11/2014 1:30:00 PM
Volume:	3375 gallons
Recovered:	0 gallons
Type:	Category 1
Reason:	Rainfall Exceeded Design, I and I (Separate CS Only)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.288 N -122.467 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

SSO Event ID: 819294

Site Name:	301 Napa Rd.
Spill date:	11/3/2015 7:15:00 AM
Volume:	5200 gallons
Recovered:	5000 gallons
Type:	Category 2
Reason:	Grease Deposition (FOG)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.275 N -122.457 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

SSO Event ID: 813284

Site Name:	Arroyo Rd
Spill date:	2/17/2015 8:40:00 AM
Volume:	30 gallons
Recovered:	25 gallons
Type:	Category 3
Reason:	Grease Deposition (FOG)
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.315 N -122.477 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

B22-06 cont.

SSO Event ID: 817780

Site Name:	440 Baines Ave
Spill date:	8/26/2015 4:25:00 PM
Volume:	60 gallons
Recovered:	5 gallons
Type:	Category 3
Reason:	Root Intrusion
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.313 N -122.478 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

SSO Event ID: 810489

Site Name:	Bains Ave.
Spill date:	10/30/2014 10:00:00 AM
Volume:	40 gallons
Recovered:	20 gallons
Type:	Category 3
Reason:	Root Intrusion
Address:	*Not Reported*
City:	*Not Reported*
County:	Sonoma
Coordinates:	38.313 N -122.478 W
Responsible Agency:	Sonoma County Water Agency (SCWA) R1
Collection System:	Sonoma Valley County S.D. CS

B22-06 cont.

Water:

This 62 room mega hotel represents the equivalent of 39.88 Single Family Home Dwellings to be connected into the sewer.

As to the EIR sewer estimations using SVCSD "Exhibit A" from SVCWA

"Exhibit A - The Equivalent Single Family Dwelling Billing Unit for Sonoma Valley Sanitation District"

May I remind the authors of the EIR that SVCSD board of directors are not authorities on statistics and have no expertise in the field of modern luxury hotels water usage. I would like to know how old this document is and what year the statistics were gathered and published. The water use on Exhibit A is based on an average winter day so as to not include irrigation water of landscaping for billing purposes. This makes no sense to be used as the equivalent use of a luxury hotel guest. Upon examining Exhibit A, I find that it allots .52 Equivalent Single Dwelling Units' (ESD) for each "sleep room". It also allots .65 for a" Dental Exam Room" and .65 for a "Convalescent Bed". It does not seem reasonable that a luxury hotel guest would use approximately the same amount of water as a person in a convalescent room, bedridden, recovering from an illness or operation receiving sponge baths and hooked up to a catheter. The term "sleep room" if given its proper historical meaning in reference to the City of Sonoma would be more a kin to the historic hotels found on the square. My grandmother spent her honeymoon in an old hotel on the square. In those days a "sleep room" was a room with a bed and a dresser. There was one bath and toilet that were located at the end of the hall. I think it more reasonable that the EIR should base its estimations of the water/sewer uses of this unsettlingly large luxury hotel complex based on figures more up to date of the hospitality industry studies. B22-07

According to a study prepared by The RICE Group, Inc. for the City of Seattle, Seattle Public Utilities September 1999 titled:

"Hotel Water Consumption Analysis Project"

"Findings and Conclusions: Total water usage across a wide variety of hotels ranges from under 100 gallons per day per room (gmp/rm) to over 400 gpm/rm. Older hotels, luxury hotels and hotels with full service restaurants and on-site laundry facilities typically exhibit the highest water usage per room."

According to a study prepared by O'Neill & Siegelbaum and The RICE Group for Seattle Public Utilities Resource Conservation Section July 2002 titled:

"Hotel Water Conservation"

"Findings

Total water usage across a wide variety of hotels range from under 100 gallons per day/room (gpd/rm) to over 400 gpd/rm, with median range between 144 and 190 gpd/rm. Hotels rated as larger, older, or luxury had median range usage close to 250 gpd/rm. Hotels with full service restaurants, large irrigated areas, and on-site laundry facilities typically exhibited the highest water use per room."

The website www.coloradowaterwise.org states that:

"Currently the average annual water per room use at the St. Regis Resort hotel is 336 gpd"

The studies sighted above are more realistic of a luxury hotels water use per room per day and I would like to see this portion of the EIR water calculations reinvestigated and studied with professionals input as opposed to the "Exhibit A" document used in the current EIR.

B22-07 cont.

Hotel / Commercial Laundry Facilities:

The EIR also did not disclose the types of detergents and solvents that would be used in the hotel laundry. The types of Pre-spotting solvents used in commercial laundries (hotels/hospitals) to remove blood and urine are extremely harsh - some requiring special training due to toxicity. Industrial detergents are much stronger than household detergents because they need to kill herpes and other communicable viruses followed by highly concentrated bleach that is followed by a solvent that removes the smell of the bleach followed by a fabric softener. That is a lot of toxic chemicals. Is it safe for these chemicals to be stored in a sewer tank mixing with methane gas and ammonia from the sewage from an 8 hour hold? Is that safe? I was under the impression that ammonia from urine mixed with bleach caused a toxic gas. I would like the EIR to explain this further. I would also like to know the details of venting/filtering of the methane gas from the holding tank.

B22-08

Liability:

The Sonoma Valley County Sanitation District cannot guarantee that an 8 hour hold tank will be held for only 8 hours because we are dealing with the unknown acts of nature and the water use of humans that are based on averages not the exceptions. While some hotel guest may take a 5 to 8 minute showers there are others that may take a 30 minute shower or take 3 showers a day. Many cultures use bides and when not given this added water using consuming feature in American hotels these hotel guest will jump in the shower to clean themselves as an alternative. There are far too many uncontrollable variables to guarantee any hold time on any sized tank. Will the tank have a switch to shut off the hotel water if it becomes full during a non – discharge period? Will the water supply to the hotel suddenly shut off without warning to the hotel guests? Will hotel guests in the shower with chemical hair removers (Nair, Neet) have no way to rinse it off resulting in chemical burns? Infants and young children left with soap on delicate areas not able to rinse off? Will the toilets back up resulting in contact with raw sewage? The litigation that would come from a hotel that had a full holding tank that was not able to be emptied leaving guest with no running water, shower, toilet or restaurant facilities would be devastating to the City of Sonoma and to SVCSD. The repercussions of videos uploaded to social media, Yelp reviews (etc.) across the internet would be devastating to the hotel owners. The amount of lawsuits that would come from the hotel guests would be vast. The litigation against the City of Sonoma from the hotel and against SVCSD that would result to cover the hotels law suit losses as well as loss of income from refunding guests and damages resulting from the destruction of the hotels reputation would be devastating. B22-09

Or would the hotel owners having full tanks and having waited 8 hours and 1 second, pump them out regardless of capacity of the sewer at the time resulting in the flow of raw sewage "surcharging" down Broadway? In either scenario the City of Sonoma loses.

Traffic: Using standard figures like "peak traffic hours" are not suitable to get a true picture of the traffic situation in Sonoma. I would like to see the EIR include real time examples to confirm their standard figures as true. Google maps "typical" traffic gives a more reliable estimate of traffic. West Napa Street is the major artery that supports traffic through Sonoma. I think that building a huge hotel at the corner is going to turn the normal delay in traffic into a miserable, miserable situation. There is no alternative route once you pass 5th Street West - you are locked into waiting for gridlock to clear at the corner. If more pedestrians and cars exiting and entering the hotel were added it would be like the traffic after the 4th of July fireworks have ended. It would make it very difficult to get around and it would wreck our small town charm. B22-10

Fire truck/ Emergency personnel:

The width of the driveway seems too narrow. In the EIR rendering an Audi is pictured. I would like to see a 3-D model scale in reference to the buildings size, humans, and cars around the project. I would like to see a Sonoma Valley Fire ladder truck and ambulance for size reference to confirm that in an emergency situation everyone could navigate and get out safely while fire and rescue personnel could work unhindered. I believe the county requires a fire truck to be able to turn around on a driveway to exit. I would think there would be no choice if the building(s) in the rear of the property were engulfed in flames preventing passage.

The project lacks parking. What is the solution?

B22-11

Old Printing Building:

I would think with a printing building that old there would be a high level of lead in the soil beneath the old printing building from the inks used. Soil testing should include tests for lead.

I know that the current owner of the building and the City of Sonoma does not consider the building to be historic but much of my family's history in the valley dating back to the 1850's was printed in the Sonoma-Index Tribune's old printing building.

B22-12

Water:

The Sierra snowpack measurements conducted by the Department of Water Resources for 2016 to determine if we are headed into another drought year have been measured and they conclude that we will indeed have another year of drought. 150% of snowpack would mean we are easing out of the drought but the numbers were not there:

December 136%, January 12%, February 120%, March 85%

The idea of Rain Harvesting is very unrealistic. With the severe drought that we have been in for years and that will continue thru 2016/2017. The mere mention of offsetting water use by means of rain harvesting is completely ludicrous. To harvest rain you need monthly rain and enough to offset the diverting (into the storm drains? Sewer?) that needs to be done in between dry spells to clean the roof from dirt and bird droppings. I had a rain harvesting system. I removed it because there wasn't enough rain to fill the tank.

B22-13

Water usage allotments:

In the EIR the hotel allows itself allotments for hotel, restaurant, and irrigation but later states that the irrigation will be trucked in. Is there a conflict in using water allotments for other uses?

B22-14

Water use, run off, drainage and use of partially treated sewer water for dust control:

How much water is estimated will be consumed by watering down the construction site 2 x a day for the 1 ½ years of the construction of the hotel? Will run off be captured or flow into the storm drains?

Will the run off from the roof drainage go into the storm drain system? What are the estimates of addition load on the storm drains?

Will the hotel be air conditioned? I believe it takes 2.5 gallons of water per ton per hour for air conditioning but I am not an expert.

Aerating partially treated sewer water (recycled water) on the job site 2 times a day in such a compact city urban area needs to be investigated for health risk. Have there been any tests or studies done to see if there is any health risks involved in aerating this non potable water? I personally wouldn't want contact with this water.

B22-14 cont.

"Construction Health Risk Assessment | August 2015 for The Hotel Project Sonoma"

The conclusion: Cancer Risk – definitely.

"Results of the health risk assessment shown in Table 2 indicate that the maximum incremental cancer risk during the Construction phase of the project at the MER is 17 per million (17E-06), which exceeds the significance
Threshold of 10 per million."

I for one would not rely on a construction crew to monitor safety measures that if ignored would cause a rise in cancer in the community.

B22-15

Conclusion:

This hotel project is just too large for the City of Sonoma and takes up too many of our tiny town's precious resources. It does not fit the character of Sonoma that is a delight of small charming buildings rich with history. It dwarfs our small town charm and creates an atmosphere of big business which I believe we decided we did not want by limiting large chain stores in the valley. For an enormous downtown commercial lot that is over an acre (1.24) in size that does not serve the people of Sonoma one bit I think we could do better. We are small, we simply cannot provide for the needs of a 62 room hotel and all of its guests and employees. We don't have the sewer capacity, the fresh water or the road width to accommodate this hotel project. I for one do not want the downtown Historical District of Sonoma to turn into a Las Vegas type attraction at the whim of Kenwood Investments busing people in from their other projects like Corner Stone to make millions of dollars a year while we suffer. I believe if we wanted a huge influx of tourists in Sonoma we would done so by approving prior development

B22-16

proposals like the Casino at the raceway. We all know what the traffic is like on Fourth of July after the fireworks are over – do we want that every day? I do not.

The negative aspects pointed out in the EIR report clearly show a project that will uses far too much of our resources, pollutes our air and without a doubt will cause cancer in our community. Is that what we want?

My family came to the Sonoma Valley in the 1850's from Aabenraa, Denmark (Denmark Street). They would be rolling over in their graves if they knew what Kenwood Investments had in mind for Sonoma.

B22-16 cont.

Thank you,

Anna Gomez

5th Generation Sonoma Valley Resident

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CITY OF SONOMA
PLANNING COMMISSION
REGULAR MEETING
February 25, 2016

Community Meeting Room, 177 First Street West, Sonoma, CA

Draft MINUTES

Chair Felder called the meeting to order at 6:30 p.m.

Roll Call:

Present:	Chair Felder, Comms. Coleman, Cribb, Heneveld, McDonald, Wellander, Willers
Absent:	Comm. Roberson
Others Present:	Planning Director Goodison,

Chair Felder stated that no new items would be heard after 10:30 p.m. unless the Planning Commission so decides. Any decisions made by the Planning Commission can be appealed within 15 days to the City Council. He reminded everyone to turn off cell phones and pagers. Comm. Heneveld led the Pledge of Allegiance.

COMMENTS FROM THE PUBLIC: None

APPROVAL OF MINUTES: None

CHANGES TO AGENDA ORDER: None

CORRESPONDENCE: Late mail was received on Item 1.

Item #1 – Public Hearing – Hearing on a draft Environmental Impact Report (EIR) addressing a proposal to redevelop four parcels on West Napa Street with a 62-room hotel/spa, an 80-seat restaurant, and associated parking and site improvements.

Applicant/Property Owner: Kenwood Investments, LLC

Planning Director Goodison introduced the EIR consultants and presented staff's report. Ricky Caperton of PlaceWorks, Dalene Whitlock of W-Trans, and Frederick Knapp of Knapp Consulting gave brief presentations on the EIR process and the findings related to traffic issues, and cultural resource issues.

Chair Felder opened the item to public comment.

Anna Gomez, Sonoma Valley resident, asked about sewer treatment issues, stating that she was concerned that according to the EIR the project would resulting in surcharging of the collection system on Broadway. She stated that two years ago, when the hotel project was first under consideration, she made a complaint to the Water Board asserting that the Sanitation

C01-01

District is in violation of its discharge permit because the collection leaks due to its age. This complaint led to a cease-and-desist order which resulting in a settlement that occurred about six months ago. She stated that no additional connections to the sewer system should be made because the collection system is so damaged that the Water Board has given the District 22 years to repair the system. She also stated that the District is in violation of the District's own Sanitation Code. This project is a behemoth and it is just too big. I told the City Attorney that if the permit is issued and it is in violation of the permit and the Code, I will file another complaint with the Water Board. The project will also cause traffic problems due to the concentration of hotel rooms in one place. **C01-01 cont.**

Larry Barnett, Fifth Street East, made reference to the letter that he has submitted. In his view, it was a mistake to exclude an analysis of potential impacts in the area of hazards and hazardous materials in the scope of the EIR as defined in the initial study and approved by the Planning Commission. There are no public documents that provide information on soils testing that may have occurred in conjunction with the former printing plan use on the site. In his experience, chemicals used in the printing industry during the period of the printing use on the site were often highly toxic, many of which were ultimately banned. In particular, he is concerned about the potential use of trichloroethylene, which was used in the industry for the clean-up of printing presses. This is now a banned substance. Even if the operators were scrupulous in their use of this material, if there was a crack in the drainage system, there could be soils contamination. Therefore, I ask that this topic be addressed through soils testing, including for lead and heavy metals, as well as vapor intrusions inside the buildin. Any soils testing that has been done should be made public. **C01-02**

Karla Noyes, 15549 Brookview Drive, Sonoma, referred to the letter submitted by David Eicher, who could not attend tonight's meeting. This letter raises questions about the lack of a housing component as called for in the Commercial zone and suggests that the EIR should include an alternative with a housing component in order to be considered complete. The letter asserts that the 62-room hotel building is not consistent with other buildings in the historic overlay zone, contrary to the design guidelines set forth in the Development Code. She questioned how the EIR could conclude that impacts related to greenhouse gas emissions would be less-than-significant when 90 percent of workers in Sonoma commute from outside of city limits. This impacts traffic as well has GHG emissions. Assuming that hotel guests will not use their cars at after they check in is a fallacy. The traffic study fails to take into account that a major reason for traffic back-ups in the Plaza area is cause by vehicles waiting for pedestrians to cross the street. The EIR states that the project would add pedestrians to an intersection that has been identified as deficient. The traffic study should be conducted during the peak tourism season in order to identify the true impacts of the project. The intersection operation of First West/West Napa and First East/East Napa should be included in the traffic study. **C01-03**

Fred Allebach, 19550 Eighth Street East, referred to the written comments that he has previously submitted. In his view, with regard to the cumulative net increase in pollutants and GHG emissions generated by the project, this estimate should include estimates air travel by hotel guests, not just employee traffic. The scope of the current analysis is too narrow. Do we not have a global problem? We cannot just keep adding more. In his view, the County's Climate Action Plan suffers from a similar deficiency. He asked what the window is to challenge a CEQA determination. In terms of hydrology and water, with respect to water obtained from the Sonoma County Water Agency (SCWA), the EIR finds that the project will use approximately 5.7 million gallons per year, which he calculates as amounting to16-17 acre feet. He asked why, if we have adequate water, residents and business owners are being asked to conserve during this drought? In his view this, a significant environmental issue to the public, but it is not characterized in that way in the EIR. **C01-04**

With regard to traffic, he noted that the EIR concludes that intersections in the vicinity of the project will continue to operate at an acceptable level of service as defined by the thresholds adopted by the City. He stated that it was his understanding that in the update of the Circulation Element, many Plaza intersections will be exempted from level of service standards in order to preserve the historic character of the Plaza. In his view, that does not follow. Why analyze them if they are going to be exempt from the standards. These concerns also relate to the topic of "conflict with an adopted congestion management plan." He asked how thresholds or significance are defined, as the term "significance" often seems to lack meaning. For example, the people he talks to view traffic congestion in the Plaza as significantly bad while the EIR apparently does not. In terms of the topic of "conflicts that would decrease the performance of intersections", he is glad to see that with respect to pedestrian uses the potential cumulative impact at the intersection of First West/West Napa Street is regarded as potentially significant. However, he does not see how bike lanes will address this issue. In his view, some form of pedestrian traffic control should be provided. **C01-05**

Bonnie Brown, Sonoma Valley resident, questioned the finding that the Chateau Sonoma building is not historically significant. This appears to be based on the Page and Turnbull report that was prepared several years ago. In her view, the report is woefully inadequate as it does not describe when the building was built, what businesses occupied it, or what people owned it. The Index-Tribune building was once considered to be not historically significant but its stature has changed. Now, it is considered to be historically-significant, based on its association with the Lynch family. As wonderful as that family may be, in her view it is elitist to value them over the businesses that took place in the Chateau Sonoma building. In her view, the possibility exists that the status of the Chateau Sonoma building could also change based on further study, She has gone to the League for Historic Preservation to look into the history of the building, but nothing was found. In her view, there should be a through historical report on the Chateau Sonoma building addressing when it was built, who owned it, and what businesses were there. **C01-06**

The historical analysis should be prepared by a local resident. With regard to the underground parking structure, the EIR states that dewater would be needed but the volume of water would be low and would occur at a shallow strata of the aquifer. In other words we are taking water from an aquifer—that is asking for trouble. If a project to be built in Sonoma requires underground parking that is a clue that it is too big. The EIR states that the City has sufficient water to accommodate projected growth through the year 2035. That's 19 years from now. Where we will get our water after that? This project will use 5.7 million gallons per year, yet we are called upon to reduce out water use. That does not seem right. In her view, parking should be considered a significant environmental impact. **C01-07**

With regard to impacts on intersections, the EIR states that the project generate about 310 daily trips. Does this include employee traffic? There should be a thorough traffic analysis. The EIR states that the average delay in making a turn into the project from West Napa Street would be 11 seconds. When there are tourists and commuters on West Napa, turning left will be difficult. In her view, the estimated delay is not realistic and the project will cause back-ups onto Broadway. This should be looked at again. With respect to pedestrians, we don't know what the mitigation will be. There is a point where you can mitigate in manner that violates you values. When that happens, tourists will stop coming and locals will no longer enjoy the community. **C01-08**

With regard to sewage, there is a major problem that needs to be addressed. **C01-09** Also, I would like to ask about the two redwood trees on First Street West-- are they proposed for removal? **C01-10** She agreed with a previous speaker that the alternatives analysis should include a project with a housing component.

Carol Campbell, 307 West Spain Street, as always I am concerned about traffic and water, but it has also occurred to me that if the convention center has been removed from the project plan, then it seems likely to me that the General's Daughter and Ramekins will be used as wedding **C01-11**

venues, so has the traffic on West Spain Street that would occur as a result of this been considered? When I leave home and go through the square, pedestrians are often an issue and this project will contribute to that problem. **C01-11 cont.**

Marilyn Goode, Sonoma Valley resident, stated that she had not been able to submit comments on the project because she is in the middle of selling a family property in San Francisco that was next to a printing press and phase 1 and phase 2 environmental study addressing hazardous materials had been necessary as a result of that. The Chateau Sonoma building is charming and there should be old records on its history. She stated that she did not know if anyone was working in the printing press building or whether there were any underground storage tanks on the site, but in her view this should be addressed in the EIR. **C01-12**

Chair Felder closed the item to public comment.

Comm. Willers thanked those who made comments. In his review of the EIR, he had the following areas of concern. First, with regard to aesthetics, in his view the analysis in the EIR is lacking. A project of this size, located in a historically-significant part of town, requires a more thorough review. His primary concern is with regard to the western elevation as viewed from West Napa Street and from Second Street West. It represents a large wall that will not likely have much in the way screening, which affect how the historic structures in the area are perceived. **C01-13** A second area of concern is traffic. In his view, the analysis does not adequately address potential traffic on First Street West, as that could receive the majority of traffic exiting the site and will certainly be the main route from commercial drop-offs. The intersections of First Street West south of West Napa Street to Andrieux Street should be analyzed. Delivery vehicle routing needs to be defined and mitigated. Currently, the Post Office receives deliveries from Petaluma and in many cases the preferred route is down West MacArthur Street and from there to First Street West. **C01-14** The issues of water and sanitation are important. The statements made in tonight's public hearing needs to be investigated to ensure that this project will not affect the sanitation system in a negative way. **C01-15**

Comm. Heneveld stated that his primary concern was with the availability of water. Although there is a significant amount of water stored in local dams, it is provided via Dry Creek and the flows are regulated to protect fish. Gallons per day per capita is a figure used by the State but it does not address commercial use, so the analysis in the EIR should be more expansive in this area. He noted that the reason we are being asked to conserve water is in light of the State-wide drought not necessarily as a result of local conditions. He added that the comments about the sewer system were of concern to him and he would like to see a response. **C01-16**

Comm. Wellander stated that he wished to address three areas that were of concern to him. First, he is concerned about traffic and the estimate of 23-27 additional peak period trips seems low to him and he would like to make sure that the estimates encompass employee and restaurant traffic. **C01-17** In addition, it is his view that hotel guests will make day trips in their vehicles, which needs to be factored in. **C01-18** The concern expressed in the public hearing regarding soil contamination should be addressed given the historic uses of the building. Lastly, with regard to water, the discussion of the conservation plan (13.10), it refers to the purpose of conserving the water supply for the greatest public benefit. **C01-19** He would like to make sure that this is happening. With regard to cumulative impacts, he noted that in Section 4.11.1.4, the EIR makes reference to the 2020 General Plan, which was adopted in 2006, the 2010 Urban Water Management Plan. He would like to make sure that the most up-to-date information is used in evaluating cumulative impacts on water supply, especially in light of the drought conditions that have been experienced. **C01-20**

Comm Cribb thanked the public for their comments. He wants to address the three issues of most concern to him. First, while he recalls that the Planning Commission discussed the issue of the housing component and whether it could be waived, to get clarity on the question, it should be addressed in the EIR. With regard to traffic, he has a somewhat different perspective. The assumption seems to be that because a 62-room hotel is proposed to built, it will attract guests who otherwise would never have come to Sonoma. That seems unrealistic to him as it seems likely that many guests would have come to Sonoma anyway. To assume that they are all entirely new trips that would otherwise never have happened exaggerates the potential impact in his view. He noted that there was a printing plant on the site for many years. That use generated considerable truck traffic on a daily basis, far more than will be generated by the hotel. That has all gone away, so there is less truck traffic now. He noted that, too, Rin's Restaurant on East Napa Street closed a few years ago, which has also reduced trips in the Plaza. In addition, he pointed out that services such as Uber tend to reduce traffic volumes. On the issue of potential soil contamination, while soils testing may be warranted, he read the article provided by Mr. Barnett, and it states that TCE was largely replaced in the 1950s, so it may not have been much in use on the site.

C01-21

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Comm. McDonald thanked the public for their comments. He agreed that the visual analysis and the cultural resources analysis needs to be strengthened and he would like to see it include accurate 3-D perspectives as that would make it much easier to understand how the project fits into its surroundings in the context of its surroundings, including the historically significant Plaza. He agrees that the western elevation, in particular, needs to be evaluated in terms of views from West Napa Street and Second Street West. With regard to traffic analysis and the GHG/air quality analysis, in his view, it needs to be verified that the traffic projects include buses, shuttles, taxis, limousines, and other ancillary vehicles. He noted that at the Sonoma Lodge, there are often large tour buses that frequent the site and are often idling for long periods of time. Based on the number of hotel rooms that are proposed, he is concerned that tour buses will serve the site, which would cause disruption to traffic and parking. On a related matter, he expressed concern that since the owner of the project also owns nearby event venues, there may be shuttles and other car trips to wedding parties and other types of events at these locations that might be packaged with a stay at the hotel. This possibility should be addressed in the traffic and air quality analysis. In terms of pedestrian safety and circulation, the ability to get vehicles in and out of the hotel at peak times is of concern and would seem to be a potentially cumulative impact. While noting this concept is perhaps outside of the scope of the project, he suggested that perhaps the City could consider stationing a police officer at Broadway/West Napa during peak periods.

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Comm. Coleman thanked those who commented on the DEIR. With regard to air quality, he expressed concern that there could be as many as 12 cars idling in the drop-off area, where the air-flow is restricted by adjoining buildings, which could increase air quality concerns, especially if vehicles are delayed from entering West Napa Street due to peak hour traffic. He asked whether the hotel lobby and restaurant would have a positive air-pressure system. He noted that the intersection of Broadway and West Napa Street is wide and not controlled by a signal. He shares the concern expressed by Comm. Willers that delivery traffic on First Street West is an issue that should be looked at. He expressed concern that no funding had been allocated fro improvements at any of the intersections under discussion. He asked whether there was any provision for composting organic waste from restaurants. He stated that it will be interesting to see whether the excavation for the underground parking area reveals any buried cultural resources. He asked whether the hotel would provide a light or other safety indicator to alert pedestrians on sidewalks near the driveways as to when a car is exiting the hotel. He asked if the hotel will direct cars to exit on First Street West when traffic is backed up on West Napa

C01-26

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Street and what affect that might have on First Street West. He asked whether the West Napa Street access had been designed to accommodate fire trucks. C01-29 cont.

Chair Felder thanked the EIR preparers and those who commented on the DEIR. He stated that in his view the draft was flawed in many respects, as he felt that in too many areas the EIR finding was that the impact is less-than-significant, which does not meet the common sense standard. In order for mitigation to occur, an impact has to found to be significant, so when too many things are categorized as insignificant, there isn't adequate mitigation. He stated that he was concerned about the issues raised regarding the sewer system and there has to be a response to this. He also agrees that soils contamination has to be considered. He is concerned that cumulative impacts are too often dismissed in the EIR. With regard to traffic, he is concerned that the draft EIR underestimates the traffic generation of the project. In his experience, there are many times during the day when there is traffic congestion in both directions. To add a 62-rom hotel and an 80-seat restaurant and say that there will not be significant traffic created is not credible. It should not be assumed that guests of the hotel will not take day trips using their automobiles. That and the additional pedestrian usage will increase congestion around the Plaza. Also, while he understands that parking will not be addressed in the EIR, when there is a proposal that has a deficiency of 51 spaces, that will only add to the traffic impact. If the project goes forward, the City should recognize that the project will have significant impacts and require the project to mitigate those impacts. With regard to water, the State has experienced a drought for the last several years and the City is under mandatory conservation water restrictions. The EIR estimates that the hotel will use 5.7 million gallons of water per year, following voluntary water conservation methods. That number equates to seven single-family homes, which seems low. But whatever the number is, that is water that is gone, so there needs to be a meaningful way to conserve water or develop new water resources, but the City does not have funding to do that. The City does not have guarantees that the Water Agency will give us the water it needs. The State could step in say that Water Agency cannot deliver any more water to the City, in which case we would have to rely on our wells. To my mind, this means that the City should require a development impact fee that addresses water demand, which could be used for programs such as recharging the aquifer. How can it be said that there is a less-than-significant impact in terms of water demand, when residents are being required to conserve? The EIR should be more realistic in identifying impacts that require mitigation, including development impact fees.

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Comm. Willers made a motion to accept the comments that have been made and to direct the preparation of a Final EIR, following the close of the comment period. Comm. McDonald seconded. The motion was unanimously adopted.

Comments from the Audience: None

Chair Felder thanked Comm. Heneveld for his years of service on the Planning Commission, and was joined in that by his fellow Commissioners. Comm. Heneveld made a motion to adjourn. Comm. Cribb seconded. The motion was unanimously adopted.

Adjournment: The meeting adjourned at 9:36 p.m. to the next regular meeting scheduled for 6:30 p.m. on Thursday, March 10, 2016.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Sonoma Planning Commission on the _____ day of, 2016

Approved:

_____

Cristina Morris, Administrative Assistant

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APPENDIX O:
Phase I ESA and Soil and Groundwater Management Plan

SUBAPPENDIX O.1:
Phase I Environmental Site Assessment

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geologica

Report
Phase I Environmental Site Assessment

117 & 135 West Napa Street
Sonoma, California 95476

Submitted to:
Comerica Bank
March 24, 2015

Prepared by:
Geologica Inc.

220 Fourth Street, Suite 201
Oakland, California 94607
Phone: 510.451.7888
Fax: 844.512.8916

geologica

Innovative Strategies for Managing Environmental Liability

March 24, 2015

Comerica Bank
2 Embarcadero Center Ste.300
San Francisco, CA 94111

Attention: Ms. Sara Mann
Senior Vice President

Subject: **Report**
Phase I Environmental Site Assessment
117 &135 West Napa Street
Sonoma, CA 95476

Dear Ms. Mann:

GEOLOGICA INC. is pleased to present this Phase I Environmental Site Assessment (ESA) report for the above-referenced property. The purpose of this ESA was to evaluate the site for indications of recognized environmental conditions that have the potential to impact soil, soil vapor, and groundwater.

We have enjoyed working with you on this project and appreciate the opportunity to be of service. Should you have any questions, please do not hesitate to contact us at (510) 451-7888.

Very truly yours,

GEOLOGICA, INC.

Brian F. Aubry, R.G., C.E.G., C.Hg.
Principal

François A. Bush, P.G.
Senior Geologist

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. We have the specific qualifications based on education, training, and experience to assess a property of 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.

GEOLOGICA INC.
220 Fourth Street, Suite 201 ~ Oakland, California 94607
510.451.7888 telephone ~ 844.512.8916 facsimile
baubry@geologicagroup.com

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REPORT
PHASE I ENVIRONMENTAL SITE ASSESSMENT
117 & 135 WEST NAPA STREET
SONOMA, CALIFORNIA 95476

EXECUTIVE SUMMARY

Purpose This Phase I Environmental Site Assessment (ESA) was prepared by GEOLOGICA, INC. (GEOLOGICA) to identify Recognized Environmental Conditions (RECs) at or near the above-referenced site. This ESA was performed in conjunction with pending refinancing of the loan associated with the subject property. It is our understanding that the site owners have plans in place to construct a 50+ room hotel on the site.

Guidance Protocol The scope of work for this ESA was based on Comerica's Guidance Document for Phase I ESAs dated May 1, 2014. The scope of work was in general conformance with the requirements specified in ASTM 1527-13. Any exceptions to or deletions from these guidance protocols are described within this report. This Phase I ESA report is subject to GEOLOGICA's Master Services Agreement with Comerica Bank.

Scope The scope of services for this ESA included the following tasks:

- Interviews with knowledgeable personnel;
- Site walk-through and windshield survey of the vicinity;
- Investigation of site history through interviews and review of readily available historical documentation such as: a) aerial photos; b) topographic maps; c) Sanborn fire insurance maps; d) historical city directories; and e) agency files;
- Review of readily available documentation from standard resources to evaluate environmental, physiographic, geologic, and hydrogeologic conditions; and
- Review of records reasonably available at local and regional public agencies through office visits, telephone or written contacts, website research, and environmental database search.

Site Location and Surrounding Properties The irregular-shaped, approximately 1.4 acre site is located at 117 and 135 West Napa Street in Sonoma, California 95476 (**Figure 1, Site Location Map**). The site is located in downtown Sonoma, a half a block west of the Sonoma Town Square, in a mixed commercial and residential area of Sonoma. The site is located south of West Napa Street and west of First Street West and consists of two contiguous parcels with Assessor's Parcel Numbers (APNs) 018-251-017 and 018-251-052. Adjacent properties include:

- North – West Napa Street and commercial properties as well as the Bank of Marin north of West Napa Street;
- East – A large commercial building at 107 West Napa Street, which includes several retail businesses, a wine tasting room and café, and an art gallery;
- South – Residential apartment homes;
- West – Commercial properties including the Chateau Sonoma Antique store and a Best Western Hotel.

Physical Setting The Environmental Data Resources (EDR) Geocheck report (see **Appendix B**) states that the site is located at an approximate elevation of approximately 81 feet above mean sea level and the general topographic gradient very gently grades towards the south-southwest. Prior soil investigations on site have indicated that soil conditions beneath the site consist of sand, silt, gravel, and clay to 20 feet below ground surface (bgs). Groundwater has been measured beneath the site at depths ranging from approximately 2 to 11 feet bgs. The groundwater flow direction has been typically reported towards the southeast at relatively flat gradients of 0.002 to 0.01 feet per foot (Holguin, Fahan & Associates, 2010).

Site Visit The site is currently comprised of three buildings and paved parking areas to the west and south of the buildings. The buildings total approximately 30,050 leasable square feet. The site has a mixed use occupancy consisting of offices, retail commercial businesses, and seven residential apartment units. There are no basements beneath the three site buildings. The 117 West Napa Street building houses the offices and warehouse of the Sonoma Index Tribune, a bi-weekly local newspaper. The building on the northern portion of 135 West Napa Street was constructed in 2002, and consists of bank and real estate offices on the first two floors, and residential apartment units on the third floor. The building on the southern portion of the 135 West Napa Street property was constructed in during the late 1980s, and is currently utilized as the corporate offices and warehouse space for Krave Jerky. There are currently no manufacturing or industrial operations conducted at the site.

Hazardous Materials and Hazardous Waste: The only hazardous material storage noted at the site were several 1-gallon containers of latex paint stored within janitorial closets on both 117 and 135 West Napa Street properties. Small quantities of household janitorial supplies were also noted in the janitorial closets as well as storage cabinets in break room areas of the site buildings. No hazardous wastes are currently produced from site tenants, and no evidence of hazardous waste storage was noted during the site reconnaissance.

ASTs, USTs, and Other Containment Structures: No above ground storage tanks (ASTs) were noted on site and no underground storage tanks (USTs) or other containment structures were noted on the site. Historically, USTs had been previously located on site, as the 135 West Napa Street portion of the site was a former gasoline service station. However, the former USTs were removed from the site in January 1998 and the former Leaking Underground Storage Tank (LUST) case on the site was closed by the Local Oversight Program (LOP) regulator in September 2014.

Site History Historical information gathered from historical records review as well as an interview with the current site owner indicates that the site was a portion of a vineyard in the late 1800s. In the early 1900s the site was occupied by buildings identified as a hotel, laundry, saloon, and a plumbing company.

A gasoline service station was constructed on the 135 West Napa Street portion of the site in the 1920s. The service station was located on site until the January 1998, when the station was dismantled and all USTs, hydraulic lifts, and other fuel related piping were removed from the site. A LUST case for the service station was opened through the Local Oversight Program (LOP) in 1987, and the site underwent extensive excavation of petroleum hydrocarbon-impacted soil from 1998 through 2002. The LUST case was closed by the Sonoma County Environmental Health Department (SCEHD) in September 2014. In 2002, following the majority of soil excavation and cleanup activities, the current 3-story, mixed use office and residential building was constructed on the 135 West Napa Street portion of the site. Additionally, a metal-clad warehouse building was constructed on the southern half of the 135 West Napa Street portion of the site in the late 1980s.

The current building on the 117 West Napa Street site address was constructed in 1928, enlarged in 1958, and a metal-clad warehouse was added on to southern end of the building in 1977. This building has been historically utilized as the offices and printing press for the Sonoma Index Tribune, a previously daily newspaper (currently bi-weekly). Printing operations at the Sonoma Index Tribune ceased in 2008 and all piping related to printing ink was removed from the site in 2009.

Previous Investigations *Removal of Underground Storage Tanks, Piping, and Hydraulic Lifts, March 18, 1998:* by Gettler-Ryan, Inc. (GRI)

Previous USTs associated with the former site gasoline station on the 135 West Napa Street portion of the site were removed on January 12, 1998 by Musco Excavators Inc. of Santa Rosa, CA. Gas station features removed from the site at that time included:

- three 10,000-gallon fiberglass gasoline USTs,
- one 10,000-gallon fiberglass diesel UST,

- one 1,000-gallon waste oil UST,
- one previously abandoned-in-place 1,000-gallon waste oil UST (previously filled with sand), and
- two in-ground hydraulic lifts.

All subsurface piping associated with these features were also excavated at the time of removal of these features. Tables included in the UST removal report indicated that the two soil samples and two groundwater samples collected from the former waste oil UST pits were analyzed for halogenated volatile organic compounds (HVOCs) and that no HVOCs were detected.

California Low-Threat Closure Request, Chevron Former Service Station No. 90509, 135 West Napa Street, Sonoma, California, June 2013: by AECOM

This report is included in the SCEHD-LOP file for the former LUST for the 135 West Napa Street site address. The report reprises that this portion of the site was a former gasoline service station from the 1920s through 1997. The report summarizes environmental investigation and remediation activities that have been conducted since the LUST case was opened in 1986. During that time, a total of 32 soil borings, 15 monitoring wells, seven soil gas probes, and fours sub-slab vapor probes have been advanced and samples at the site. Remedial excavations conducted from 1997 through 2002 have removed approximately 6,000 CY of petroleum hydrocarbon impacted soil, removing the majority of originally impacted soil from the site. Other remediation activities conducted at the site have included groundwater extraction, excavation, phase-separated hydrocarbon removal, and enhanced in-situ biodegradation.

Groundwater monitoring commenced at the site in April 1986. Prior to LUST case closure there were seven groundwater monitoring wells in the monitoring program. The primary chemicals of concern (COCs) historically detected in groundwater from site monitoring wells were: total petroleum hydrocarbons (TPH) as gasoline (TPHg), TPH as diesel (TPHd), benzene, toluene, ethylbenzene, xylenes, and methyl tert-butyl ether (MTBE). Based on historical groundwater tables presented in the Closure Request, there appears to have been a decreasing trend of the COCs over time. In addition, benzene had not been detected in groundwater since 2000. The Closure Request indicates that residual petroleum hydrocarbon concentrations in groundwater were all below primary and secondary maximum contaminant levels (MCLs).

Soil vapor and vapor intrusion assessments were conducted from 1997 through 2010. The results of a 2008 soil vapor survey conducted by Cambria, indicated that the only COC of concern detected above San Francisco Bay Regional Water Quality Control Board (SFRWQCB) Environmental Screening Levels (ESLs) or California Human Health Screening Levels (CHHSLs) was TPHg.

The final sub-slab soil vapor survey was conducted in November 2010 by HFA, and included collection of an indoor air sample from the inside of the Sonoma Index Tribune building at 117 West Napa Street. The results of the indoor air sample collected from within the Sonoma Index Tribune building indicated a detection of toluene at 9.2 micrograms per cubic meter ($\mu g/m^3$), with no other petroleum hydrocarbon constituents detected. This result was well below the indoor air screening CHHSL of 438 $\mu g/m^3$.

AECOM's Closure Request included the following discussion and conclusions regarding the soil vapor studies conducted at the site:

> *Several vapor intrusion assessments have been conducted at the site in 1997, 1999, 2008, and 2010. The evaluation of the data and conclusions from the soil vapor surveys, sub-slab soil vapor sampling, and indoor/outdoor air samples indicate that the soil vapor exposure pathway at the site has been adequately assessed, and no significant increased risk to indoor air was identified. Based on the site-specific soil vapor assessments, the site meets criteria 2b [of the RWQCB's LTCP] and, therefore, petroleum vapor intrusion to indoor air is considered low-threat for this potential pathway (SWRCB, 2012a).*

The Conclusions of AECOM's Closure Request included the following:

> *AECOM's updated conceptual site model and review of site data indicate that this site satisfies the general and media-specific criteria under the [Low Threat Closure] Policy [LTCP]. In addition, the groundwater data and hydrographs demonstrate that the residual hydrocarbon concentrations are declining and the remaining dissolved-phase hydrocarbon plume is shrinking. Therefore, the residual hydrocarbon concentrations pose no significant threat to human health or the environment, and the site is a candidate for case closure.*

SCEHD-LOP Response Letters to the Low-Threat Closure Request: January 10 and September 14, 2014

In a letter dated January 10, 2014, the SCEHD indicated approval of the AECOM and Chevron's Closure Request, stating that the site "*complies with the State Water Resources Control Board's Low-Threat Underground Storage Tank Case Closure Policy (LTCP).*" Following public notifications, well abandonments, and preparation of a Soil and Groundwater Management Plan by AECOM in June 2014, the SCEHD indicated final LUST Case Closure in a *No Further Action Required* letter dated September 2, 2014.

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Offsite Properties Review of available regulatory information did not indicate direct evidence that nearby sites have significantly impacted soil or groundwater beneath the property.

Data Gaps In the opinion of the preparers of this Phase I ESA, no significant data gaps, as defined in ASTM 1527-13, were encountered during the conduct of this Phase I ESA.

Findings and Conclusions GEOLOGICA has performed a Phase I Environmental Site Assessment for 117 and 135 West Napa Street in Sonoma, California in conformance with Comerica Bank's requirements and ASTM E1527-13. Any exceptions to, or deletions from these practices were described in this report where applicable. Based on the scope of services and limitations of this Phase I ESA, GEOLOGICA identified the following Recognized Environmental Conditions (RECs) related to the current or historical operations at the property:

- Prior use of the site as a gasoline service station – The site address of 135 West Napa Street was a gasoline service station from the 1920s through 1997. A LUST case was opened for the site in 1986 however the case was recently closed in September 2014. The site underwent extensive soil, groundwater, and soil gas environmental investigations, as well as extensive remediation activities during the period that the site was an active LUST case. Remediation activities have included groundwater extraction, excavation, phase-separated hydrocarbon removal, and enhanced in-situ biodegradation. Soil excavation activities have resulted in over 6,000 cubic yards of petroleum hydrocarbon-impacted soil having been removed from the site and replaced with clean, engineered fill. Groundwater remediation activities have resulted in decreasing concentrations of petroleum hydrocarbons in groundwater, with benzene not having been detected in groundwater since 2000. Sub-slab soil vapor sampling and indoor air sampling have shown that petroleum hydrocarbon vapor intrusion into the current site buildings is not likely occurring. These remediation and investigation results have led to the SCEHD-LOP to grant closure of the former LUST case under the *State Water Resources Control Board's Low-Threat Underground Storage Tank Case Closure Policy"* (SCEHD, September 2, 2014). The closure of the former LUST case is considered a Controlled REC (CREC).

- ACM, LBP, & PCBs - Based on the age of the Sonoma Index Tribune building at site address 117 West Napa Street, there is a possibility that ACM and/or LBP is present on or within site building materials. Interior and exterior spaces appeared to be in good condition. No chipping or peeling paint was observed during the site visit. Because of the age of the subject building, there is a potential that PCB-containing materials have been

used on site. Although unlikely, it is possible that some of the light ballasts observed throughout the subject building contain PCBs.

Recommendations No Phase II investigations are recommended at this time. GEOLOGICA recommends the following:

- Prior to any major renovation or demolition, a complete asbestos survey and lead based paint survey be conducted of the building.
- It is our understanding that the site owners have plans in place to construct a 50+ room hotel on site, including a subterranean parking garage. As there is known low level soil and groundwater contamination noted at the subject property, appropriate measures, in accordance with applicable regulation, should be taken to manage soils that may contain residual levels of potential contaminants during excavation and /or grading that is planned at the subject property in the future. A Soil and Groundwater Management Plan (SGMP) prepared by AECOM in June 2014 is in place for the site. This SGMP should be followed for the proposed property redevelopment, in order to properly address soil stockpiling and soil profiling and to ensure proper soil disposal and implementation of worker safety measures.

1 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) prepared by GEOLOGICA, INC. (GEOLOGICA) at the request of Ms. Sara Mann of Comerica Bank. This ESA was conducted for the property located at 117 and 135 West Napa Street in Sonoma, California ("subject property" or "site"). The general location of the property is shown on **Figure 1**. It is our understanding that the ESA has been requested in connection with refinancing of the loan associated with the subject property. The site owners have plans in place to construct a 50+ room hotel on the site.

1.1 PURPOSE

The purpose of this Phase I ESA was to review past and present land use practices and activities at and near the subject property for evidence of Recognized Environmental Conditions (RECs) that could result in impacts to soil, soil vapor, surface water, and/or groundwater at, beneath, or originating from the subject property. The end result of this Phase I ESA is a listing of identified RECs, defined by the American Society for Testing and Materials (ASTM) as "*the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to a release to the environment; under conditions indicative of a release to the environment or under conditions that pose a material threat of future release. De minimis conditions are not recognized environmental conditions.*" ASTM Standard E1527-13 also defines a Controlled Recognized Environmental Condition (CREC) as the condition where a previous release at a property was granted a risk-based closure, but the contaminants were allowed to remain *in place* under certain restrictions or conditions. The ASTM Standard specifies that a Historical Recognized Environmental Condition (HREC) is one where a past release was addressed at a property to a level that allows for *unrestricted* residential use.

1.2 GUIDANCE PROTOCOL

The scope of work for this ESA was based on Comerica's Guidance Document for Phase I ESAs dated May 1, 2014. The scope of work was in general conformance with the requirements specified in ASTM 1527-13. Any exceptions to or deletions from these guidance protocols are described within this report. This Phase I ESA report is subject to GEOLOGICA's Master Services Agreement with Comerica Bank.

1.3 SCOPE OF SERVICES

This assessment was accomplished through, and limited to, the following tasks:

- Interviews with knowledgeable personnel;
- Site walk-through and windshield survey of the vicinity;
- Review of readily available documentation from standard resources to evaluate environmental, physiographic, geologic, and hydrogeologic conditions;

- Investigation of site history through interviews and review of readily available historical documentation such as: a) aerial photos; b) topographic maps; c) Sanborn fire insurance maps; d) historical city directories; e) agency files; and f) previous site investigation documents (if available); and
- Review of records reasonably available at local and regional public agencies through office visits, telephone or written contacts, website research, and an environmental database search.

1.4 EXCLUSIONS

The collection of air, soil, soil vapor, groundwater, surface water, drinking water, asbestos survey, lead-based paint, or performance of laboratory testing for hydrocarbons, lead, radon, or other compounds, was not included in our scope of services, nor is the sampling and testing of these materials within the normal scope of a Phase I ESA. Our work did not constitute a comprehensive regulatory compliance, endangered species, wetlands, indoor air quality, or high-voltage power line audit.

1.5 CREDENTIALS

This report has been prepared under the professional supervision of the principal(s) whose signature(s) appear herein. Resumes for those individuals are included in **Attachment 1**. The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standards of care for work of this kind.

2 SITE SETTING

This section describes the site location and physical setting.

2.1 SITE DESCRIPTION AND LOCATION

The irregular-shaped, approximately 1.4 acre site is located at 117 and 135 West Napa Street in Sonoma, California 95476 (**Figure 1, Site Location Map**). The site is located in downtown Sonoma, a half a block west of the Sonoma Town Square, in a mixed commercial and residential area of Sonoma. The site is located south of West Napa Street and west of First Street West and consists of two contiguous parcels with Assessor's Parcel Numbers (APNs) 018-251-017 and 018-251-052.

The site is currently comprised of three buildings and paved parking areas to the west and south of the buildings. The buildings total approximately 30,050 leasable square feet. The site has a mixed use occupancy consisting of offices, retail commercial businesses, and seven residential apartment units. There are no basements beneath the three site buildings. The site building on 117 West Napa Street was reportedly constructed in 1928, enlarged in 1958, and a metal-clad warehouse was added on to southern end of the building in 1977. The 117 West Napa Street building houses the offices and warehouse of the Sonoma Index Tribune, a bi-weekly local newspaper. The building on the northern portion of 135 West Napa Street was constructed in 2002, and consists of bank and real estate offices on the first two floors, and residential apartment units on the third floor. The building on the southern portion of the 135 West Napa Street property was constructed in during the late 1980s, and is currently utilized as the corporate offices and warehouse space for Krave Jerky.

2.2 ADJACENT PROPERTIES

The subject property is located in generally commercial area near downtown Sonoma, with residential areas located south of the site. Adjacent properties include:

- North – West Napa Street and commercial properties as well as the Bank of Marin north of West Napa Street;
- East – A large commercial building at 107 West Napa Street, which includes several retail businesses, a wine tasting room and café, and an art gallery;
- South – Residential apartment homes;
- West – Commercial properties including the Chateau Sonoma Antique store and a Best Western Hotel.

No evidence was observed of environmental impacts to the subject property from the above-listed neighboring properties.

2.3 PHYSICAL SETTING

This section summarizes information about the general physical setting of the site.

2.3.1 TOPOGRAPHY AND OCCURRENCE OF SURFACE WATER

The Environmental Data Resources (EDR) Geocheck report (see **Appendix B**) states that the site is located at an approximate elevation of approximately 81 feet above mean sea level and the general topographic gradient very gently grades towards the south-southwest. The nearest mapped surface water body is Nathanson Creek, a seasonal creek located approximately ¼-mile east and southeast of the site. Nathanson Creek flows towards the south and is a tributary to the Sonoma Creek, which flows south and discharges into the San Pablo Bay, approximately 12 miles to the south of the site.

2.3.2 GEOLOGY AND SOIL AND GROUNDWATER CONDITIONS

The subject property is located within the northern half of the Coast Ranges geomorphic province of California. This province is bound to the north by the Oregon State line, to the east by the Klamath Mountains and Great Valley geomorphic provinces, to the south by the Transverse Ranges geomorphic province, and to the west by the Pacific Ocean. The Coast Ranges province extends over 600 miles along the California coast line, is approximately 80 miles wide, and is characterized by a series of northwest trending ranges and valleys. The region is underlain by a complex assemblage of consolidated marine sedimentary rocks, semi-consolidated and unconsolidated terrestrial deposits, and metamorphic blocks (Norris & Webb, 1976).

The site is located within the Sonoma Valley, a north-trending valley bound by the Sonoma Mountains to the west, the Valley of the Moon to the north, the Mayacamas Mountains to the east, and San Pablo Bay to the south. The site is underlain by late Pleistocene alluvial deposits found throughout the Sonoma Valley, and includes interbedded layers of sandy gravel, silt, and clay (CA Department of Water Resources, 2004). Prior soil investigations on site have indicated that soil conditions beneath the site consist of sand, silt, gravel, and clay to 20 feet below ground surface (bgs).

Groundwater has been measured beneath the site at depths ranging from approximately 2 to 11 feet bgs. The groundwater flow direction has been typically reported towards the southeast at relatively flat gradients of 0.002 to 0.01 feet per foot (Holguin, Fahan & Associates, 2010).

3 SITE RECONNAISSANCE

A site reconnaissance was conducted on March 5, 2015 by GEOLOGICA senior geologist François Bush. Mr. Bush was accompanied by Mr. Bill Hooper, president of Napa Street Associates, LLC, the owner of the subject property. According to Mr. Hooper, the site owners have plans in place to construct a 50+ room hotel on the site. The construction plans include demolishing the southern building on the 135 West Napa Street property, while utilizing the current newer building on 135 West Napa Street as well as the historical northern portion of the 117 West Napa Street Building (Sonoma Index Tribune building).

Observations noted during the site visit are summarized below. The property layout and general setting is provided in **Figure 2 – Site Plan**. Photographs of the property are included in **Appendix A**.

3.1 SUMMARY OF CURRENT SITE CONDITIONS

117 West Napa Street – The building located on 117 West Napa Street is currently primarily occupied by the Sonoma Index Tribune, a semi-weekly local newspaper. Printing operations ceased at this building in approximately 2007. The Sisters Consignment Center (a clothing consignment store) occupies a small storefront at the northeast corner of the building. This building was originally constructed in 1928 and enlarged in 1958 and in 1977. The northern two thirds of the building (1928 and 1958 portions) comprises two stories, and is a reinforced concrete and wood-frame structure. The 1977 addition is a corrugated metal-clad warehouse extending from the southern walls of the concrete structure. There are no elevators within this building.

Most of the building is utilized by the Sonoma Index Tribune for operations offices as well as warehouse space. The newspaper also publishes the Sonoma Magazine, a monthly periodical. Printing operations were outsourced to the Santa Rosa Press Democrat in approximately 2007. Items stored within the warehouse included boxes of old files, newspapers, and magazines, old office and printing equipment, and included an antique typesetting machine. A janitorial closet and two cabinets of janitorial supplies were noted within the 117 West Napa Street building. Two 1-gallon containers of latex paint were noted stored within the janitorial closet. Old fluorescent light bulbs were also noted stored near the back of the warehouse building.

No mechanical or maintenance rooms were noted within this building and the buildings heating and air conditioning system are located on the roof of the building. An old electrical panel was observed along the western wall of the northern (older) portion of the building. The electrical panel was apparently no longer utilized as it included switches for former printing press equipment as well as a former emergency generator. No emergency generators were noted remaining within this building.

A large open walled storage shed is located along the southern property boundary behind the Sonoma Index Tribune building and warehouse. Various pieces of old equipment, office furniture, and newspaper boxes were stored within this storage area.

135 West Napa Street – There are currently two buildings located on the 135 West Napa Street portion of the site: a three-story reinforced concrete, metal and stucco building on the northern portion of the property and a two-story, metal-clad warehouse building abutting the site building on 117 West Napa Street. The northern, three-story building was constructed in 2002 following removal of a former gasoline service station which was previously located on site. The first floor of the northern building is currently leased to Umpqua Bank and Pacific Union Realty. Pacific Union Realty leases the entire second floor of the northern building for offices, and the third floor of the northern building has been divided into seven residential apartment units. There is a mechanical-type elevator servicing the northern building, however we were not able to access the elevator service room located on the first floor of the building.

The southern building on the 135 West Napa Street property is currently occupied by the corporate offices of Krave Jerky. Krave's offices are located on the second floor of the southern building, and Krave utilizes the ground floor primarily for warehouse storage of their flavored jerky products. Krave does not manufacture or process any food products on site. There are no elevators within this building.

Janitorial closets were noted in both the northern and southern buildings on the 135 West Napa Street property, and small amounts of household cleaning supplies were noted in storage cabinets in break rooms of both buildings. Two 1-gallon containers of latex paint were noted stored within the janitorial closet in the northern building. No mechanical or maintenance rooms were noted within these buildings and the building heating and air conditioning system were located on the roof or the outside walls of the buildings. The electrical service panel for both buildings was noted on the outside of the southern wall of the northern building.

3.2 HAZARDOUS MATERIALS

The only hazardous material storage noted at the site were several 1-gallon containers of latex paint stored within janitorial closets on both 117 and 135 West Napa Street properties. Small quantities of household janitorial supplies were also noted in the janitorial closets as well as storage cabinets in break room areas of the site buildings. These household hazardous materials noted on site appeared to be generally stored in a proper and safe manner.

3.3 HAZARDOUS WASTE

No hazardous wastes are currently produced from site tenants, and no evidence of hazardous waste storage was noted during the site reconnaissance.

3.4 WASTE OILS AND OTHER WASTES

No waste oils are reportedly produced from the site, and no evidence of waste oil storage was noted during the site reconnaissance. In addition, no other regulated waste was observed at the site.

3.5 ASTS, USTS, AND OTHER CONTAINMENT STRUCTURES

No above ground storage tanks (ASTs) were noted on site and no underground storage tanks (USTs) or other containment structures were noted on the site. Historically, USTs had been previously located on site, as the 135 West Napa Street portion of the site was a former gasoline service station. However, the former USTs were removed from the site in January 1998 and the former Leaking Underground Storage Tank (LUST) case on the site was closed by the Local Oversight Program (LOP) regulator in September 2014. Further information regarding the former LUST case is discussed in **Sections 4** and **5** of this report.

3.6 POLYCHLORINATED BIPHENYLS (PCBS)

A visual review was conducted for the presence of electrical equipment that could contain polychlorinated biphenyls (PCBs), an environmentally regulated material used in dielectric fluid in some electrical equipment. Use of polychlorinated biphenyls (PCBs) was discontinued in the United States in 1978. One pad-mounted electrical transformer owned by Pacific Gas & Electric was noted to the west of the 135 West Napa Street buildings. This transformer appeared to be relatively new and may have been installed following construction of the northern building in 2002, and as such, is unlikely to contain PCBs.

An old electrical panel was noted within the northern portion of the 117 West Napa Street building. No labels with respect to PCB-content were observed on this panel, however, as this subject building was originally built in 1928, with an addition constructed in 1958, there is a potential that PCB containing materials were used on-site in the past.

3.7 UTILITIES AND INFRASTRUCTURE

3.7.1 ELECTRICAL SERVICE AND NATURAL GAS

Electrical and natural gas service is provided by Pacific Gas & Electric Company (PG&E).

3.7.2 EMERGENCY GENERATORS

No emergency generators were noted or reported to be on site.

3.7.3 POTABLE WATER

Potable water is provided by the County of Sonoma.

3.7.4 TRASH PICKUP AND DISPOSAL

Pickup and disposal of ordinary trash is handled by Sonoma Garbage Collectors. Two waste dumpsters and recycling bins were noted in a large fenced-in enclosure area to the south of the 135 West Napa Street buildings.

3.7.5 INDUSTRIAL, SANITARY, AND STORMWATER SEWERS

Sanitary sewer service is provided by the City of Sonoma. It is assumed that the site was hooked up to the municipal sewer system at the time of building construction. Stormwater sewer drop inlets were observed along West Napa Street and within the parking area to the south of the site buildings.

3.7.6 HIGH-VOLTAGE TOWER-MOUNTED TRANSMISSION LINES

No high-voltage, tower-mounted transmission lines were observed in proximity to the subject site.

3.8 OTHER POTENTIAL ENVIRONMENTAL ISSUES

Other than the items described above and below, no other evidence of USTs, vent pipes, fill pipes, drains, subgrade clarifiers, monitoring wells, discharge areas, discolored soils, pools of liquid, odors, wells, septic tanks, or suspicious patches in the pavement was observed during the site visit. No distressed vegetation or unusual stains were observed.

3.8.1 ASBESTOS

GEOLOGICA performed a visual building survey of accessible areas for damaged suspect friable and non-friable asbestos-containing materials (ACMs) during the site reconnaissance.

- Friable materials can be crumbled, pulverized or reduced to powder by hand pressure when dry.
- Non-friable materials are those in which the fibers have been locked in by a bonding agent, coating, or binder, and may not release fibers during normal use and handling. Improper handling of non-friable ACMs, such as grinding or sanding, will render those materials friable.

The use of ACMs in the building industry was phased out during the 1970s. It is unlikely that ACMs are present within the western site buildings (135 West Napa Street property) as these buildings were since the late 1980s. However, as the majority of the 117 West Napa Street site building was constructed prior to the 1960s, it is possible that ACMs are present in the eastern site building. Mr. Hooper was unaware of any asbestos surveys which may have been previously conducted on the 117 West Napa Street site building.

3.8.2 LEAD-BASED PAINTS

Based on the age of the site building on the 117 West Napa Street property, it is possible that lead-based paint (LBP) is present beneath newly painted surfaces. No chipping or peeling paint was observed during the site visit.

3.8.3 MOLD/WATER INTRUSION

No evidence of water damage or mold was noted during the site reconnaissance.

3.8.4 ENVIRONMENTAL NON-COMPLIANCE ISSUES

No obvious material non-compliance issues were noted by GEOLOGICA.

3.8.5 WETLANDS

The site is not within a wetland.

4 HISTORICAL RECORDS REVIEW

This section summarizes information about the history and development of the property. The history discussion is based upon a review of aerial photographs, topographic maps, Sanborn maps, and city directories provided by Environmental Data Resources, Inc. (EDR). Information may also have been obtained from agency files, prior environmental reports, and interviews with knowledgeable individuals. **Appendix B** includes copies of the historical records provided by EDR.

4.1 PROPERTY HISTORY SUMMARY

Historical information gathered from historical records review as well as an interview with the current site owner indicates that the site was a portion of a vineyard in the late 1800s. In the early 1900s the site was occupied by buildings identified as a hotel, laundry, saloon, and a plumbing company.

A gasoline service station was constructed on the 135 West Napa Street portion of the site in the 1920s. The service station was located on site until the January 1998, when the station was dismantled and all USTs, hydraulic lifts, and other fuel related piping were removed from the site. A LUST case for the service station was opened through the Sonoma County Environmental Health Department - Local Oversight Program (LOP) in 1987, and the site underwent extensive excavation of petroleum hydrocarbon-impacted soil from 1998 through 2002. The LUST case was closed by the Sonoma County Environmental Health Department (SCEHD) in September 2014. In 2002, following the majority of soil excavation and cleanup activities, the current 3-story, mixed use office and residential building was constructed on the 135 West Napa Street portion of the site. In addition to the site development mentioned above, a metal-clad warehouse building was constructed on the southern half of the 135 West Napa Street portion of the site in the late 1980s.

The current building on the 117 West Napa Street site address was constructed in 1928, enlarged in 1958, and a metal-clad warehouse was added on to southern end of the building in 1977. This building has been historically utilized as the offices and printing press for the Sonoma Index Tribune, a previously daily newspaper (currently bi-weekly). Printing operations at the Sonoma Index Tribune ceased in 2008 and all piping related to printing ink was removed from the site in 2009.

4.2 INTERVIEW

Mr. Bill Hooper, president of Napa Street Associates, LLC, the owner of the subject property, was interviewed for historical information on the subject property for this ESA. Mr. Hooper was aware of the western portion of the site being previously utilized as a gasoline service station and was also aware of the eastern portion of the site previously being utilized as a newspaper printing plant. Mr. Hooper indicated that he was unaware of any hazardous material storage or use on the subject property, aside from wastes produced during remediation activities conducted on the former service station on 135 West Napa Street. Mr. Hooper indicated that the former site

monitoring wells were drilled out and destroyed within the past two years as part of the LUST-case closure process.

4.3 AERIAL PHOTOGRAPHS

Historical aerial photographs from 1942, 1947, 1953, 1965, 1968, 1974, 1982, 1993, 1998, 2005, 2006, 2009, and 2010 were obtained from Environmental Data Resources, Inc. (EDR). The aerial

Year	Source of Photo	Scale	Site & Surrounding Property Use
1942	USGS	1"=500'	The northern portion of the Sonoma Index Tribune building is apparent on the 117 West Napa Street property. A residence or farmhouse with several small outbuildings is also apparent on the southern portion of the site. Features on the 135 West Napa Street portion of the site are partially obscured by trees, however there the northern portion of the property appears developed. Details of the development are unclear on this relatively poor quality photo. Large, presumably commercial-type structures are noted on adjacent properties to the east and west of the site, as well as on properties north of West Napa Street. The adjacent property to the south appears to be vacant and the adjacent property to the southwest appears to be occupied by a baseball field..
1947	USGS	1"=500'	The subject property and site vicinity appear essentially unchanged from the 1942 photograph. Features on the northern portion of the 135 West Napa Street property remain obscured by trees.
1953	Pacific Air	1"=500'	The subject property and site vicinity appear essentially unchanged from the 1947 photograph.

photographs all have a scale of 1" = 500'.

1965	Cartwright	1"=500'	The site building on 117 West Napa Street appears to have been enlarged from the 1953 photograph, and a number of parked cars are apparent on the northern portion of 135 West Napa Street. The southern portion of the site appears essentially unchanged from the 1953 photograph. Increased development is noted in the site vicinity, specifically additional buildings noted to the south and southwest of the site. The previously noted baseball field to the southwest of the site is no longer apparent on this photograph.
1968	USGS	1"=500'	The subject property and immediate site vicinity appear generally unchanged from the 1965 photograph with the exception that trees previously obscuring the northern portion of 135 West Napa Street are no longer present and a structure is apparent near West Napa Street on the site's western lot.
1974	USGS	1"=500'	The subject property and site vicinity appear essentially unchanged from the 1968 photograph, however, details of site and vicinity features are unclear on this poor quality photograph.
1982	USGS	1"=500'	The warehouse addition to the south of the 117 West Napa Street site building is noted on this photograph. In addition, the southern and southwestern portions of the site appear to have been paved for use as parking areas for the site. Adjacent properties to the south and southwest appear to have been developed with buildings and paved parking areas. Additional downtown Sonoma development is also noted in the general site vicinity.

1993	USGS/ DOQQ	1"=500'	The warehouse structure on the southern portion of the 135 West Napa Street property is apparent adjoining the warehouse extension of the 117 West Napa Street site building. The property adjacent to the southwest corner of the site has been developed with the current hotel structure and other additional development is noted in the general site vicinity of downtown Sonoma.
1998	USGS	1"=500'	The structure previously noted on the northwestern portion of the site (former gas station) is no longer apparent on this photograph and the former gas station area appears to be graded and vacant. No other significant changes are noted on this relatively poor quality photograph to the site or site vicinity from the 1993 photograph.
2005	USDA/ NAIP	1"=500'	The subject property appears to be in the current site configuration, with the current office and apartment building located on the northern part of 135 West Napa Street property. Adjacent properties also appear to be fully developed and similar to current uses.
2006	USDA/ NAIP	1"=500'	The subject property and immediate site vicinity appear essentially unchanged from the 2005 photograph.
2009	USDA/ NAIP	1"=500'	The subject property and immediate site vicinity appear essentially unchanged from the 2006 photograph.
2010	USDA/ NAIP	1"=500'	The subject property and immediate site vicinity appear essentially unchanged from the 2009 photograph.

2012	USDA/ NAIP	1"=500'	The subject property and immediate site vicinity appear essentially unchanged from the 2010 photograph.

4.4 USGS Topographic Maps

The topographical maps from 1902, 1942, 1951, 1968, and 1980 were obtained from Environmental Data Resources, Inc. (EDR).

- The 1902 topographic map indicates that there is a small building located on or near the northwest corner of the site. West Napa Street and First Street West are indicated north and east of the site, respectively, and other small buildings are indicated in the nearby site vicinity.
- The 1942 topographic map depicts several small structures located on or adjacent to the site.
- The 1951 topographic maps depict a large structure on the northern portion of the site. Another large structure is depicted on the property east of the site, and a Ball Park is depicted on the property to the southwest of the site.
- The 1968 and 1980 topographic maps depict the same large structure on the site as the 1951 map, however the previously noted Ball Park to the southwest of the site is no longer depicted.

4.5 Sanborn Maps

According to EDR, Historical Sanborn Maps were available for the subject property for the years 1888, 1891, 1897, 1905, 1911, 1923, 1941, 1953. Information obtained from the Sanborn Review has been incorporated into other sections of this report.

- 1886 – The site is depicted as a portion of a vineyard south of West Napa Street and west of First Street West.

- 1891 - The site remains depicted as a portion of a vineyard. The adjacent property to the east of the site is indicated as the Union Stables.

- 1897 – The site is no longer labeled as a portion of a vineyard but remains vacant.

- 1905 – The site is occupied by two buildings labeled the "French Hotel" and the "French Laundry". The French Laundry is a smaller building than the hotel, located adjacent to the east of the hotel. A small shed is noted to the south of the hotel building. A wine storage building is indicated on the adjacent property to the southwest of the site. The properties to the south and west of the site appear to be vacant.

- 1911 - The site is occupied by the "Palace Hotel", and the site building east of the hotel is labeled as a "Plumbing" company. An additional small building is indicated to the east of the plumbing building, which is labeled as a saloon and barber. On the property to the east of the site, an additional small building is indicated adjacent to the eastern site boundary.

- 1923 – The previously noted hotel, plumbing, and saloon buildings and southern shed are no longer indicated on site. A "Gas Oil" station building is indicated on the western portion of the site (135 West Napa Street) and no other buildings are depicted on the site. The former stables building on the adjacent property to the east is indicated as a garage for 126 cars. A "Wood and Concrete Yard" is indicated on the adjacent property to the southeast of the site.

- 1941 - The gasoline station is still depicted on site, along with a number of other buildings towards the eastern portion of the site. The additional buildings to the east of the gasoline station are labeled as utilized for tire storage and tire service. A long building east of the gas station building is labeled for as "Electrical Parts, and an additional building to the east (the 117 West Napa Street property) is indicated as two stores.

- 1953 – The site is indicated with the same features as on the 1941 map. The garage building previously noted to the east of the site has changed to a "Feed Storage" building.

4.6 CITY DIRECTORIES

The subject property addresses of 117 and 135 West Napa Street were researched by EDR and the results of the research presented in EDR's City Directory Image Report, presented in **Appendix C**. Directory sources referenced in the report include Cole Information Services and the Haines Cross-Cross directories. Directories were available for the years 1975 through 2013. Listings for the site address were available for the years 1975 through 2013 and included the Sonoma Index Tribune, Kenwood Express, and Sonoma Valley Publishing and Valley of the Moon Publishing for the 117 West Napa Street site address. Sisters Consignment Center was listed at 117 West Napa Street in 2013. Lambert's Chevron/Stu's Chevron Service was listed at the 135 West Napa Street site address from 1975 through 1995. 135 West Napa Street also included the following tenants from various years from 2003 through 2013: Midstate Construction Company (2003), Espace Café (2008), Don Sebastiani and Sons (2008), and Sonoma (National) Bank (2008 and 2013). In addition, several residential tenants were listed from various years between 2003 and 2013 at the 135 West Napa Street site address.

4.7 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

4.7.1 LUST CASE INVESTIGATIONS

Numerous previous environmental investigations have been conducted on the 135 West Napa Street site address in relation to the former LUST case on site. Information from these investigations was researched and reviewed from local regulatory agency records as well from the State Water Resources Control Board's (SWRCB) Geotracker public environmental database web site (http://geotracker.waterboards.ca.gov/)

The LUST case is for the former Chevron Service Station No. 90509, previously located on the northern portion of the 135 West Napa Street site address. This portion of the site was historically a gasoline service station from the 1920s through 1997, when it was decommissioned and demolished. According to a March 18, 1998 report titled the *Removal of Underground Storage Tanks, Piping, and Hydraulic Lifts* by Gettler – Ryan, Inc. (GRI), the previous USTs associated with the gasoline station were removed on January 12, 1998 by Musco Excavators Inc. of Santa Rosa, CA. This report summarized features removed during the UST removal activities, which included:

- three 10,000-gallon fiberglass gasoline USTs,
- one 10,000-gallon fiberglass diesel UST,
- one 1,000-gallon waste oil UST,
- one previously abandoned-in-place 1,000-gallon waste oil UST (previously filled with sand), and
- two in-ground hydraulic lifts.

All subsurface piping associated with these features were also excavated at the time of removal of these features. The report also indicates that the hydraulic hoist pits were over-excavated on January 16, 1998. Tables included in the UST removal report indicated that the two soil samples and two groundwater samples collected from the former waste oil UST pits were analyzed for halogenated volatile organic compounds (HVOCs) and that no HVOCs were detected.

Environmental investigation work conducted prior to and since decommissioning the former service station was summarized in a *California Low-Threat Closure Request* (Closure Request) for the LUST case by AECOM of Ontario, California, dated June 2013. Various environmental consultants including Emcon Associates (Emcon), EA Engineering, Science and Technology (EA), Weiss Associates, Pacific Environmental Group, Gettler-Ryan, Inc. (GRI), IT Corporation (IT), Cambria Environmental (Cambria), Holguin, Fahan & Associates (HFA), and Conestoga-Rovers & Associates (CRA) have conducted environmental investigations and remediation of the site LUST case since August 1986. During that time, a total of 32 soil borings, 15 monitoring wells, seven soil gas probes, and fours sub-slab vapor probes have been advanced and samples at

the site. Remedial excavations conducted from 1997 through 2002 removed approximately 6,000 CY of petroleum hydrocarbon-impacted soil.

Groundwater monitoring commenced at the site in April 1986. Prior to LUST case closure, there were seven groundwater monitoring wells. The primary chemicals of concern (COCs) historically detected in groundwater from the site monitoring wells were: total petroleum hydrocarbons (TPH) as gasoline (TPHg), TPH as diesel (TPHd), benzene, toluene, ethylbenzene, xylenes (BTEX), and methyl tert-butyl ether (MTBE). The most recent maximum concentrations of these COCs in groundwater are summarized in the table below:

Constituent	Maximum Concentration (µg/l)	Well ID	Most Recent Date Sampled
TPHg	72J	C-13	4/10/2013
TPHd	<50	All	4/10/2013
Benzene	<0.5	All	7/1/2008
Toluene	<0.5	All	7/1/2008
Ethylbenzene	<0.5	All	7/1/2008
Xylenes	<0.5	All	7/1/2008
MTBE	2	C-4/C-13	4/10/2013

Notes: µg/l = micrograms per liter; J = Laboratory estimated value, < = Not detected at or above the laboratory detection limit

Based on historical groundwater tables presented in the AECOM's Closure Request, there appears to have been a decreasing trend of the COCs over time. In addition, benzene had not been detected in groundwater since 2000. Residual petroleum hydrocarbon concentrations in groundwater were all below primary and secondary maximum contaminant levels (MCLs).

Remediation activities conducted at the site have included groundwater extraction, excavation, phase-separated hydrocarbon removal, and enhanced in-situ biodegradation. A groundwater extraction system operated at the site from 1992 through 1996. Additional groundwater was removed during remediation excavation activities conducted in 2000.

Soil remediation excavation activities removed over 6,000 CY of petroleum hydrocarbon-impacted soil during excavation activities conducted from 1998 through 2000, as summarized below:

- Approximately 450 CY of soil removed during station demolition and fuel system removal in January 1998, conducted by Musco and overseen by GRI;
- Approximately 300 CY of petroleum hydrocarbon-impacted soil removed by IT in November 1999;
- Approximately 4,400 CY of petroleum hydrocarbon-impacted soil removed under the oversight of Cambria in July 2000; and,

- Approximately 1,000 CY of soil excavated and removed during property redevelopment in 2002.

In addition to the remediation efforts discussed above, enhanced in-situ biodegradation was utilized to reduce residual petroleum hydrocarbon concentrations in soil and groundwater from November 2011 through December 2012. The biodegradation methods consisted of utilizing oxygen emitters installed into three groundwater monitoring wells on the site. A total of 198 cubic feet of oxygen was placed into the subsurface during the enhanced bioremediation efforts (HFA, 2012).

Soil vapor and vapor intrusion assessments were conducted from 1997 through 2010. The locations of soil vapor sampling points conducted in 1997 were subsequently remediated through soil excavation activities and placement of clean fill materials. The results of a 2008 soil vapor survey conducted by Cambria, the only COC of concern detected above San Francisco Bay Regional Water Quality Control Board (SFRWQCB) Environmental Screening Levels (ESLs) or California Human Health Screening Levels (CHHSLs) was TPHg.

The final sub-slab soil vapor survey was conducted in November 2010 by HFA, and included collection of an indoor air sample from the inside of the Sonoma Index Tribune building at 117 West Napa Street. HFA conducted a vapor intrusion evaluation based on the maximum detections of petroleum hydrocarbon compounds detected during the survey. The maximum petroleum hydrocarbon detections in sub-slab samples were as follows:

Constituent	Maximum Concentration (µg/m3)	Soil Gas CHHSL (µg/m3)
TPHg	4,300	n/a
Naphthalene	<10	120
Benzene	10	141
Toluene	5,200	438,000
Ethylbenzene	6.3	3,600
Xylenes	35	3,060,000
MTBE	<5	15,700

Notes: µg/m^3 = micrograms per cubic meter, CHHSL =California Human Health Screening Level - Soil gas screening levels below buildings with engineered fill below sub-slab gravel, n/a= there is no available CHHSL for TPHg.

The results of an indoor air sample collected from within the Sonoma Index Tribune building at 117 West Napa Street indicated a detection of toluene at 9.2 micrograms per cubic meter (µg/m^3), with no other petroleum hydrocarbon constituents detected. This result was well below the indoor air screening CHHSL of 438 µg/m^3.

HFA concluded that the detected concentrations for all the petroleum hydrocarbon constituents in the sub-slab vapor samples were at least an order of magnitude less than the calculated

CHHSLs. HFA further concluded that vapor intrusion is not occurring at the site, as the indoor air sample did not contain concentrations of petroleum hydrocarbon compounds above indoor air screening levels (HFA, January 2011).

AECOM's Closure Request dated June 2013 included the following discussion and conclusions regarding the soil vapor studies conducted at the site:

> *Several vapor intrusion assessments have been conducted at the site in 1997, 1999, 2008, and 2010. The evaluation of the data and conclusions from the soil vapor surveys, sub-slab soil vapor sampling, and indoor/outdoor air samples indicate that the soil vapor exposure pathway at the site has been adequately assessed, and no significant increased risk to indoor air was identified. Based on the site-specific soil vapor assessments, the site meets criteria 2b [of the RWQCB's LTCP] and, therefore, petroleum vapor intrusion to indoor air is considered low-threat for this potential pathway (SWRCB, 2012a).*

The Conclusions of AECOM's Closure Request included the following:

> *AECOM's updated conceptual site model and review of site data indicate that this site satisfies the general and media-specific criteria under the [Low Threat Closure] Policy [LTCP]. In addition, the groundwater data and hydrographs demonstrate that the residual hydrocarbon concentrations are declining and the remaining dissolved-phase hydrocarbon plume is shrinking. Therefore, the residual hydrocarbon concentrations pose no significant threat to human health or the environment, and the site is a candidate for case closure.*

In a letter dated January 10, 2014, the SCEHD indicated approval of the AECOM and Chevron's Closure Request, stating that the site "*complies with the State Water Resources Control Board's Low-Threat Underground Storage Tank Case Closure Policy (LTCP).*" A follow-up letter dated February 18, 2014 requested that Chevron and AECOM prepare a *Soil and Groundwater Management Plan* (SGMP) prior to approving case closure. AECOM prepared a SGMP in June 2014, which outlined procedures for public notifications and addressed soil and groundwater handling procedures for future development activities at the site. Following completion of the public notification period, completion of well abandonments, and completion of the SGMP, the SCEHD indicated final LUST Case Closure in a *No Further Action Required* letter dated September 2, 2014.

4.7.2 Other Previous Investigations

Comerica provided GEOLOGICA the following report dated November 12, 2012 by Hurvitz Environmental Services, Inc (Hurvitz): *Phase I Environmental Site Assessment, 117, 135 and 153 West Napa Street, Sonoma, California* (copy of report provided in **Appendix D**). The Hurvitz ESA also included the adjacent property to the west of the site at 153 West Napa Street.

At the time of the 2012 ESA, the subject property was improved with the three current site buildings, which were being utilized as a mix of offices, commercial, and residential uses, similar to current site uses. The Sonoma Index Tribune occupied most of the 117 West Napa

Street site building, with Sisters Consignment Center occupying a small storefront space in the northeast corner of the site building. Sonoma Index Tribune was not performing any printing operations at the site at that time. The main three story northern building on 135 West Napa Street was utilized by Sonoma Bank on the first floor, various office tenants on the second floor, and seven residential apartments on the third floor. Krave Jerky occupied the office and warehouse building south main building on 135 West Napa Street. No manufacturing or industrial operations were being conducted at the time of the previous ESA.

Based on the site conditions at that time as well as historical records reviewed for the site, the previous ESA identified the following RECs at the subject property:

- Soil and groundwater contamination previously detected at the site as part of the open (at that time) LUST case for the former Chevron gasoline service station at 135 West Napa Street; and,
- Residual petroleum hydrocarbon impacts to soil beneath the concrete foundation slab of the 117 West Napa Street site building.

The previous ESA recommended no further action be conducted at the subject property other than those directed by the SCEHD.

5 AGENCY RECORDS AND EDR REPORT

GEOLOGICA reviewed records of the environmental agencies provided below.

5.1 AGENCY RECORDS

GEOLOGICA contacted relevant regulatory agencies, either in writing or by phone, or reviewed agency website databases to obtain records for the subject property. Copies of relevant available documents are presented in **Appendix C**.

5.1.1 SONOMA COUNTY OFFICE OF EMERGENCY SERVICES (SCOES)

GEOLOGICA reviewed files held for the subject property at the SCOES on March 20, 2015. SCOES has a file for each of the site addresses. The SCOES is the Certified Unified Program Agency (CUPA) for the City of Sonoma.

135 West Napa St - The file on 135 West Napa Street included information on the removal of the former Chevron gas station and its related USTs and hydraulic hoists in early 1998. The file included GRI's 1998 UST removal report as well as the permit and associated Health & Safety Plan for the UST closure and excavation project. A summary of information from the UST removal report was previously discussed in **Section 4.7.1**, above. No other information for 135 West Napa Street is included in the SCOES file.

117 West Napa Street - The file on 117 West Napa Street included information on hazardous materials handling, storage, and disposal from the Sonoma Index Tribune. The Sonoma Index Tribune previously filed Hazardous Materials Business Plans (HMBPs) with the SCOES in 2002, 2005, and 2008 (each HMBP was active for three years). A 1999 Hazardous Materials Reporting Form on file indicated that the Sonoma Index Tribune used to store hazardous materials on site, summarized in the table below:

Hazardous Material	Maximum Quantity Stored
Aliphatic Petroleum Distillates	55 gallons
Hydrocarbon base oils	55 gallons
Lubricating Base Oil	55 gallons
Acetaldehyde	55 gallons
Formaldehyde	55 gallons
Toluene	55 gallons
Ammonium Thiosulfate	20 gallons

Acetic Acid	20 gallons
Boric Acid	20 gallons
Potassium Carbonate	20 gallons
Hydroquinone	20 gallons
Sodium Sulfite	20 gallons
Sodium Hydroxide	20 gallons
Sodium Acetate	20 gallons
Benzyl Alcohol	10 gallons
Terapotassium Pyrophoschate	30 gallons
Pigments	800 gallons
Treated Mineral Oil	800 gallons
Resins	800 gallons
Vegetable Oils	800 gallons

A Supplemental CUPA Inspection Report dated October 13, 2008 in the 117 West Napa Street file indicated that printing production at the Sonoma Index Tribune was going to cease printing operations at the site on October 31, 2008. The Sonoma County CUPA Inspection Report dated March 10, 2009 indicated that all hazardous materials and hazardous waste had been removed from the site and that a CUPA permit was no longer needed for the site. The March 2009 inspection report also indicated that piping related to printing ink needed to be removed and disposed of by May 31, 2009. E-mail and letter correspondence dated May 26, 2009 from the Sonoma Index Tribune to the SCOES indicated that all printing ink piping and ink-related wastes had been removed from the site by Safety-Kleen Systems, Inc. (Safety-Kleen). Copies of hazardous waste manifests for the ink and piping wastes dated May 14, 2009 were also included in the file.

5.1.2 Sonoma County Environmental Health Department (SCEHD)

The SCEHD is the Local Oversight Program (LOP) agency for the City of Sonoma. The SCEHD has a file on the former LUST case for the 135 West Napa Street site address, and Geologica reviewed these files on March 12, 2015. Information from the LUST file was previously discussed in **Section 4.7.1**, above. The SCEHD has no files on the other site address of 117 West Napa Street.

5.1.3 SONOMA BUILDING DEPARTMENT (SBD)

GEOLOGICA reviewed files on the subject property addresses at the SBD on March 4, 2015. The SBD has separate files for the two site addresses.

117 West Napa Street - Information in the building department files for 117 West Napa Street were generally related to electrical permits, re-roofing, building and office additions, and alterations to the interior of the building. Building addition information included a permit dated June 18, 1953 for the addition of a "press room" to the site building. The permit for the addition of the warehouse attached to the south of the main Index Tribune building was dated July 20, 1977. Additional permits were on file from August 1986 for the expansion of the warehouse. This last expansion was apparently for completion of the warehouse and office space west of the 117 West Napa Street warehouse (current offices and warehouse leased by Krave Jerky).

135 West Napa Street - Information on file for the 135 West Napa Street site address dated back to March 1958, with a permit for the installation of a foundation and hydraulic hoist for the former Chevron service station on site. There was also a permit from September 1959 for the installation of three USTs. The 1959 USTs were apparently replaced in October 1983 under a permit dated October 19, 1983. Permits were also on file regarding remediation activities conducted at the site, including:

- A water extraction/remediation system permit dated July 28, 1992;
- A service station demolition permit to Musco Excavators for Chevron USA, dated December 8, 1997;

A permit for over-excavation of the site to LLC Properties, dated November 17, 1999;Foundation and grading permits to LLC Properties and Midstate Construction Corporation dated October 29, 2001; and,

- A permit for construction of a 3-story mixed use building to LLC Properties and Midstate Construction dated November 21, 2001;

The file also included a letter from the SCEHD regarding the initial Remediation Workplan prepared by Weiss Associates on August 12, 1991. Post-remediation information included in the file included a geotechnical report from Bace Geotechnical (Bace), which presented information on excavation backfill for the environmental excavations performed as part of soil remediation activities. Bace also provided information regarding the elevator pit constructed as part of completion of the three-story building on the 135 West Napa Street site property.

5.1.4 SAN FRANCISCO REGIONAL WATER QUALITY CONTROL BOARD (RWQCB)

The RWQCB was contacted by e-mail to inquire about the subject property. On March 12, 2015, Ms. Melinda Wong of the RWQCB indicated that all files for the former LUST case are with the SCEHD, the LOP agency for the City of Sonoma.

5.1.5 California EPA, Department of Toxic Substances Control (DTSC)

The DTSC was contacted by e-mail to inquire about the subject property. Letters from the DTSC dated March 17, 2015 indicated that DTSC has no files for the subject property.

5.2 EDR Report

EDR prepared a research report for this ESA entitled *The EDR Radius Map Report with GeoCheck*, dated March 11, 2015. The EDR report summarizes the results of a search of federal, state, and local agency environmental databases to identify hazardous waste generators, corrective action sites, landfills, UST facilities, and sites currently or previously under investigation for environmental violations. The search included the subject property and the surrounding area. The search radius for the report ranges from adjacent sites out to one mile from the property, as prescribed by the ASTM Standard, depending on the type of facility database being searched. The EDR report is presented in **Appendix B**. The following summarizes pertinent findings from the EDR report.

5.2.1 EDR Databases Summary – Subject Property

EDR reports that the site addresses are referenced in several of the databases, including, for both site addresses: HazNet and FINDS; for the 117 West Napa Street site address: RCRA-SQG; and for the 135 West Napa Street address: Historical UST, LUST, SWEEPS UST, Historical CORTESE, and RCRA NonGen/NLR.

The Sonoma Index Tribune at 117 West Napa Street was included on the HAZNET, FINDS, and RCRA SQG lists as the facility was previously a small quantity generator of hazardous wastes. The facility was listed as previously producing photochemical and photo-processing wastes, as well as waste oil and mixed oil. The last date of this facility being included on any of these databases was from 2008, which corresponds with the cessation of newspaper printing activities previously conducted on site. No violations were found on any of these databases for this site address.

The site address and former Chevron Service Station at 135 West Napa Street was included on the Historical UST, LUST, SWEEPS UST, historical CORTESE, FINDS and HazNet databases due to the facility being a former gasoline service station. The facility is listed on the RCRA NonGen/NLR database on January 19, 1998, as the facility was no longer handling hazardous waste following closure of the former Chevron service station on site. The LUST database indicates that the former LUST case on site was closed by the Sonoma County LOP on September 2, 2014. No violations were found on any of these databases for this site address.

5.2.2 EDR Databases Summary – Surrounding Properties

The EDR report indicated numerous listings within the search radius from among the agency databases and EDR's proprietary databases. A number of the databases are duplicative and/or are no longer updated by the originating agency. Some of the facilities cited in the EDR report are

listed on multiple databases. Therefore, the actual number of relevant facilities within the ASTM search area is less than otherwise indicated.

A summary of the EDR findings where sites were found within specified radii is listed below together with a selection of key properties that are located non-adjacent and interpreted as hydraulically up-gradient of the property. The properties that are downgradient are unlikely to have impacted soil and groundwater with hazardous materials at the site property.

RCRA – SQG – There is one site on this list within 0.25 miles of the subject property.

RCRA – SQG – There are five sites on the list within 0.25 miles of the subject property.

ENVIROSTOR – There is one site on this list within 0.25 miles of the subject property.

LUST - There are 17 sites on the list within 0.5 miles of the subject property. Two of the LUST sites are located between 150 to 400 feet west of the subject property. Both of these sites, Unocal #5994 at 195 West Napa Street and Caltrans at 159 West Napa Street, have obtained regulatory closure and are unlikely to have impacted conditions on the subject property.

SLIC – There are four sites on the list within 0.5 miles of the subject property.

UST - There are three sites on the list within 0.25 miles of the subject property.

SWRCY – There is one site on the list within 0.5 miles of the subject property.

HIST UST - There are five sites on the list within 0.25 miles of the subject property.

SWEEPS UST - There are six sites on the list within 0.25 miles of the subject property.

RCRA NonGen/NLR - There is one site on the list within 0.25 miles of the subject property.

HIST CORTESE - There are nine sites on the list within 0.5 miles of the subject property.

CUPA Listings - There are 13 sites on the list within 0.5 miles of the subject property.

NOTIFY 65 - There is one two site on the list within 1.0 mile of the subject property.

EDR Historical Cleaners - There are two sites on the list within 0.25 miles of the subject property.

EDR Historical Auto Stations - There are three sites on the list within 0.25 miles of the subject property.

Summary – Review of available regulatory database information did not indicate direct evidence that nearby sites have significantly impacted soil or groundwater beneath the property.

The EDR report contains a list of Orphan Sites that have incomplete address information and could not be plotted on the map. A review of the 14 Orphan Sites in the EDR report did not reveal any sites which could have potentially impacted environmental conditions on the subject property.

6 KEY FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

This section summarizes the findings and conclusions of this Phase I ESA.

6.1 SUMMARY OF KEY FINDINGS

The following are the key findings for this ESA:

- The site is currently comprised of three buildings and paved parking areas to the west and south of the buildings. The buildings total approximately 30,050 leasable square feet. No industrial or manufacturing processes are currently in any of the current site buildings.
- The oldest site building is on the 117 West Napa Street property and has been utilized for the offices of the Sonoma Index Tribune since construction. The building was constructed in 1928, enlarged in 1958, and a metal-clad warehouse was added on to southern end of the building in 1977. The Sonoma Index Tribune is a formerly daily newspaper which was printed in the site building. The Sonoma Index Tribune ceased on-site printing activities in 2008.
- The 135 West Napa Street portion of the site was previously utilized as a gasoline service station from the 1920s through 1997. The site was redeveloped with a current 3-story mixed office and residential use building currently on site. Redevelopment activities were conducted following demolition and dismantling of the former service station, including removal of all former USTs, hydraulic lifts, and in-ground fuel piping. Petroleum hydrocarbon-impacted soil was also extensively excavated with over 6,000-cubic yards soil removed from the site and replaced with clean, engineered fill materials.
- Remediation activities conducted at the site have included groundwater extraction, excavation, phase-separated hydrocarbon removal, and enhanced in-situ biodegradation.
- Groundwater data from monitoring wells previously located on site have shown significant decreases over time with the most recent residual petroleum hydrocarbon concentrations below primary and secondary MCLs.
- Soil vapor and vapor intrusion assessments were conducted from 1997 through 2010. Data from the most recent soil vapor survey included collection of an indoor air sample collected from within the Sonoma Index Tribune building. Results from the indoor air sample along with results from the 2010 sub-slab soil vapor investigation indicate that petroleum vapor intrusion to site buildings is not occurring.
- Based on information from previous environmental investigations and remediation conducted at the site, the SCEHD-LOP granted the closure of the former LUST case under the *State Water Resources Control Board's Low-Threat Underground Storage Tank Case Closure Policy"* in a letter dated September 2, 2014.
- A third office and warehouse structure is present on site, constructed in the southern portion of the 135 West Napa Street property. There are no indications that this building has previously been utilized for industrial purposes.

- Review of available regulatory database information did not indicate direct evidence that nearby sites have significantly impacted soil or groundwater beneath the property.

6.2 DATA GAPS

In the opinion of the preparers of this Phase I ESA, no significant data gaps, as defined in ASTM 1527-13, were encountered during the conduct of this Phase I ESA.

6.3 CONCLUSIONS

GEOLOGICA has performed a Phase I Environmental Site Assessment for 117 and 135 West Napa Street in Sonoma, California in conformance with Comerica Bank's requirements and ASTM E1527-13. Any exceptions to, or deletions from these practices were described in this report where applicable. Based on the scope of services and limitations of this Phase I ESA, GEOLOGICA identified the following Recognized Environmental Conditions (RECs) related to the current or historical operations at the property:

Prior Use of Site as a Gasoline Service Station – A former gasoline station was previously present on the 135 West Napa Street site address from the 1920s through 1997. A LUST case was opened for the site in 1986 however the case was recently closed in September 2014. The site underwent extensive soil, groundwater, and soil gas environmental investigations, as well as extensive remediation activities during the period that the site was an active LUST case. Remediation activities have included groundwater extraction, excavation, phase-separated hydrocarbon removal, and enhanced in-situ biodegradation. Soil excavation activities have resulted in over 6,000 cubic yards of petroleum hydrocarbon-impacted soil having been removed from the site and replaced with clean, engineered fill. Groundwater remediation activities have resulted in decreasing concentrations of petroleum hydrocarbons in groundwater, with benzene not having been detected in groundwater since 2000. Sub-slab soil vapor sampling and indoor air sampling have shown that petroleum hydrocarbon vapor intrusion into the current site buildings is not likely occurring. These remediation and investigation results have led to the SCEHD-LOP to grant closure of the former LUST case under the *State Water Resources Control Board's Low-Threat Underground Storage Tank Case Closure Policy"* (SCEHD, September 2, 2014). The closure of the former LUST case is considered a Controlled REC (CREC).

ACM, LBP, & PCBs - Based on the age of the building and on results of asbestos surveys conducted at the site, residual ACM and LBP is present on or within site building materials. All interior and exterior spaces appeared to be in good condition. No chipping or peeling paint was observed during the site visit. Because of the age of the subject building, there is a potential that PCB-containing materials have been used on site. Although unlikely, it is possible that some of the light ballasts observed throughout the subject building contain PCBs.

6.4 RECOMMENDATIONS

No Phase II investigations are recommended at this time. GEOLOGICA recommends the following:

- Prior to any major renovation or demolition, a complete asbestos survey and lead based paint survey be conducted of the building.

- It is our understanding that the site owners have plans in place to construct a 50+ room hotel on site, including a subterranean parking garage. As there is known low level soil and groundwater contamination noted at the subject property, appropriate measures, in accordance with applicable regulation, should be taken to manage soils that may contain residual levels of potential contaminants during excavation and /or grading that is planned at the subject property in the future. , A Soil and Groundwater Management Plan (SGMP) prepared by AECOM in June 2014 is in place for the site. This SGMP should be followed for the proposed property redevelopment, in order to properly address soil stockpiling and soil profiling and to ensure proper soil disposal and implementation of worker safety measures.

7 LIMITATIONS

This Phase I ESA report has been prepared solely for Comerica Bank, as indicated in GEOLOGICA's proposal. Other parties may rely on the findings and conclusions of the report for informational purposes only. However, those who may rely on the findings and conclusions of the report should recognize that this report is not a comprehensive site characterization and should not be construed as such. The findings and conclusions in this report are predicated on a site reconnaissance, a review of specified regulatory records, and a review of the historical usage of the property as presented in this report.

The information obtained is only relevant for the dates of the records reviewed or as of the date of the latest site visit. Thus, the conclusions contained herein are only valid as of the date of the report, and the information should be updated in the future to reflect any changes in circumstances. No guarantee of the results of the study is made within the intent of this report or any subsequent report, correspondence or consultation, either express or implied. The services performed were conducted in accordance with the local standard of care in the geographic region at the time the services were rendered.

8 REFERENCES

a. AECOM, California Low-Threat Closure Request, Chevron Former Service Station No. 90509, 135 West Napa Street, Sonoma, California, June 2013.

b. American Society for Testing and Materials (ASTM), 2013, Designation E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

c. EDR - Aerial Photo Decade Package for 135 W. Napa Street, Sonoma, CA 95476, March 6, 2015.

d. EDR - The EDR City Directory Image Report for 135 W. Napa Street, Sonoma, CA 95476, March 4, 2015.

e. EDR - Historical Topographic Map Report for 135 W. Napa Street, Sonoma, CA 95476, March 11, 2015.

f. EDR - Certified Sanborn Map Report for 135 W. Napa Street, Sonoma, CA 95476, March 3, 2015.

g. EDR - The EDR Radius Map Report with Geocheck for 135 W. Napa Street, Sonoma, CA 95476, March 11, 2015.

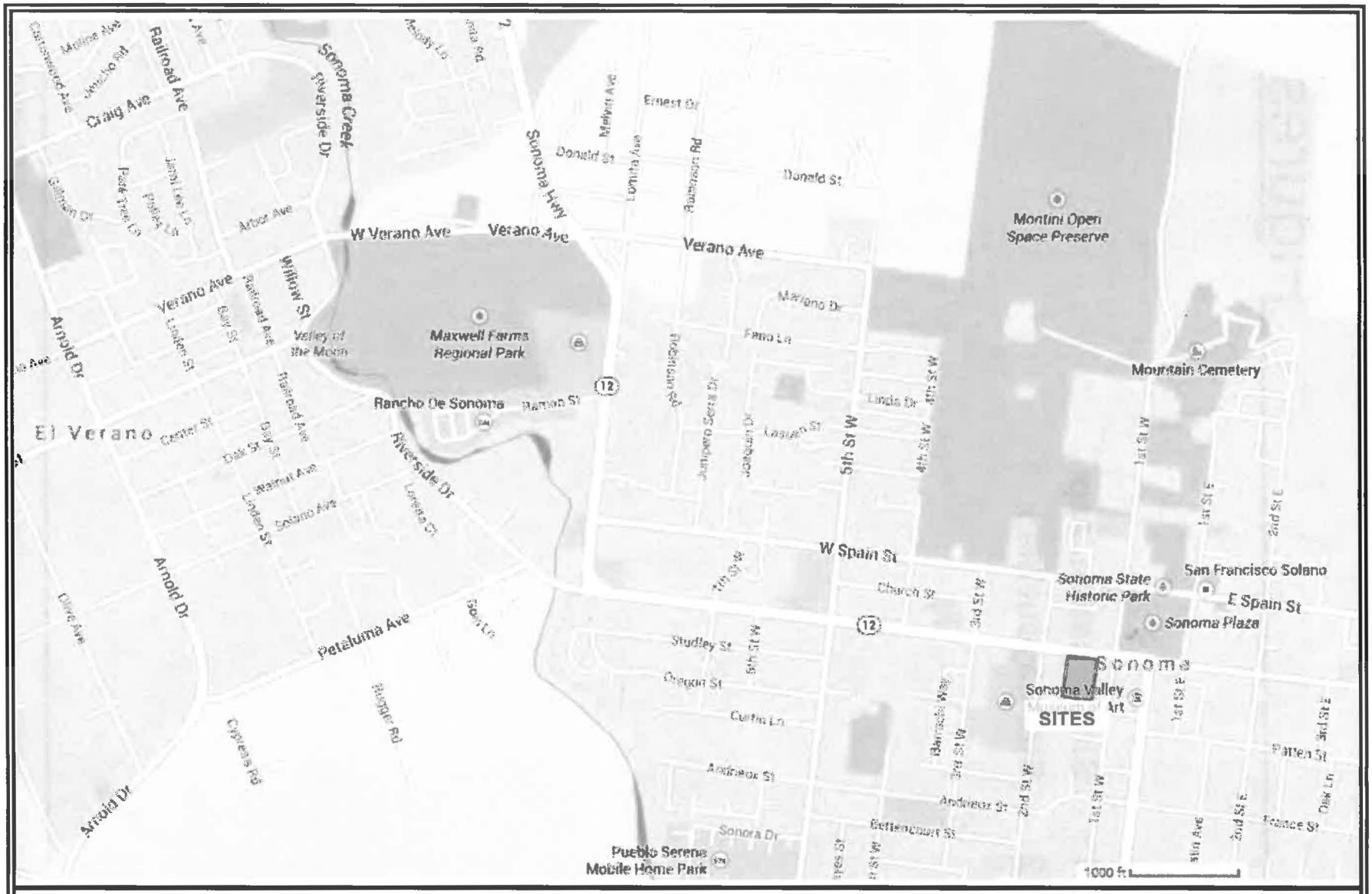
h. Gettler – Ryan, Inc (GRI), Removal of Underground Storage Tanks, Piping, and Hydraulic Lifts at former Chevron Station #9-0509, 135 West Napa Street, Sonoma, California, March 18, 1998.

i. Holguin, Fahan & Associates, Inc. (HFA), Revised Feasibility Study/Corrective Action Plan for Chevron Former Service Station #9-0509, 135 West Napa Street, Sonoma, California, January 3, 2011.

j. Norris, Robert & Webb, Robert - *Geology of California*, 1976.

Figures

Figure 1 **Site Location Map**
Figure 2 **Site Layout Map**

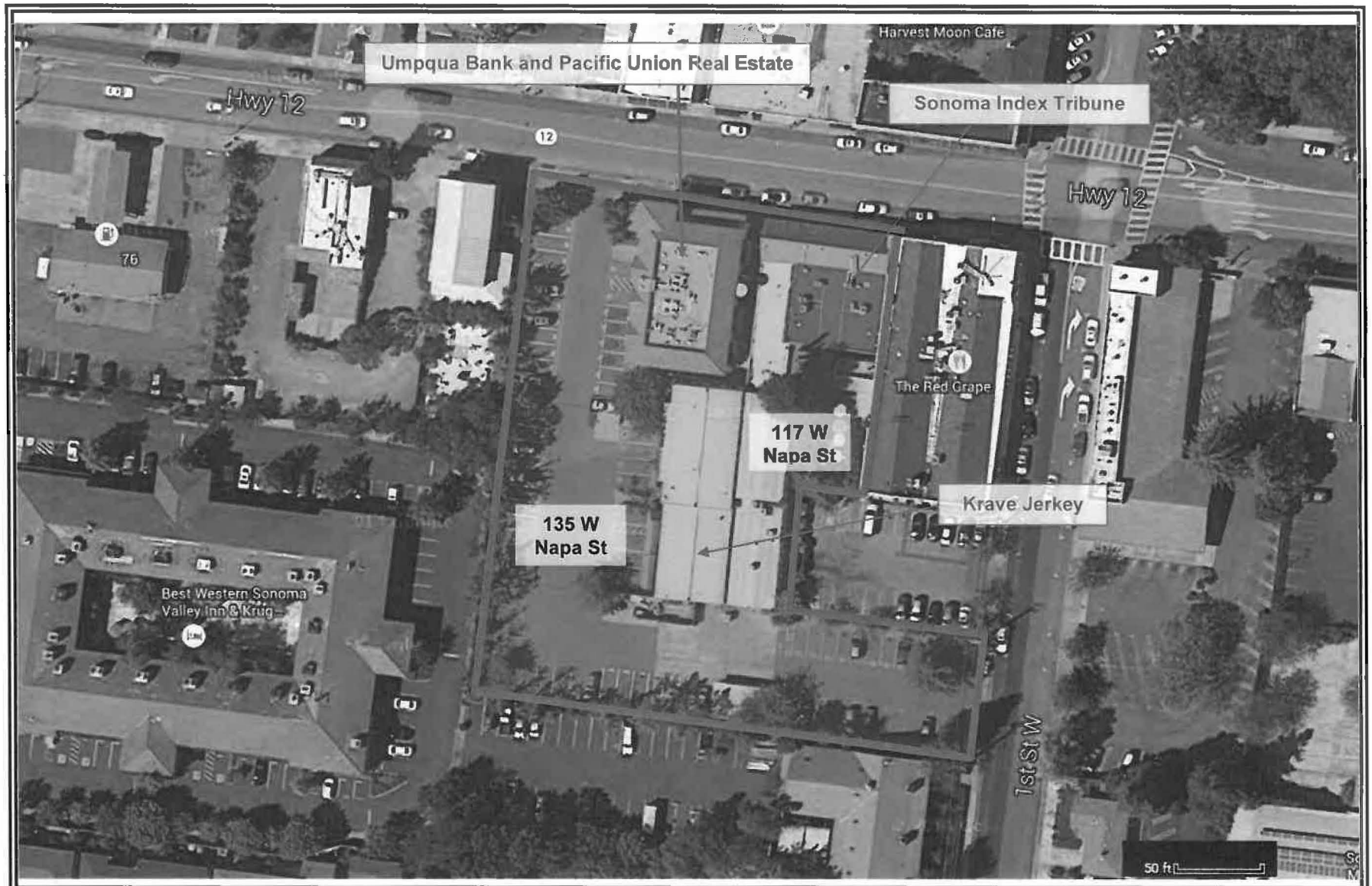


SITE LOCATION MAP

117 and 135 West Napa St
Sonoma, California

FIGURE 1

geologica



N
W E
S

SITE LAYOUT MAP
117 and 135 West Napa Street
Sonoma, California

FIGURE 2

geologica

Appendix A

Site Photographs

Appendix A
Site Photographs

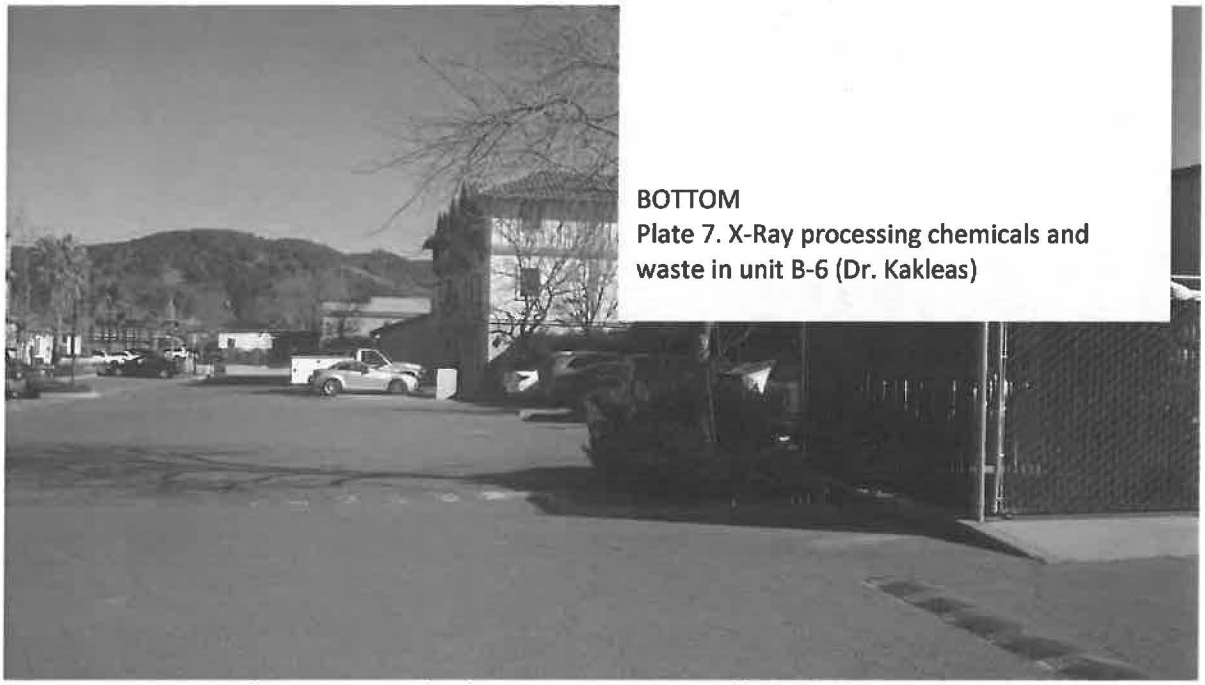
Plate 1. View of 117 West Napa Street – Sonoma Index Tribune Building (view to southwest)

Plate 2. 135 West Napa Street (view to southeast)

Plate 3. 135 West Napa Street, west entrance (view to southeast)

Plate 6. X-Ray photo developing chemicals in unit B-6 (Dr. Kakleas)

Plate 4. PG&E Transformer



BOTTOM
Plate 7. X-Ray processing chemicals and waste in unit B-6 (Dr. Kakleas)

Plate 5. West side of 135 West Napa Street (view looking north)

Plate6. Solid waste dumpster area and south parking area (view to east)

Plate 7. South side of site warehouses (view to northwest)

Plate 8. Open walled storage shed at south side of site

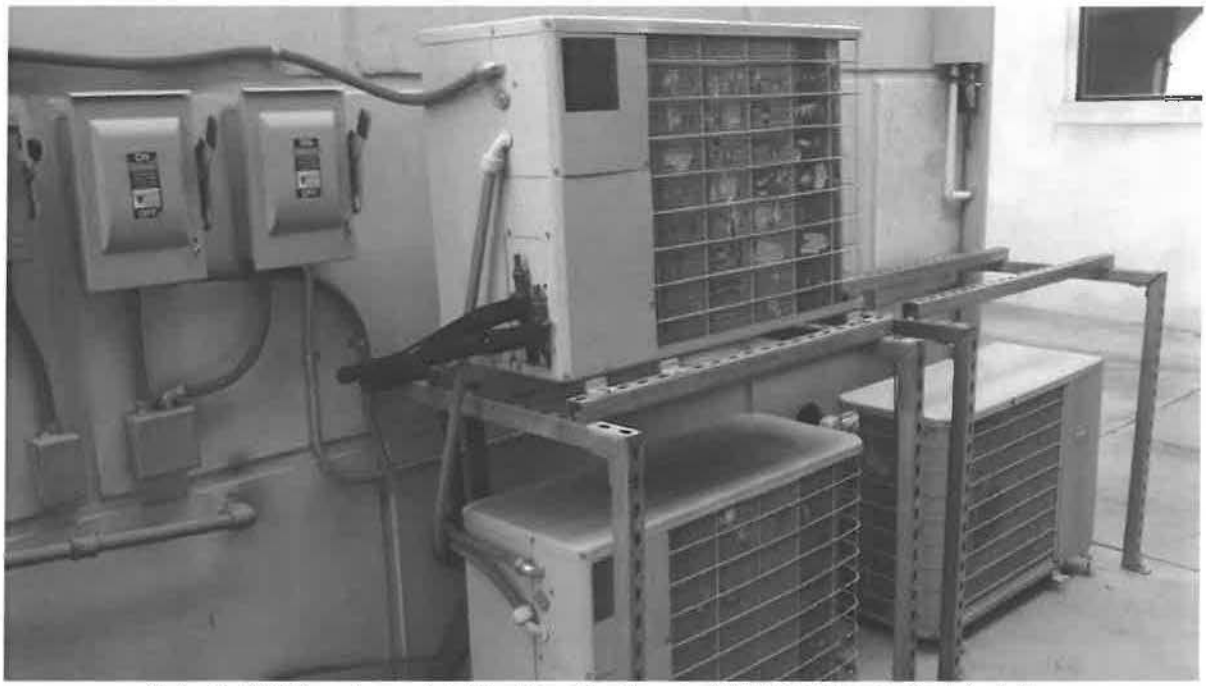


Plate 9. HVAC equipment behind (south of) main 135 West Napa Street building

Plate 10. Janitorial closet in 135 West Napa Street main building

Plate 11. Storage and disconnected water heater in warehouse of 117 West Napa Street

Plate 12. Typical office area in 117 West Napa Street – Sonoma Index Tribune building

Plate 13. Employee break area in 117 West Napa Street building

Plate 14. Janitorial cleaning supplies in 117 West Napa Street building

Plate 15. Old electrical panel in 117 West Napa Street building

Plate 16. Office on second floor of 117 West Napa Street building

Plate 17. Sisters Consignment Center at northeast corner of 117 West Napa Street building

Plate 18. Open courtyard between 117 and 135 West Napa Street buildings

Plate 19. Break room on first floor of 135 West Napa Street main building

Plate 20 – Office corridor in Pacific Union office space on second floor of main building on 135 West Napa Street

Plate 21 – Latex paint storage in closet in main building on 135 West Napa Street

Plate 22. Furnace for main 135 West Napa Street building

Appendix B

EDR Reports

Sonoma Hotel
135 W. Napa Street
Sonoma, CA 95476

Inquiry Number: 4223364.9
March 06, 2015

The EDR Aerial Photo Decade Package

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Shelton, Connecticut 06484
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www.edrnet.com

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Date EDR Searched Historical Sources:
Aerial Photography March 06, 2015

Target Property:
135 W. Napa Street
Sonoma, CA 95476

Year	***Scale***	***Details***	***Source***
1942	Aerial Photograph. Scale: 1"=500'	Flight Year: 1942	USGS
1947	Aerial Photograph. Scale: 1"=500'	Flight Year: 1947	USGS
1953	Aerial Photograph. Scale: 1"=500'	Flight Year: 1953	Pacific Air
1965	Aerial Photograph. Scale: 1"=500'	Flight Year: 1965 Best Copy Available from original source	Cartwright
1968	Aerial Photograph. Scale: 1"=500'	Flight Year: 1968	USGS
1974	Aerial Photograph. Scale: 1"=500'	Flight Year: 1974	USGS
1982	Aerial Photograph. Scale: 1"=500'	Flight Year: 1982	USGS
1993	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1993	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 #: 4223364.9
YEAR: 1942
= 500'
N
EDR

INQUIRY #: 4223364.9
YEAR: 1947
= 500'
N
EDR

INQUIRY #: 4223364.9
YEAR: 1953
= 500'
N
EDR

INQUIRY #: 4223364.9

YEAR: 1965

= 500'

N

EDR

INQUIRY #: 4223364.9
YEAR: 1968
= 500'
N
EDR

INQUIRY #: 4223364.9
YEAR: 1974
= 500'
N
EDR

INQUIRY #: 4223364.9
YEAR: 1982
= 500'
N
EDR

INQUIRY #: 4223364.9
YEAR: 1993
= 500'
N
EDR

INQUIRY #: 4223364.9
YEAR: 1998
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EDR

INQUIRY #: 4223364.9
YEAR: 2009
= 500'
N
EDR

INQUIRY #: 4223364.9
YEAR: 2010
= 500'
N
EDR

INQUIRY #: 4223364.9
YEAR: 2012
= 500'
N
EDR

Sonoma Hotel
135 W. Napa Street
Sonoma, CA 95476

Inquiry Number: 4223364.4
March 03, 2015

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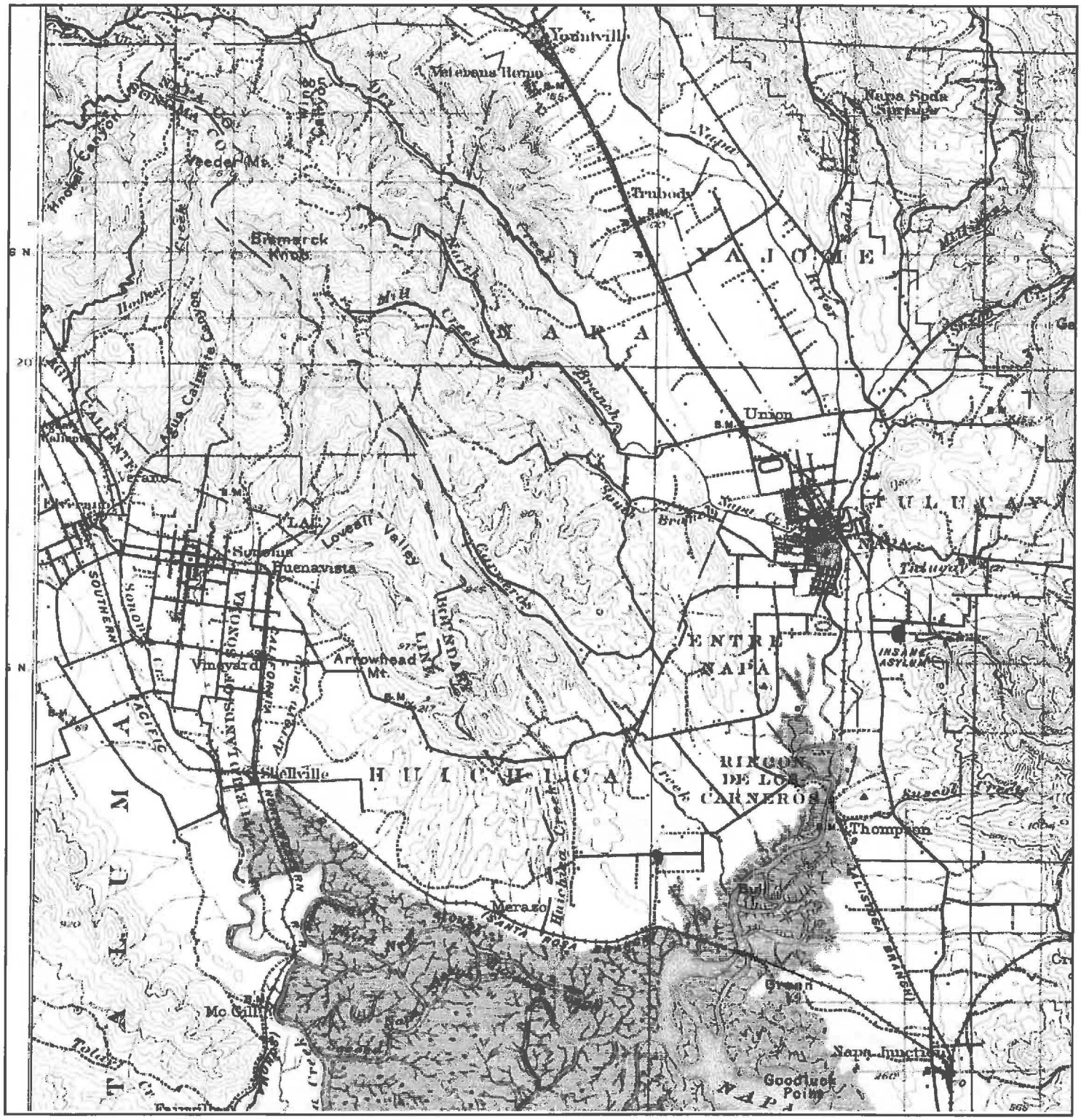
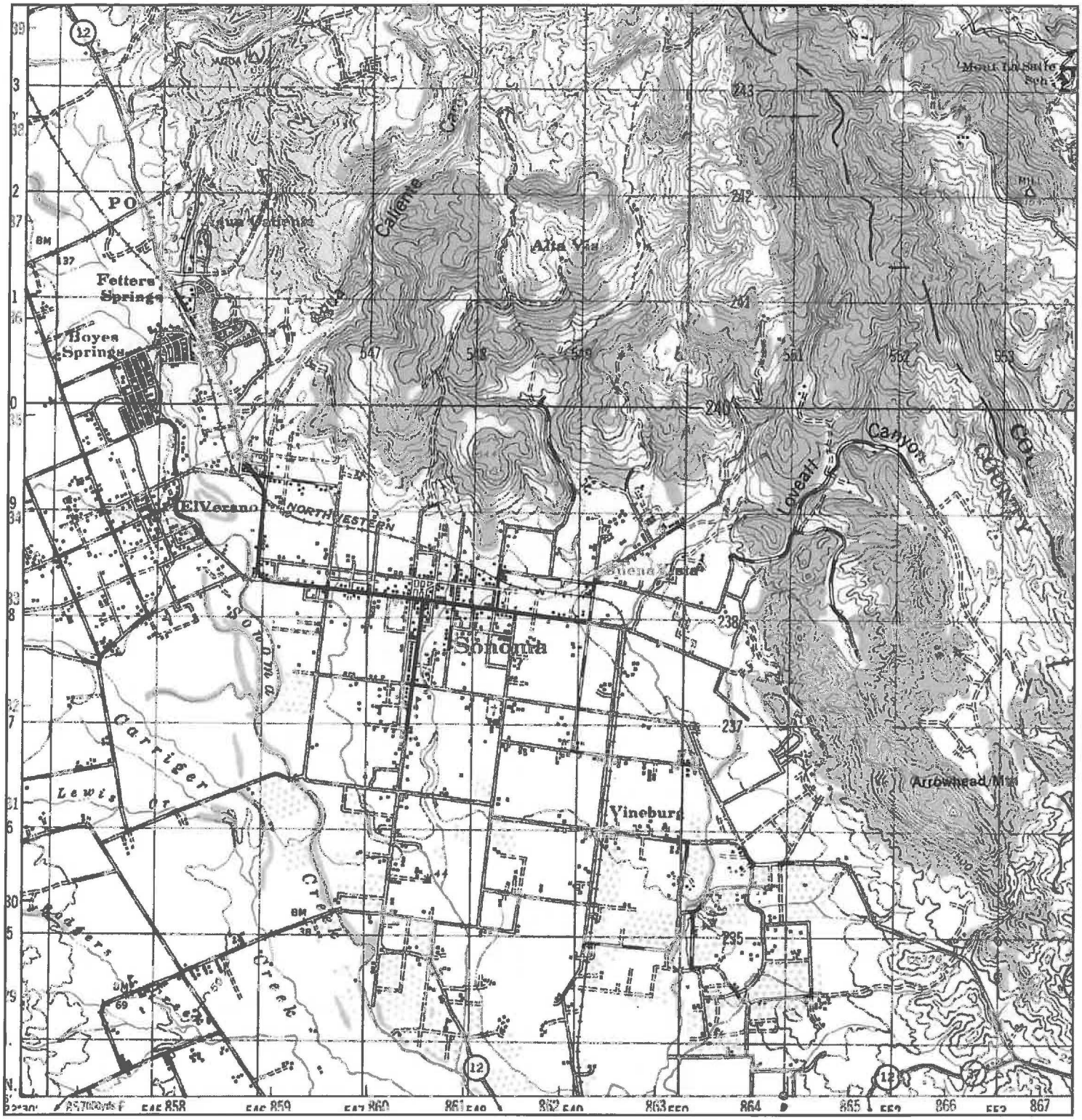
Historical Topographic Map



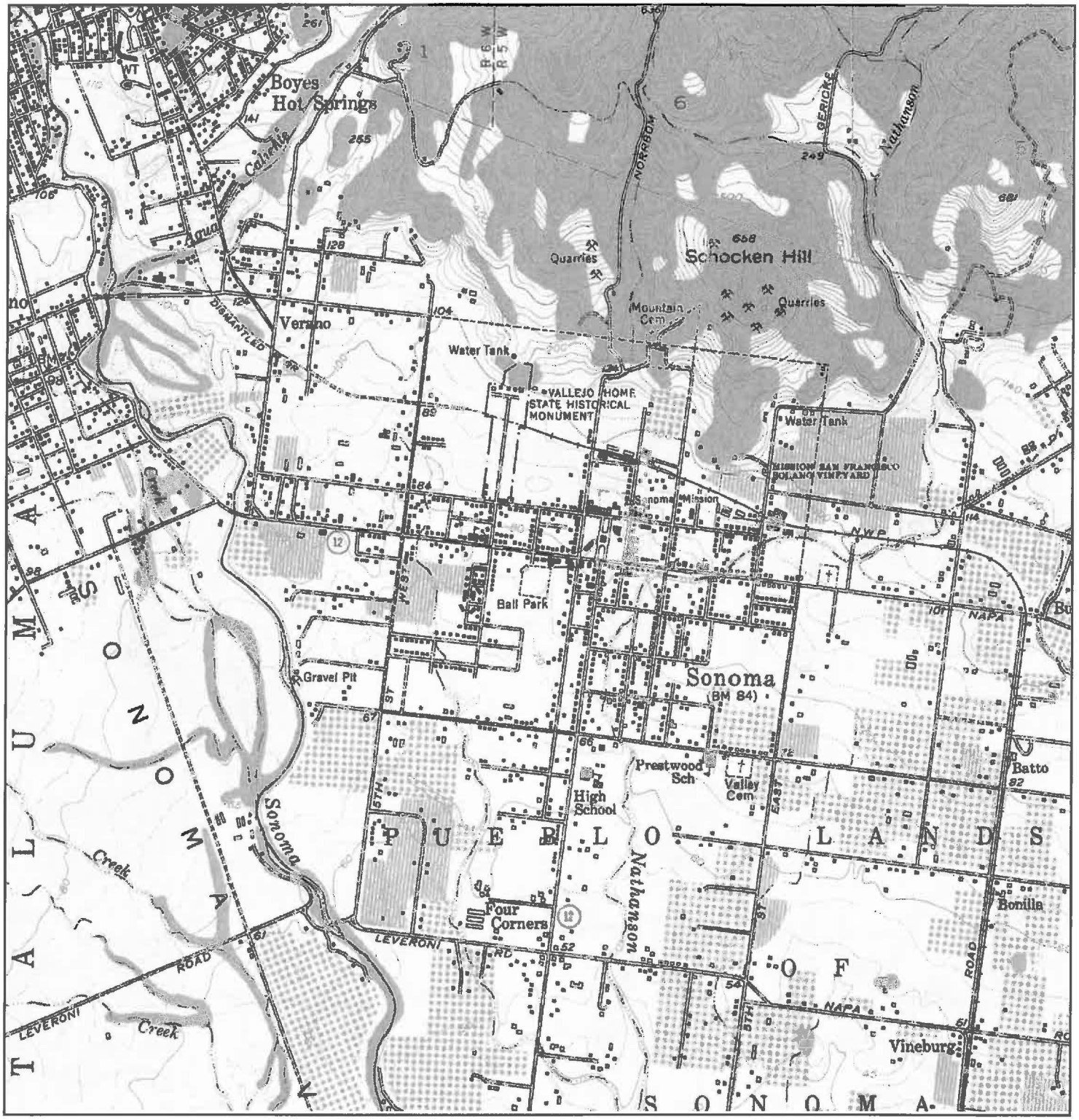
N	TARGET QUAD NAME: NAPA MAP YEAR: 1902 SERIES: 30 SCALE: 1:125000	SITE NAME: Sonoma Hotel ADDRESS: 135 W. Napa Street Sonoma, CA 95476 LAT/LONG: 38.2919 / -122.4598	CLIENT: Geologica CONTACT: Francois Bush INQUIRY#: 4223364.4 RESEARCH DATE: 03/03/2015

Historical Topographic Map



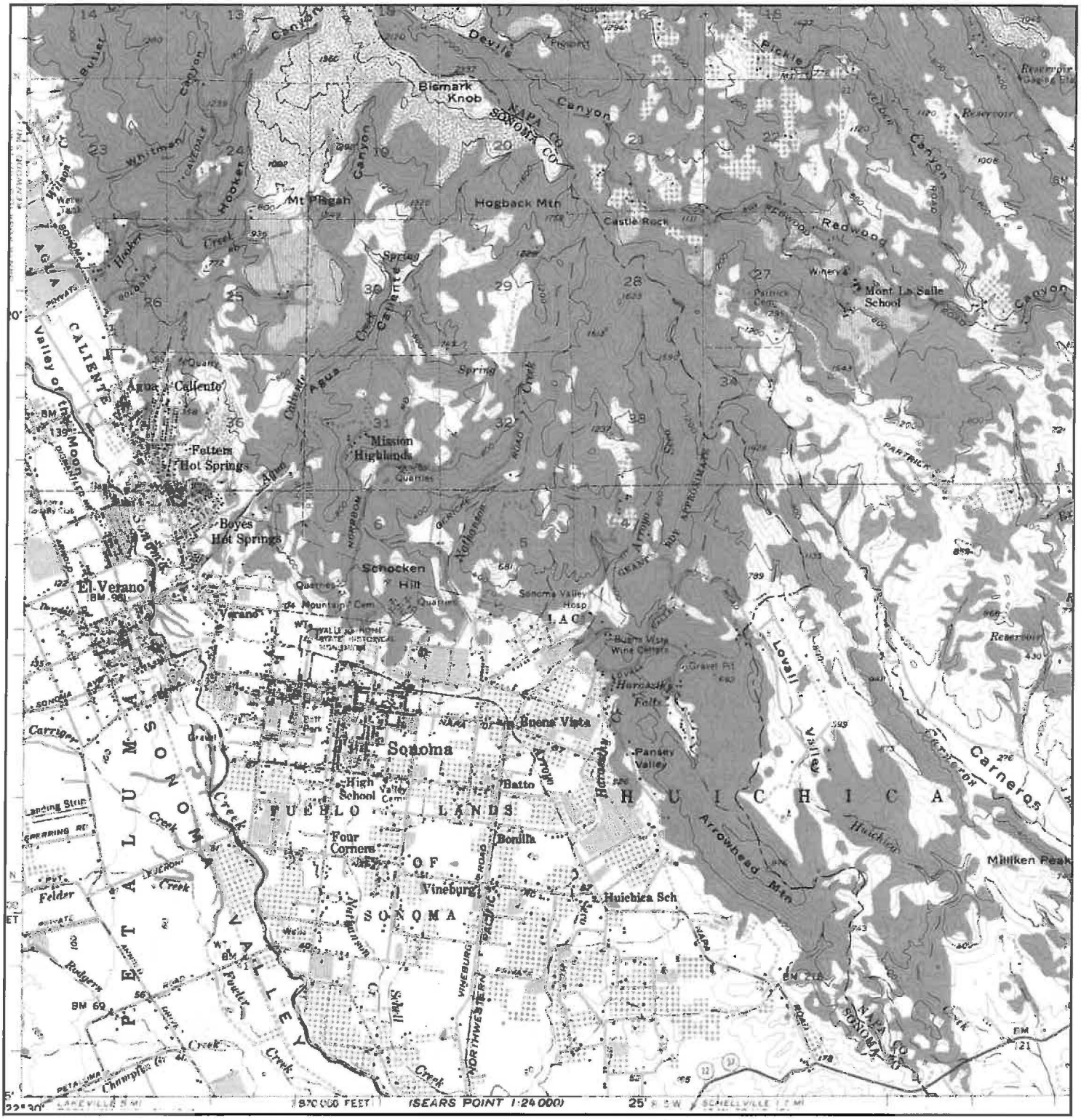
N	TARGET QUAD NAME: SONOMA MAP YEAR: 1942 SERIES: 15 SCALE: 1:50000	SITE NAME: Sonoma Hotel ADDRESS: 135 W. Napa Street Sonoma, CA 95476 LAT/LONG: 38.2919 / -122.4598	CLIENT: Geologica CONTACT: Francois Bush INQUIRY#: 4223364.4 RESEARCH DATE: 03/03/2015

Historical Topographic Map



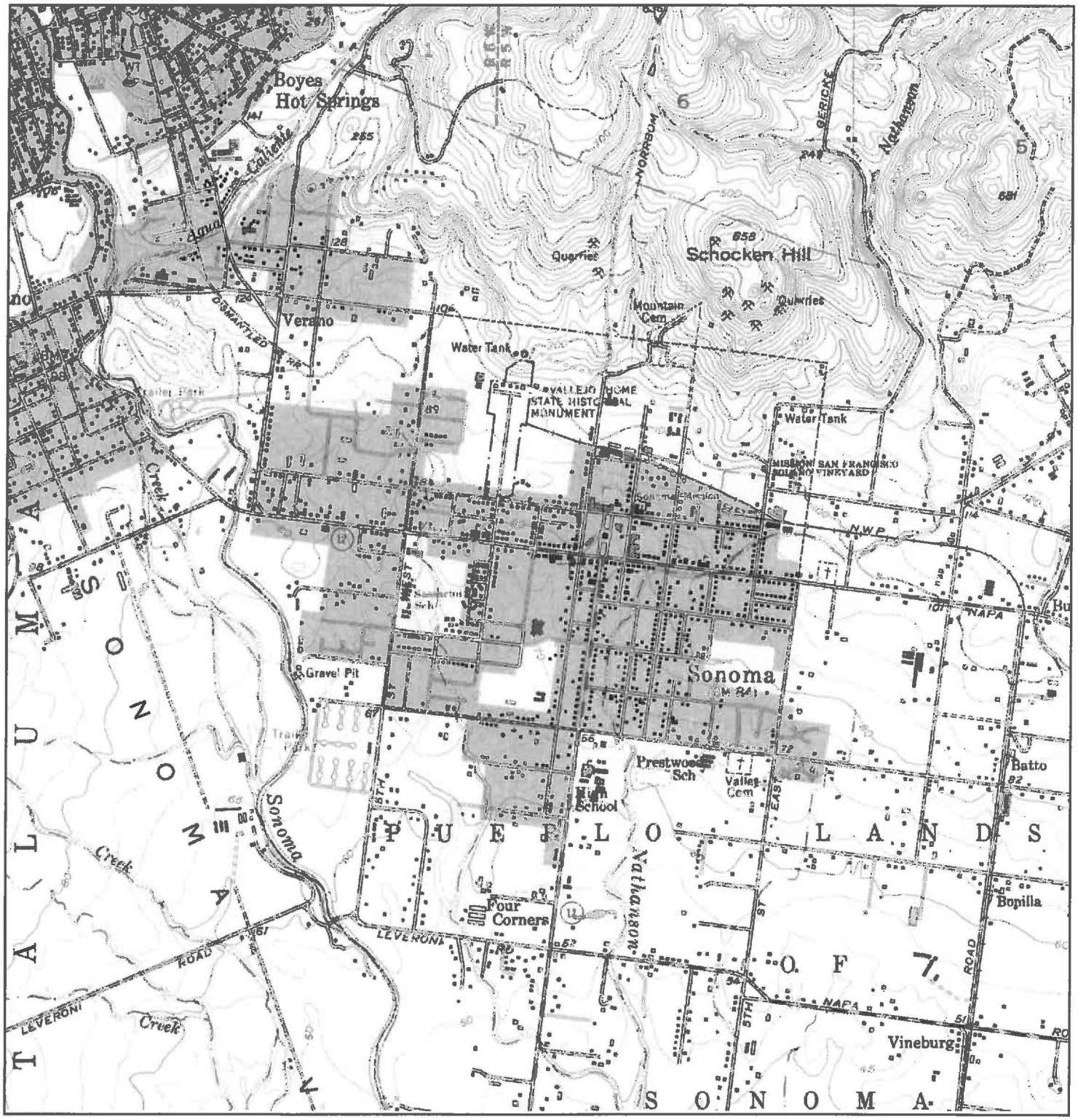
N	TARGET QUAD NAME: SONOMA MAP YEAR: 1951 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Sonoma Hotel ADDRESS: 135 W. Napa Street Sonoma, CA 95476 LAT/LONG: 38.2919 / -122.4598	CLIENT: Geologica CONTACT: Francois Bush INQUIRY#: 4223364.4 RESEARCH DATE: 03/03/2015

Historical Topographic Map



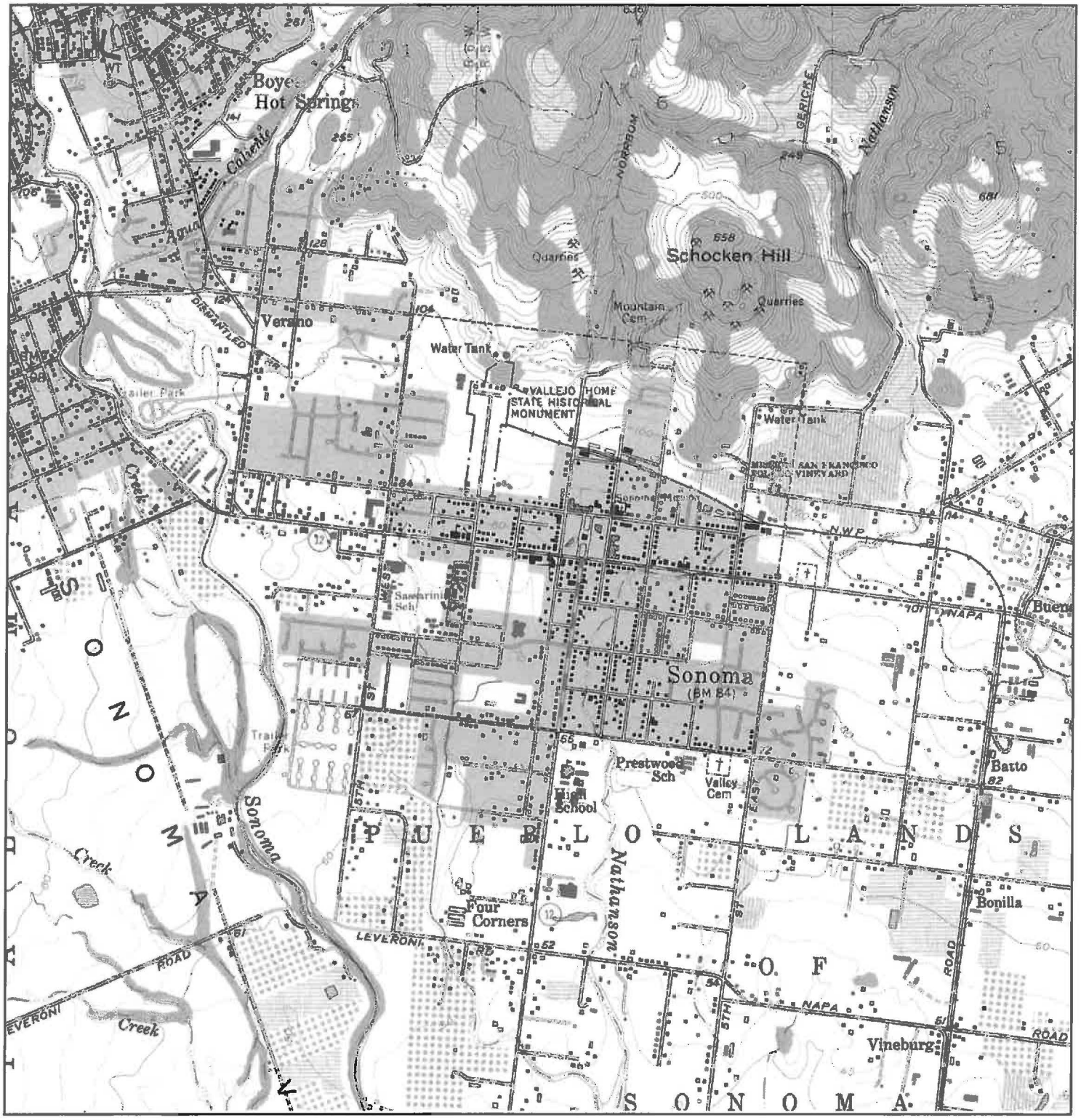
N	TARGET QUAD NAME: SONOMA MAP YEAR: 1951 SERIES: 15 SCALE: 1:62500	SITE NAME: Sonoma Hotel ADDRESS: 135 W. Napa Street Sonoma, CA 95476 LAT/LONG: 38.2919 / -122.4598	CLIENT: Geologica CONTACT: Francois Bush INQUIRY#: 4223364.4 RESEARCH DATE: 03/03/2015

Historical Topographic Map



N	TARGET QUAD NAME: SONOMA MAP YEAR: 1968 PHOTOREVISED FROM :1951 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Sonoma Hotel ADDRESS: 135 W. Napa Street Sonoma, CA 95476 LAT/LONG: 38.2919 / -122.4598	CLIENT: Geologica CONTACT: Francois Bush INQUIRY#: 4223364.4 RESEARCH DATE: 03/03/2015

Historical Topographic Map



N	TARGET QUAD NAME: SONOMA MAP YEAR: 1980 PHOTOREVISED FROM :1951 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Sonoma Hotel ADDRESS: 135 W. Napa Street Sonoma, CA 95476 LAT/LONG: 38.2919 / -122.4598	CLIENT: Geologica CONTACT: Francois Bush INQUIRY#: 4223364.4 RESEARCH DATE: 03/03/2015

3655 and 3665 Sebastopol Road
3655 and 3665 Sebastopol Road
Santa Rosa, CA 95407

Inquiry Number: 4231071.3
March 11, 2015

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Site Name:	Client Name:
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3655 and 3665 Sebastopol	220 4th St, Ste 201
Santa Rosa, CA 95407	Oakland, CA 94607
EDR Inquiry # 4231071.3	Contact: Francois Bush

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Cross Street:	
P.O. #	Sunwood.001
Project:	3655 & 3665 Sebastopol Rd
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Sanborn® Library search results
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Sonoma Hotel
135 W. Napa Street
Sonoma, CA 95476

Inquiry Number: 4223364.5
March 04, 2015

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TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

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RESEARCH SUMMARY

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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

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FINDINGS

TARGET PROPERTY STREET

135 W. Napa Street
Sonoma, CA 95476

Year	CD Image	Source
W NAPA ST		
2013	pg A2	Cole Information Services
2008	pg A5	Cole Information Services
2003	pg A9	Cole Information Services
1999	pg A12	Cole Information Services
1995	pg A15	Cole Information Services
1992	pg A18	Cole Information Services
1985	pg A22	Haines Criss-Cross Directory
1980	pg A25	Haines Criss-Cross Directory
1975	pg A28	Haines Criss-Cross Directory

FINDINGS

CROSS STREETS

Year	CD Image	Source
1ST ST W		
2013	pg. A1	Cole Information Services
2008	pg. A4	Cole Information Services
2003	pg. A7	Cole Information Services
1999	pg. A11	Cole Information Services
1995	pg. A14	Cole Information Services
1992	pg. A17	Cole Information Services
1985	pg. A20	Haines Criss-Cross Directory
1985	pg. A21	Haines Criss-Cross Directory
1980	pg. A23	Haines Criss-Cross Directory
1980	pg. A24	Haines Criss-Cross Directory
1975	pg. A26	Haines Criss-Cross Directory
1975	pg. A27	Haines Criss-Cross Directory

City Directory Images

Target Street	Cross Street	Source
-	✓	Cole Information Services

1ST ST W 2013

433	KIRCHHOFF APPRAISALS
435	SIGN OF THE BEAR KITCHENWARE
445	WALTER RUGGLES
447	FAIRMONT GALLERY THE
453	KABOODLE
457	BELLA VITA SONOMA
461	LOOP THE
465	BARTON ASSOCIATES
	CHURCH OF SCIENTOLOGY MISSION OF SON
	DIANE WOODS
	STEINERS TAVERN
475	ERALDIS MENS WEAR & SHOES
481	ADOBE ROAD WINERY
	LARGE LEATHER
483	CHARLES CREEK TASTING ROOM & GALLERY
487	HARVEST MOON CAFE
491	SONOMA SILVER COMPANY
493	BRAM
497	SONOMA HOME
529	RED GRAPE THE
535	CATALINAS SKIN & BODY
539	BEAUTIFUL PLACES
	MY GIRLFRIENDS CLOSET
554	HENRY L SALON
564	SONOMA SECURITY LOCK SAFE & KEY
566	NAILS BY ELAINA
572	COOK VINYARD MANAGEMENT
574	KEMP JAS F
579	ADAM CAPITAL INC
	ALLSTATE INSURANCE COMPANY GARY MA

Target Street	Cross Street	Source
✓	-	Cole Information Services

W NAPA ST 2013

19	HISTORIC PLAZA LIQUORS
39	JODY CULP
103	CHANGING SEASONS GALLERY & GIFTS
107	HARVEST HOME STORES
110	WINE BUSINESS PUBLICATIONS
117	SISTERS
	SONOMA INDEXTRIBUNE
120	LARGE LEATHER
122	EPICURIAN CONNECTION THE
135	CLARKE RINEHART
	DON SEBATIANI & SONS
	JULIE ATWOOD EVENTS
	LAURENCE LIPTON
	MELLISANDRE BREATHETT
	SONOMA BANK
	ZAINER RINEHART CLARKE CPA
136	BANK OF MARIN
	HANNON ARMSTRONG
	KENWOOD INVESTMENT LLC
153	CHATEAU SONOMA
158	HOKE NED OMD LAC NATURALMETHODS HEAL
164	JANE ZIMMERMAN MFT
	SONOMA VALLEY SUN THE
165	SONOMA MERITAGE
166	OCCUPANT UNKNOWN
168	OCCUPANT UNKNOWN
170	RAFAEL RAMIREZ
172	COMMON BOND FOUNDATION
190	HOSPICE OF MARIN
	HOSPICE OF MARIN VALLEY OF THE MOON
195	SONOMA 76
201	A NEW IMAGE
	A NEW IMAGE SALON ROSA REYNOSO
	BANK OF THE WEST
	BARKING DOG ROASTERS
	BASKINROBBINS
	BLACK BEAR DINER
	CVS PHARMACY
	HAIR BY CORDELIA
	HAPPY GARDEN CHINESE REST
	HOLLYHOCK
	HOMEGROWN BAKING COMPANY
	MARKETPLACE HAIRCUTTERS
	MARTIN KEVIN & LAURA ODS
	MCCAULOUS
	MCCAULOUS KIDS
	PETSMART
	RADIOSHACK
	REFLECTIONS
	ROUND TABLE PIZZA

Target Street	Cross Street	Source
✓	-	Cole Information Services

W NAPA ST 2013 (Cont'd)

201	SANDBOX
	SONOMA BEAUTY SALON SUPPLY
	SONOMA PET & AQUATICS
	SONOMA SPORT
	THE GAZEBO COFFEE
	THE TOY SHOP
	TIP TOP CLEANER
	VINEYARD JEWELERS
	WHOLE FOODS MARKET
202	WESTAMERICA BANK
232	GULLOTTA RICHARD A CPA
	LAW OFFICE OF ERIC GULLOTTA
234	GABRIAL JOHNSTON STATE FARM INSURA
248	BIANCHI GRAZIA HAIR & MAKEUP SALON
	CURVES

Target Street	Cross Street	Source
-	✓	Cole Information Services

1ST ST W 2008

433	PETRIE & DALTON
435	SIGN OF THE BEAR
445	WALTER RUGGLES
447	FAIRMONT GALLERY THE
453	KABOODLE
457	SONOMA SPA
	SONOMA SPOT ON THE PLAZA
465	465 FIRST ST W OFF OWNERS ASSN
	A & C VENTURES
	BARTON ASSOCIATES
	DAVID GRIEVE
	LINDA L DAUBE
	NBI VENTURES I LLC
	STEINERS TAVERN
	THERESA PARDINI
	WOODS MICHAEL R A PROF CORP
475	ERALDIS
481	LOOK THROUGH ANY WINDOW
	SANTA FE TRADING CO
483	CHARLES CREEK TASTING ROOM GALLERY
485	WINE COUNTRY LIVING
487	HARVEST MOON CAFE
	SONOMA SAVEURS
491	SONOMA SILVER CO
493	ZAGORA
497	SONOMA HOME
535	CATALINA SKIN & BODY
	COHN DANIEL J MD
539	BEAUTIFUL PLACES
	SCISSORS STYLING SALON
	STACEY ELLIS
561	ABIDE INTERNATIONAL INC
	CODERA WINE GROUP INC
	FIRST AMERICAN TITLE INSURANCE CO
564	SONOMA SECURITY LOCK SAFE & KEY
565	MCGOWIN GERALD CPA
567	SCOTT THOMAS CONSTRUCTION INC
579	ALLSTATE INSURANCE CO
	WILLMAR CENTER FOR BEREAVED CHILDREN

Target Street	Cross Street	Source
✔	-	Cole Information Services

W NAPA ST 2008

19	PLAZA LIQUORS & FINE WINES
35	BANK OF AMERICA
39	JODY CULP
103	CHANGING SEASONS LLC
107	HARVEST HOME STORES
	HARVEST INTERIORS 2
110	NEW WORLD WINE COMMUNICATION
117	SONOMA FOOD & WINE
	SONOMA INDEX TRIBUNE
124	SONOMA GIRLIE STUFF
126	HURLEY HOUSE
128	JACK SCHETTING
	LELA MACK
135	DON SEBASTIANI & SONS
	ERIC HENSON
	ESPACE CAFE
	SONOMA NATIONAL BANK
158	HOKE NED OMD LAC NATURALMETHODS HEAL
	JACKSON ROBERT H ESQ
	SONOMA VALLEY SUN INC
	STARS TOP DRAWER
	THREE HOUSE MULTI MEDICAL
164	BOBBE KNOLLER MSW LCSW
	COMMON BOND FOUNDATION
	JANE ZIMMERMAN MFCC
	KSVY
166	NED HOKE OMD LAC
	OCCUPANT UNKNOWN
168	OCCUPANT UNKNOWN
170	RAFAEL RAMI
190	HOSPICE FOUNDATION & COUNSELING CENT
	HOSPICE OF MARIN VALLEY OF THE MOON
194	7 ELEVEN
	VILLA HUBA
195	CREEKSIDE RANCH 1 & 2
	G & M AUTOREPAIR
201	A NEW IMAGE
	BANK OF THE WEST
	BASKIN ROBBINS 31 ICE CREAM STORES
	BLACK BEAR DINER
	COUNTRY FRENCH BAKERY
	HAPPY GARDEN RESTAURANT
	HAYDEN RESOURCE USA LTD
	HOBACO INC
	HOLLYHOCK CORP
	HOME GROWN BAKING CO
	JOHNNYS JAVA INC
	LINDA SCHULZE
	LONGS DRUG PHARMACY 152
	LONGS DRUG STORE

Target Street	Cross Street	Source
✔	-	Cole Information Services

W NAPA ST 2008 (Cont'd)

201	MARKETPLACE HAIRCUTTERS
	MARTIN LAURA L OD
	MC CAULOUS INC
	MCCAULOUS DEPARTMENT STORES
	MCCAULOUS KIDS
	MEYERS ELIZABETH IN CARE OF LULUBELL
	MOMENT IN TIME
	NAIL PRO
	RADIOSHACK
	RALPHS GROCERY CO
	REFLECTIONS
	SONOMA BEAUTY
	SONOMA BEAUTY SUPPLY
	SONOMA BOOKENDS BOOKSTORE
	SONOMA OPTOMETRY CENTER
	SONOMA SPORT
	THE TOY SHOP
	TIN CAN COF CO & ART GALLERY
	TIP TOP CLEANERS
	WINE COUNTRY PASTA
	WIRELESS GROUP
202	SONOMA VALLEY BANCORP
232	GGP DEVELOPMENT INC
	RICHARD A GULLOTTA CPA MBA
248	GRAZIA WEST SKIN CARE PEDICURES & MA
	OCCUPANT UNKNOWN
250	CURVES

Target Street	Cross Street	Source
-	✓	Cole Information Services

1ST ST W 2003

433	OCCUPANT UNKNOWN
	SUMMERS MCCANN INC
435	SIGN OF THE BEAR
	STEPHEN HAVLEK
439	OCCUPANT UNKNOWN
445	WALTER RUGGLES
453	JOSEPH CULVER
	KABOODLE
457	OCCUPANT UNKNOWN
461	SARAH SHAW
	SHAW SARAH
465	JACOBSEN CLAHAN CO
	MICHAEL WOODS
	PAWSITIVE SOLUTIONS
	THERESA PARDINI
	THERESA PARDINI
	WOODS MICHAEL R ATTY AT LAW
475	ERALDIS
	MILDRED BAETGE
481	SANTA FE TRADING CO
485	APPELLATION MAGAZINE
	OCCUPANT UNKNOWN
487	OCCUPANT UNKNOWN
489	APPELLATION WINE COUNTRY LIVIN
	MICHAEL EARLS
491	SONOMA SILVER CO
495	OCCUPANT UNKNOWN
497	OCCUPANT UNKNOWN
515	ITALIAN MADE HOMES
	MARY HEALEY
	OCCUPANT UNKNOWN
529	OCCUPANT UNKNOWN
	THE RED GRAPE PIZZERIA
535	HEATHER KEARSLEY SHEA LTD
539	DEBBIE COHN
	JUDY SANTA
	ROCKET
	SANTA JUDY
	STACEY ELLIS
554	L HENRY
	L HENRY
561	OCCUPANT UNKNOWN
	PURPLE WINE CO
564	OCCUPANT UNKNOWN
	SONOMA SEC LOCK SAFE & KEY
565	DE EGGERS
566	NAILS BY ELAINA
567	OCCUPANT UNKNOWN
	SAVE OUR HOSPITAL
568	SUES ALTERATIONS

Target Street	Cross Street	Source
-	✓	Cole Information Services

1ST ST W 2003 (Cont'd)

569	OCCUPANT UNKNOWN
571	OCCUPANT UNKNOWN
572	JACKSON MCCLURE & MALLORY
573	LESLIE ARMSTRONG
575	KEN BROWN
579	ALLSTATE
	OCCUPANT UNKNOWN
	WILLMAR CTR FOR BRVD CHLDRN

Target Street	Cross Street	Source
✓	-	Cole Information Services

W NAPA ST 2003

19	PLAZA LIQUORS & FINE WINE
35	BANK OF AMERICA
	OCCUPANT UNKNOWN
107	HARVEST INTERIORS II
	OCCUPANT UNKNOWN
110	MATTHEW HOWARTH
	NEW WORLD WINE COMMUNICATIONS
117	ERIC BALDWIN
	VALLEY OF MOON PUBLISHING CO
120	OCCUPANT UNKNOWN
122	RENAISSANCE FURNITURE
124	OCCUPANT UNKNOWN
128	EX ORIENTE INC
135	DAVID FROEHLICH
	MIDSTATE CONSTRUCTION CO
	OCCUPANT UNKNOWN
136	JACKALOPE ENTERPRISES
	TIM BUCK 2 RANCH
144	VAQUERO
153	OCCUPANT UNKNOWN
158	JACKSON ROBERT
	ROBERT JACKSON
164	CECILIA L HONG AC
	KNOLLER BOBBE LCSW
	OCCUPANT UNKNOWN
	SERRANO MARINA THERAPEUTIC MSG
165	CAFE ANDALUSIA
	CAFE ANDALUSRA
	OCCUPANT UNKNOWN
168	OCCUPANT UNKNOWN
170	OCCUPANT UNKNOWN
172	ADRIENNE WURST
190	IGLESIA DEORACION Y ALABANZA
195	OCCUPANT UNKNOWN
	STUS 76
	WAHLSTROM FOUNDATION INC
201	BANK OF THE WEST
	BASKIN RBN 31 ICE CREAM STR
	BLACK BEAR DINER
	COUNTRY FRENCH BAKERY
	DAVID WELTY
	DONNAS HAIR FASHIONS
	FRESH FNCY FLRAL DESIGN STUDIO
	GAYLA KOFOID
	HOBACO INC
	HOLLYHOCK
	HOMEGROWN BAKING CO
	JOHNNYS JAVA
	KAYS FABRICS
	LAUNDERLAND

Target Street	Cross Street	Source
✓	-	Cole Information Services

W NAPA ST 2003 (Cont'd)

201	LITTLE RASCALS PET SUPPLIES
	LONGS DRUG STORE
	LONGS DRUGS
	MARKETPLACE HAIRCUTTERS
	MARTIN KEVIN P OD
	MICHAELS SHOES & MORE
	NAILS PRO
	ODYSSEY TRAVEL INC
	PATRICK LECOUTURIER
	PETALS & STEMS SONOMA
	RADIOSHACK
	REFLECTIONS
	ROUND TABLE PIZZA
	SONOMA BEAUTY SUPPLY HOUSE
	SONOMA BOOKENDS BOOKSTORE
	SONOMA OPTOMETRY CTR
	SONOMA SPORT
	THE RALPHS
	TIP TOP CLEANERS
	TOY SHOP
	VINEYARD JEWELERS
202	ROBERT NICHOLAS
232	GULLOTTA RICHARD A CPA MBA
	LUCILLE GULLOTTA
234	ALLSTATE INSURANCE CO
	HARRIS CHARLES E ATTY
236	NATALIE PELLEGRINI
248	CURVES FOR WOMEN
	OCCUPANT UNKNOWN

Target Street	Cross Street	Source
-	✓	Cole Information Services

1ST ST W 1999

433	KIRCHHOFF AND ASSOCIATES
435	SIGN OF THE BEAR
439	BISSELL RUGGLES LAURIE ATTORNEY AT LAW
441	LIVING GIFTS
445	WALTER RUGGLES
447	FAIRMONT GALLERY THE
453	KABOODLE THE
457	SONOMA SPA
465	BARTON ASSOCIATES
	DAVID GRIEVE
	GLENDALE FEDERAL BANK
	JACOBSEN CLAHAN & COMPANY
481	SANTA FE TRADING COMPANY
	SPORTSWISE
483	LEGENDS ON THE PLAZA
487	STEINERS TAVERN
491	MIRA COLLECTION
493	TAYLOR
497	JACQUELINE R FOR WOMEN & J R FOR MEN
529	FEED STORE AGAIN
535	KEARSLEY DESIGN
539	BONBRIGHT SHEILA HAIRDRSR
	COHN DEBBIE
	ELLIS STACEY
	SANTA JUDY
	SCISSORS STYLING SALON
	SILVER MOON TRADING COMPANY
554	HENRY L
564	SONOMA SECURITY LOCK SAFE & KEY
565	EGGERS DE A & ASSOCIATES
566	NAILS BY ELAINA
568	SUES ALTERATIONS
569	NORTH BAY COFFEE
572	JACKSON MCCLURE & MALLORY
	KIRK RICHARD F H MD
579	ALLSTATE INSURANCE COMPANIES
	ALLSTATE INSURANCE COMPANIES SALES OFFICES
	MATTO GARY INS
	OCCUPANT UNKNOWN

Target Street	Cross Street	Source
✔	-	Cole Information Services

W NAPA ST 1999

19	PLAZA LIQUORS
39	JODY CULP
107	HARVEST INTERIORS II
110	HOLLYWOOD ENTERTAINMENT CORPORATION
	HOWARTH MATTHEW BUSINESS OFFICE
	SUMMERS MCCANN INCORPORATED PUBLIC RELATIONS
117	INDEX-TRIBUNE SONOMA INDEX TRIBUNE
	SONOMA INDEX TRIBUNE CIRCULATION
	SONOMA VALLEY PUBLISHING
120	ANTIQUE CENTER OF SONOMA
124	FIREHOUSE
	OCCUPANT UNKNOWN
126	FILIGREE ESTATE JEWELERS
128	D TENENBAUM ANTIQUES
	MERLOT ANTIQUES
153	CAT & THE FIDDLE
158	HOKE NED OMD CA NATURALMETHODS HEALTHCARE
164	HONG CECILIA L AC
	JACKSON ROBERT JD PARALEGAL & LAW SERVICE
	MARINA SERRANO THERAPEUTIC MASSAGE
	SILVER JERRY PHD
	SMITH KATHLEEN J ATTORNEY
165	SONOMA COUNTRY STORE THE
172	OCCUPANT UNKNOWN
190	ROSS MICHAEL CHARLES DRULIS ARCHITECTS
194	SEVEN ELEVEN FOOD STORES
195	LAMBERT 76 SERVICE
	LAMBERTS 76 SERVICE
	SONOMA UNOCAL FASTBREAK
	STUS
201	A NEW IMAGE
	BANK OF THE WEST
	BANK OF THE WEST BRANCH LOCATIONS
	BASKIN ROBBINS 31 ICE CREAM STORES
	BEAUTY SUPPLY HOUSE THE
	BOOKENDS BOOK STORE
	CARROWS RESTAURANT
	DONNAS HAIR FASHIONS
	DOWN TO EARTH NATURAL MARKET CAFE & DELICATESSEN
	FLORAL DESIGN STUDIO
	FORSEES BEAUTY SUPPLY
	FRESH FANCYS FLORAL DESIGN STUDIO
	HAPPY GARDEN RESTAURANT
	KAYS FABRICS
	LAUNDERLAND
	LITTLE RASCALS PET SUPPLIES
	LONGS DRUG STORES SONOMA
	MARKET PLACE THE HAIR CUTTERS
	MARTIN LAURA L OD
	MCCAULOUS

Target Street	Cross Street	Source
✓	-	Cole Information Services

W NAPA ST 1999 (Cont'd)

201	MCCAULOUS KIDS
	MICHAELS SHOES & MORE
	MOVIE MERCHANTS
	NAILS PRO
	ONE HOUR PHOTO STOP & STUDI
	PASTA & MORE TO GO
	PHOTO STOP ONE HOUR
	RADIOSHACK A DIVISION OF TANDY CORPORATION CONSUMER ELECTRON
	ROBBINS BASKIN
	ROUND TABLE PIZZA SONOMA
	SONOMA BEAUTY SUPPLY HOUSE
	SONOMA BOOKENDS BOOK STORE
	SONOMA OPTOMETRY CENTER
	SONOMA SPORT
	SUNFLOWER SAGE CAFE
	TALK OF THE TOWN STYLING SALON
	TIN CAN COFFEE COMPANY & ART GALLERY
	TIN CAN CYBER CAFE
	TOY SHOP THE
	WINE COUNTRY PASTA
202	SONOMA VALLEY BANK
207	ALBERTSONS FOOD CENTERS
	LOTTERY TICKET SALES INSTANT SALES
232	G G P DEVELOPMENT
	GULLOTTA RICHARD A CPA MBA
	OCCUPANT UNKNOWN
234	HARRIS CHARLES E ATTORNEY
	MORRIS CURT ATTORNEY
	THE LOVE BIKE
236	SULLIVAN JANE CMT
248	C FIORINI
	NAPA AUTO PARTS
	SONOMA AUTO PARTS INCORPORATED

Target Street	Cross Street	Source
-	✔	Cole Information Services

1ST ST W 1995

433	CREATIVE PROPERTY SVC
	DAN RUGGLES JR
	OCCUPANT UNKNOWNN
435	SIGN OF THE BEAR
439	RUGGLES MUSIC & ART SUPPLIES
	SONOMA VALLEY ART CTR GALLERY
445	RUGGLES, WALTER C
447	KABOODLE
453	SONOMA SAUSAGE CO
457	OCCUPANT UNKNOWNN
	SONOMA SPA
461	DRAMATICA
465	BROOKS & FERNANDES SALON
469	MASONIC TEMPLE
475	ERALDIS MENSWEAR & SHOES
481	OCCUPANT UNKNOWNN
	SANTA FE TRADING CO
483	LEGENDS ON THE PLAZA
487	STEINERS TAVERN
491	CLASSIC COPIES FINE RPRDCTN
493	NAN PENTON
495	MC ENDY ADVERTISING
497	CHAMPAGNE TASTE
515	COMMERCIAL FLEET SVC
	CREATIVE CASH CONTROL
529	FEED STORE CAFE & BAKERY
535	ACCENT ON DESIGN
539	SIMPLY COTTON
554	HENRY L INC
564	BACHELLER, JOSEPH H III
	SONOMA SECURITY LOCK SAFE
565	DE A EGGERS & ASSOC
566	TALISMAN CATALOG
569	CUMMINS ENGINE CO
	JACOBSEN CLAHAN & CO
	S L DROWN ASSOC
	WORKLOAD TEMPORARY SVC
572	AMERICAN TALISMAN INC
	SUES ALTERATIONS
579	ALLSTATE INSURANCE
	TOWN & COUNTRY TRAVEL
580	ALDRICH, SHAWN

Target Street	Cross Street	Source
✔	-	Cole Information Services

W NAPA ST 1995

19	PLAZA LIQUORS
103	BUFFY ANTIQUES
107	SAHARA MOON
110	DIRECT MARKETING NETWORK
	SUMMERS MC CANN INC PUBLIC
120	ANTIQUE CENTER OF SONOMA
122	HOMEGROWN BAKING CO
126	MARY STAGE SILVER & ESTATE
135	STUS CHEVRON
136	CHEVYS MEXICAN RESTAURANT
153	CAT & THE FIDDLE
158	HOKE, NED
	NED HOKE
	TOP DRAWER
164	BOBBE KNOLLER
	GERALD M SILVER PHD
	JANE ZIMMERMAN
	MOON VALLEY PROFESSIONAL ASSOC
	OCCUPANT UNKNOWNN
165	SONOMA COUNTRY STORE
168	OCCUPANT UNKNOWNN
171	DADAS GROCERY & BOOK STORE
172	KEECHLER, LUCY
190	BOHNEN REAL ESTATE
	NEW YORK LIFE INSURANCE
194	7 ELEVEN FOOD STORE
195	SONOMA UNOCAL
201	ALBERTSONS
	BASKIN ROBBINS ICE CREAM
	CARROWS RESTAURANTS
	CHILDRENS COTTAGE
	CITIBANK
	DONNAS HAIR FASHIONS
	DOWN TO EARTH
	DOWN TO EARTH NATURAL MARKET
	FORSEES BEAUTY SUPPLY HOUSE
	GAZEBO OF SONOMA
	HAPPY GARDEN RESTAURANT
	KAYS FABRICS
	LAUNDERLAND
	LAURA L MARTIN OD
	LONGS DRUG STORE
	MARKETPLACE HAIRCUTTERS
	MC CAULOUS
	MICHAELS SHOES & MORE
	MOVIE MERCHANTS
	MY PAL PET TOO
	NAILS BY NICOLE
	ONE HOUR PHOTO STOP & STUDIO
	PATS HALLMARK

Target Street	Cross Street	Source
✔	-	Cole Information Services

W NAPA ST 1995 (Cont'd)

201	RADIO SHACK
	REVELATION
	ROUND TABLE PIZZA
	SONOMA BOOKENDS BOOKSTORE
	SONOMA CHILDRENS CLOTHING
	SONOMA OPTOMETRY CTR
	SONOMA SPORT
	TALK OF THE TOWN STYLING SALON
	TELLSTROM, RICHARD M
	TIP TOP CLEANERS
	TOY SHOP
	VINEYARD JEWELERS
	WINE COUNTRY PASTA
232	GGP DEVELOPMENT
	OCCUPANT UNKNOWNN
234	ALPHA COMPUTER SVC
	CURT MORRIS LAW OFFICES
	OCCUPANT UNKNOWNN
	R MALCOLM SOWELL
236	DALTON CO
	DOUGLAS, MARIE S
247	OCCUPANT UNKNOWNN
248	SONOMA AUTO PARTS INC

Target Street	Cross Street	Source
-	✓	Cole Information Services

1ST ST W 1992

433	CREATIVE PROPERTY
	MCANDREW W PETER
435	SIGN OF THE BEAR
439	RUGGLES MUSIC&ART
	SONOMA VLY ART CTR
445	RUGGLES, WALTER C
447	KABOODLE THE
453	SONOMA SAUSAGE CO
461	DRAMATICA
465	BROOKS&BROWN SALON
	NAILS BY ELAINA
469	MASONIC TEMPLE
475	ERALDIS MNSWR&SHOES
481	REALTY WORLD MARKET
	SANTA FE TRADING CO
483	LEGENDS ON THE PLZ
485	WEISS ROBERT RLTR
487	STEINERS TAVERN
491	CLASSIC COPY JWLRY
493	NAN, PENTON
497	C T MAN
515	CREATIVE CASH CNTRL
	SONOMA BUSINESS SRV
529	FEEDSTORE CAFE THE
535	ACCENT ON DESIGN
539	CONTL SAVINGS OF AM
554	HENRY, L
564	SONOMA SCRTY LOCK
565	EGGERS DE A&ASSOCTS
566	AMER TALISMAN INC
	TALISMAN
569	CUMMINS ENGINE CO
	JACOBSEN CLAHAN&CO
	OPTRANS INC
	WILDCAT WINES
	WORKLOAD TEMP SERVS
572	SUES ALTERATIONS
	TOP DRAWER
579	ALLSTATE INS SALES
	TOWN&CNTRY TRAVEL

Target Street	Cross Street	Source
✔	-	Cole Information Services

W NAPA ST 1992

19	PLAZA LIQUORS
103	BUFFY ANTIQUES THE
107	OOH LA LA
110	DIRECT MRKTG NETWRK
	HORIZON DEVLP CO
	SALTS ENTERPRISES
	SUMMERS MCCANN INC
117	BUSINESS DIRECTORY
	SONOMA INDX TRIBUNE
120	ANTIQUE CTR SONOMA
122	HOME GROWN BAGELS
126	STAGE MARY JEWELERY
128	POSSESSIONS
135	CHEVRON STATIONS
136	CHEVYS MEXICAN REST
153	CAT&THE FIDDLE
158	HOKE NED OMD CA
	HOKE, NED
	NORTHWSTRN TITLE CO
164	YINGST STEPHEN MA
	ZIMMERMAN JANE MFCC
	ZIMMERMAN, JANE
165	SONOMA CNTRY STORE
171	DADAS GROC&BOOK STR
172	KEECHLER, LUCY
190	MEYN J CLU NY INS
194	SEVEN 11 FOOD 268
195	UNOCAL SONOMA
201	BASKIN ROBBINS 31
	BEAUTY SUPPLY HOUSE
	CARROWS RESTAURANT
	CHILDRENS FAIRE
	CITIBANK FSB CK&SVG
	DOWN TO EARTH CAFE
	GAZEBO OF SONOMA
	HAPPY GARDEN RSTRNT
	HENRY FERNANDES
	KAYS FABRICS
	LAUNDERLAND
	LONGS DRUG MN STORE
	MARKET PLACE HAIR
	MARTIN KEVIN P OD
	MCCAULOUS
	MICHAELS SHOES&MORE
	MOVIE MERCHANTS
	MRS JS BAKING CO
	MY PAL PET SUPPLIES
	NAILS BY NICOLE
	PATS HALLMARK
	PENNEY CATALOG SLS

Target Street	Cross Street	Source
✓	-	Cole Information Services

W NAPA ST 1992 (Cont'd)

201	PHOTO STOP ONE HOUR
	REVELATION
	ROUND TABLE PIZZA
	SONOMA BOOKENDS STR
	TALK OF THE TOWN
	TANDY
	TIP TOP CLEANERS
	TOY SHOP THE
	VINEYARD JEWELERS
202	SONOMA VLY BANK
207	ALBERTSONS FOOD 756
232	ALPHA CMPTR SVS INC
	G G P DEVELOPMENT
	GULLOTTA RICHD CPA
234	MORRIS CURT ATTY
	SOWELL R M ATTY
236	DALTON CO THE
247	FASHION A LA CARTE
248	SONOMA AUTO PARTS

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

1ST ST W 1985

405	ELDORADO INN	996-3030	
407	XXXX	00	
415	FLOWERS PLAZA	935-1400	+5
	NELSON J D	996-5842	3
	TIETGEN LANE	996-4875	3
421	ARRANGEMENTS UNLMTD	938-3884	2
423	SONOMA PLAZA RLTRS	938-8400	9
	TUNKIS LEE J REALTY	938-8400	9
433	XXXX	00	
435	SIGN OF THE BEAR	996-3722	2
437	XXXX	00	
439	RUGGLES MUSIC&ART	996-2590	2
445	RUGGLES W C	996-3543	8
	WEST PLAZA SHOP	996-3543	9
447	XXXX	00	
453	BOOK WORM THE	996-3885	1
	SONOMA SAUSAGE CO	938-8200	4
455	XXXX	00	
457	BUSINESS SERVICE	938-4901	+5
	CASCADE BOOKKEEPING	938-1333	3
	INSURANCE BROKERS	996-8403	+5
	MILLER ROBERT A	996-8403	
461	XXXX	00	
465	BEDFORD JOHN SALON	996-2607	2
	FAVORITES	996-5057	+5
	JOHN BEDFORD SALON	996-2607	3
469	MASONIC TEMPLE	996-2450	2
475	ERALDIS MNSWR&SHOES	996-2013	

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

1ST ST W 1985

1ST W		954-76 CONT	
479	XXXX	00	
481	AUBERLIN AUBERLIN	996-8468	7
	GREGORY EVELYN I	938-3970	
	GREGORY PUBL CO	938-3970	
	REAL EST INFORMATN	938-3970	9
483	CRAFTY COW	996-4475	2
485	NRTHRN CA EXTRMNTR	996-7625	3
487	STEINERS TAVERN	996-3812	
491	SONOMA COIN SHOP	938-4156	2
493	CHAMPAGNE TASTE	938-0858	2
495	SPENCER WM FINANCL	996-5353	+5
497	XXXX	00	
541	XXXX	00	
554	BROUGHTON&STORCH	938-5728	+5
	S P W M INC	996-1828	
	SHOEMAKER PRICHARD	996-1828	
	SONOMA CREEK	938-5728	+5
555	PAC GAS&ELCT SNMA	996-3607	+5
566	MOSES FLOYD A CPA	996-6781	7
572	BECMNG IND SNMA VLY	996-3609	+5
	BECOMING TRACE	996-0386	4
	SONOMA VLY COMM	996-3609	+5
579	GULSON&ASSOCIATES	996-9754	3
	ROGERS J MARK CPA	938-5922	
	ROGERS MARK CPA	938-5922	4
	TOWN&COUNTRY TRAVEL	938-0977	3
588	SONOMA HEARING AID	938-2875	2
589	XXXX	00	
596	SAFEGUARD BUS SYSTM	938-1902	2
	SAFEGUARD BUSS	883-1322	+5
621	XXXX	00	
623	COIF CARE ELEC	996-2982	
657	PERKINS R	935-1079	+5
	TANTRIELLA TOM	935-1119	+5
675	NICKS LOCK SERVICE	938-4507	3
	WALTONS	996-1776	
	WILSON WALTON T SHP	996-1776	
677	LES AUTO PARTS	996-8438	
681	POMERLO M E	996-2953	
	SAMUELSON N C	996-7051	
	WILSON WALTON T	996-2338	

Target Street	Cross Street	Source
✔	-	Haines Criss-Cross Directory

W NAPA ST 1985

NAPA W 95476 SONOMA

11	XXXX	00	
19	PLAZA LIQUORS	996-2828	
35	BANK AMRC VERSATLLR	996-3611	
	PLUS SYSTEM BK AM	996-3611	+5
103	CHRISTMAS TREE THE	996-9588	+5
	SONOMA HOT DOG CO	938-1190	2
	THE CHRISTMAS TREE	996-9588	+5
106	GEORGES SHOE REPR	996-6877	4
110	XXXX	00	
117	INDEX TRIBUNE	938-2111	0
	KENWOOD EXPRESS	578-1155	+5
	SONOMA INDX TRIBUNE	938-2111	0
118	XXXX	00	
120	XXXX	00	
122	HOME GROWN BAGELS	996-0166	0
124	TOY SHOP THE	938-1197	3
126	TAKE ME ALONG	938-5408	+5
128	VINE YARD BOOTERY	996-1180	4
135	LAMBERTS CHEVRON SV	996-3555	
	STUS CHEVRON SERV	996-3555	
136	CHARLS SONOMA	996-5155	4
	SHARLS OF SONOMA	996-5155	4
153	MONTGOMERY WARD SLS	996-2145	0
155	XXXX	00	
158	CLAUDIA	938-2555	4
	HOKE NED C	996-4511	+5
159	DISH FACTORY THE	938-1029	+5
	LILLIAN MURRAY	938-1029	+5
164	ZIMMERMAN JANE	996-4312	+5
165	A P A C S	938-3801	
	ACADEMY GALLERY	938-3801	1
	ACADEMY OF FINE ART	938-3801	
166	XXXX	00	
168	SMITH CHRISTOPHER	996-3336	
171	DADAS GROCERY&BOOK	996-8911	2
	GREHOUND BUS LINES	996-8911	+5
172	KEECHLER LUCY MRS	996-3534	
178	XXXX	00	
194	SEVEN ELVN FD 268	996-4711	
195	MAIBS UNION 76	996-3744	4

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

1ST ST W 1980

405★	ELDORADO ON THE PLZ	996-3030
	MERLO MARIE L	996-3559
407★	SONOMA SHOE SERVICE	996-4141+0
411	LOURDEAUX HENRY	996-2669
415★	CHARIVARI	996-8572 9
	FINKBEINER DAVID	996-4428 5
★	GARDEN GATE THE	996-1914 4
421★	LANDMARK THE	996-7788 4
	STOLTE KAREN	996-7788 8
423★	SONOMA PLAZA RLTRS	938-8400 9
★	TUNKIS LEE J REALTY	938-8400 9
433★	ACCENTS	996-2044
	SCRIMGER ANN	996-2044
437★	RUGGLES MUSIC&ART	996-2590

Target Street	Cross Street	Source
-	✔	Haines Criss-Cross Directory

1ST ST W 1980

1ST W		95476 CONT	
439*	SIGN OF THE BEAR	996-3722	9
445	RUGGLES W C	996-3543	8
*	WEST PLAZA SHOP	996-3543	9
447	XXXX	00	
453*	BAGGERY THE	996-9926+0	
*	CROSSPATCH THE	996-1270+0	
455	XXXX	00	
457*	MILLER ROBERT A	996-8403	
*	SONOMA PRINT SHOP	996-2218	8
461*	CHAMBERS OF CMRCE	996-1033	9
*	SONOMA VLY C OF C	996-1033	
*	SONOMA VLY CONVENTN	996-1034	4
465*	ELVAS BEAUTY SALON	996-2607	
469*	MASONIC TEMPLE	996-2450	
475*	ERALDIS MNSWR&SHOES	996-2013	
479	XXXX	00	
481*	AUBERLIN AUBERLIN	996-8468	7
*	GREGORY EVELYN I	938-3970	9
*	REAL EST INFORMATN	938-3970	9
483*	BEAR FLAG REALTY	996-5227	9
485	DETERT ETHYLE G	938-5910	9
*	FIRST WEST LTD	996-5444+0	
487*	STEINERS LIQUORS	996-3812	
491*	MARYBETH KNITTING	938-8261	9
493*	SHIRT WORKS	996-8555+0	
*	SONOMA SHIRT WORKS	996-8555+0	
497*	HY LOND ENTERPRISES	996-4545	7
541	XXXX	00	
554*	DICKEL JANE F LCSW	996-9802+0	
*	EWIG ALLEN LCSW	996-9802+0	
*	REDWD FAMLY&CHLD CT	996-9802+0	
*	SPICER WILLIAM L MD	996-9802+0	
555*	PAC GAS&ELEC CO	996-3607	
566*	MOSES FLOYD A CPA	996-6781	7
572*	DUFFY&PRESTON CORP	996-8484	
*	DUFRY PETER M	996-8484	
*	PRESTON RONALD K	996-8484	
596	XXXX	00	
657	MATHESON E L	938-4671+0	
675*	WALTONS	996-1776	
*	WILSON WALTON T SHP	996-1776+0	
677*	LES AUTO PARTS	996-8438	
681	MARTINELLI E P	938-1461	9
	POMERLO M E	996-2953	
	SAMUELSON N C	996-7051	
	WILSON WALTON T	996-2338	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

W NAPA ST 1980

NAPA W 95476 SONOMA

11★	NORTHWSTN TTL SCRTY	938-8447+0	
15★	PLANTECH CORP	996-5811+0	
19★	PLAZA LIQRS&GOURMET	996-2828	
35★	BANK OF AM SNMA	996-3611	
103★	WESTERN FARM CENTER	996-3669	6
117★	INDEX TRIBUNE	938-2111+0	
★	SONOMA INDX TRIBUNE	938-2111+0	
118	XXXX	00	
122★	HOME GROWN BAGELS	996-0166+0	
128★	SEQUOIA NATURE PROD	996-7833+0	
135★	LAMBERTS CHEVRON SV	996-3555	
★	STUS CHEVRON SERV	996-3555	
136	XXXX	00	
153★	MONTGOMERY WARD SLS	996-2145+0	
155	XXXX	00	
159★	WOODEN THINGS WD SH	996-9488	9
164	DALPOGGETTO NEWTON	996-3647	9
	DINAN RONALD M	996-3647	
★	GULLOTTA R A CPA	996-5255+0	
★	WEBB GEORGE H CPA	996-5255	9
168	SMITH CHRISTOPHER	996-3336	
171★	GIBBYS GROCER&SPRTG	996-8911	
172	KEECHLER LUCY-MRS	996-3534	
178	XXXX	00	
194★	SEVEN ELVN FD 268	996-4711	5
195★	MAIBS UNION 76	996-3744	
204	SEELYE WAYNE R	996-4350+0	

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

1ST ST W 1975

```
405*EL DORADO ON PLAZA 996-3030
    MERLO MARIE L      996-3559
407*PLAZA SHOE RENEW   996-4141+5
411 LOURDEAUX HENRY    996-2669
415 BROWN JOYCE        996-2572
    FINKBEINER DAVID   996-4428+5
   *GARDEN GATE THE    996-1914 4
    JONES GEO M 3D     996-4428+5
    LAW PETER          996-1914 4
421*LANDMARK THE       996-7788 4
423*SONOMA PLAZA RLTRS 996-3691
   *TUNKIS LEE J REALTY996-3691
433*ACCENTS            996-2044
   *SCRIMGER ANN       996-2044
437*RUGGLES MUSIC&ART  996-2590
439*STREGA BOUTIQUE    996-4677+5
447*SONOMA ANTIQUE SHOP996-2776
455 RUGGLES BLANCHE G  996-3543
457*CAL ST HUMAN RSRCES996-4933+5
   *CARTER WALTER C    996-7510
   *JEANS PRINTING     996-7510 4
   *MILLER ROBT A BOB  996-8403
461*CHAMBERS OF COMMRCE996-1033
   *SONOMA VLY C OF C  996-1033
   *SONOMA VLY CONVENTN996-1034 4
465*ELVAS BEAUTY SALON 996-2607
469*MASONIC TEMPLE     996-2450
475*ERALDIS MNSWR&SHOES996-2013
479*NELSON CONSTRUCTION996-2245+5
481  XXXX              CO
483*BONNOIT J J ASSOCS 996-2733
487*STEINERS LIQUORS   996-3812
491*MOSES FLOYD A CPA  996-6781
493*STORM CENTER THE   996-6477
497*H L SUPPLY&EQPT    996-3658+5
   *HY LOND ENTERPRISES996-3658+5
541  XXXX              CO
554*URSULA CSTM ORGNLS 996-3800+5
555*PACIFIC GAS&ELECTRC996-3607
572*DUFFY PETER M      996-8484
   *DUFFY&PRESTON      996-8484
   *PRESTON RONALD K   996-8484
579 REGUSCI CELIA T    996-2434
588 JOLLY JERRY D CPA  996-6725
596 BAKER RALPH R      996-1282 4
657 CELOTTI C C        996-8710
675*WALTONS            996-1776
   *WILSON WALTON T    996-1776
677*LES AUTO PARTS     996-8438
681....APARTMENTS
    GOMEZ RON          996-6902+5
```

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

1ST ST W 1975

```
..1ST W                          95476 CONT..
      MERADITH WM MRS              996-2281
      POMERLO M E                  996-2953
      SAMUELSON N C                996-7051
      WILSON WALTON T              996-2338
 681.......................
```

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

W NAPA ST 1975

NAPA W 95476 SONOMA

```
 11*NORTHWSTN TTL SCRTY996-8447
 19*PLAZA LIQR&GOURMET 996-2828
 35*BANK OF AMER NT&SA 996-3611
103*NAPA MILLING CO    996-3669+5
117*INDEX TRIBUNE      996-2111
   *SONMA INDEX TRIBUNE996-2111+5
   *SONOMA INDEX PRINTG996-6731
118*ONEIL RICHARD      996-2463
120*SONOMA OFC MACHINES996-2971
124*HOSPITAL PRINTNG SV996-2644
135*LAMBERTS CHEVRON SV996-3555
   *STUS CHEVRON SERV  996-3555
136*OLD HEALTHYS STORE 996-4811+5
   *OLD HLTHYS CNTRY ST996-2181 4
153*MONTGOMERY WARD SLS996-2145
155  XXXX              00
158*ALEXANDER ROCKNE L 996-2700 4
   *ALEXANDER&DELAGNES 996-2700 4
   *DELAGNES ELOI      996-2700 4
159  XXXX              00
164*DALPOGGETTC NEWTON 996-3647
   *DALPOGGETTO&JESS   996-3647
   *DOLL GEORGE        996-3647+5
   *JESS PAUL C        996-3647
   *ROTHSCHILD JOHN D  996-3647 4
165*DEPETRIS WILMER MD 996-1083
   *MITARAI RALPH T MD 996-1083+5
   *NO BAY LABS MED GRP996-1083+5
   *SMITH JOSEPH I MD  996-1083+5
   *SONOMA PATHOLGY GRP996-8922
166 STEINER JOHN J     996-0857
168 SMITH CHRISTOPHER  996-3336
170 ADAMS M E          996-2329+5
171*GIBBYS GROCER&SPRTG996-8911
172 KEECHLER LUCY MRS  996-3534
178  XXXX              00
194*SEVEN ELEVEN FD STR996-4711+5
195*MAIBS UNION 76     996-3744
204 AZEVEDO LOUIS      996-8887+5
    AZEVEDO MARY       996-8887+5
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Sonoma Hotel
135 W. Napa Street
Sonoma, CA 95476

Inquiry Number: 4223364.2s
March 11, 2015

The EDR Radius Map™ Report with GeoCheck®

Prepared using the EDR FieldCheck® System

EDR® Environmental Data Resources Inc

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Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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

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EXECUTIVE SUMMARY

A search of the environmental records was conducted by Environmental Data Resources, Inc. (EDR). GEOLOGICA used the EDR FieldCheck System to review and/or revise the results of this search, based on independent data verification by GEOLOGICA. 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

135 W. NAPA STREET
SONOMA, CA 95476

COORDINATES

Latitude (North):	38.2919000 - 38˚ 17' 30.84"
Longitude (West):	122.4598000 - 122˚ 27' 35.28"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	547240.9
UTM Y (Meters):	4238134.5
Elevation:	81 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	38122-C4 SONOMA, CA
Most Recent Revision:	1980

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120522
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8.

Site	Database(s)	EPA ID
SONOMA GARBAGE 135 W NAPA ST SONOMA, CA 95476	HAZNET	N/A
90509 135 NAPA ST SONOMA, CA 95476	HIST UST	N/A
SONOMA INDEX TRIBUNE 117 W NAPA ST SONOMA, CA 95476	HAZNET	N/A

EXECUTIVE SUMMARY

SONOMA INDEX TRIBUNE 117 W NAPA ST SONOMA, CA 95476	RCRA-SQG FINDS HAZNET	CAD983671983
CHEVRON #90509 135 NAPA ST W SONOMA, CA 95476	LUST Status: Completed - Case Closed	N/A
LAMBERT'S CHEVRON SERVICE, STU LA 135 W NAPA ST SONOMA, CA 95476	SWEEPS UST	N/A
CHEVRON #0509 135 W NAPA ST SONOMA, CA 95476	SWEEPS UST	N/A
CHEVRON 135 NAPA SONOMA, CA 95476	HIST CORTESE	N/A
STU LAMBERT CHEVRON 135 W NAPA ST SONOMA, CA 95476	RCRA NonGen / NLR FINDS	CAD983584897

DATABASES WITH NO MAPPED SITES

No sites were identified in 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

EXECUTIVE SUMMARY

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-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

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

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State and tribal 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

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

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

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

EXECUTIVE SUMMARY

Local Lists of Landfill / Solid Waste Disposal Sites

ODI	Open Dump Inventory
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
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
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

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

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

EXECUTIVE SUMMARY

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
DRYCLEANERS..... Cleaner Facilities
WIP..... Well Investigation Program Case List
ENF..... Enforcement Action Listing
EMI..... Emissions Inventory Data
INDIAN RESERV..... Indian Reservations
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
HWT..... Registered Hazardous Waste Transporter Database
HWP..... EnviroStor Permitted Facilities Listing
WDS..... Waste Discharge System
PROC..... Certified Processors Database
Financial Assurance..... Financial Assurance Information Listing
MWMP..... Medical Waste Management Program Listing
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
2020 COR ACTION..... 2020 Corrective Action Program List
PRP..... Potentially Responsible Parties
COAL ASH DOE..... Steam-Electric Plant Operation Data

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

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

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

An online review and analysis by GEOLOGICA of the RCRA-LQG list, as provided by EDR, and dated 12/09/2014 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CVS PHARMACY NO 9152	201 W NAPA ST	WNW 0 - 1/8 (0.086 mi.)	C18	34

RCRA-SQG: 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.

An online review and analysis by GEOLOGICA of the RCRA-SQG list, as provided by EDR, and dated 12/09/2014 has revealed that there are 5 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PG & E SONOMA SVC CTR	*555 1ST ST W*	*SE 0 - 1/8 (0.061 mi.)*	*B12*	*25*
SONOMA DISTRICT STATE PARKS	*20 E SPAIN ST*	*NE 1/8 - 1/4 (0.157 mi.)*	*31*	*50*
SONOMA CITY OF	*32 PATTEN ST*	*SE 1/8 - 1/4 (0.175 mi.)*	*H40*	*63*

Lower Elevation	Address	Direction / Distance	Map ID	Page
BROADWAY SHELL	*616 BROADWAY*	*SSE 1/8 - 1/4 (0.172 mi.)*	*G33*	*52*
BOLLING AND FINKE LTD	*677 FIRST STREET WEST*	*S 1/8 - 1/4 (0.195 mi.)*	*K54*	*83*

State- and tribal - equivalent CERCLIS

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

An online review and analysis by GEOLOGICA of the ENVIROSTOR list, as provided by EDR, and dated 02/02/2015 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ROYAL CROWN CLEANERS Status: Refer: RWQCB	***568 BROADWAY***	***SE 0 - 1/8 (0.124 mi.)***	***D22***	***37***

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.

An online review and analysis by GEOLOGICA of the LUST list, as provided by EDR, and dated 01/20/2015 has revealed that there are 17 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CALTRANS Status: Completed - Case Closed	***159 NAPA ST W***	***WNW 0 - 1/8 (0.034 mi.)***	***10***	***23***
UNOCAL #5994 Status: Completed - Case Closed	195 NAPA ST W	WNW 0 - 1/8 (0.077 mi.)	C17	31
MAYO FAMILY PROPERTY Status: Completed - Case Closed	***591 BROADWAY***	***SE 1/8 - 1/4 (0.131 mi.)***	***25***	***43***
SONOMA AUTO PARTS Status: Completed - Case Closed	***248 NAPA ST W***	***WNW 1/8 - 1/4 (0.142 mi.)***	***29***	***48***
SONOMA FIRE DEPT. Status: Completed - Case Closed	***32 PATTEN ST***	***SE 1/8 - 1/4 (0.175 mi.)***	***H41***	***65***
CHEVRON Status: Completed - Case Closed	***289 NAPA ST W***	***WNW 1/8 - 1/4 (0.191 mi.)***	***J51***	***77***
KNORRE, STANLEY, EST. OF Status: Completed - Case Closed	***563 2ND ST E***	***ESE 1/4 - 1/2 (0.300 mi.)***	***57***	***87***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BROADWAY SHELL OF SONOMA Status: Completed - Case Closed	616 BROADWAY	SSE 1/8 - 1/4 (0.172 mi.)	G37	56
FREIBERG PROPERTY Status: Completed - Case Closed	635 BROADWAY	SSE 1/8 - 1/4 (0.179 mi.)	G44	72
PG & E CORPORATION YARD Status: Completed - Case Closed	630 2ND ST W	SSW 1/8 - 1/4 (0.188 mi.)	I46	74
PG & E CORPORATION YARD	***630 2ND***	***SSW 1/8 - 1/4 (0.188 mi.)***	***I48***	***76***
LES'S AUTO PARTS Status: Completed - Case Closed	***677 1ST ST W***	***S 1/8 - 1/4 (0.195 mi.)***	***K53***	***80***
DESERT PETROLEUM #70 Status: Completed - Case Closed	***711 BROADWAY***	***SSE 1/4 - 1/2 (0.270 mi.)***	***56***	***85***
SONOMA AUTOMOTIVE, NORTH Status: Completed - Case Closed	455 NAPA ST W	W 1/4 - 1/2 (0.398 mi.)	58	89
AT&T MOBILITY - DT SONOMA (130 Status: Completed - Case Closed	***347 ANDRIEUX ST***	***SW 1/4 - 1/2 (0.427 mi.)***	***60***	***98***
DEWITT'S EXXON Status: Open - Remediation	***899 BROADWAY***	***S 1/4 - 1/2 (0.490 mi.)***	***L61***	***109***

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
LAMBERT'S 76	***899 BROADWAY***	***S 1/4 - 1/2 (0.490 mi.)***	***L62***	***116***

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

An online review and analysis by GEOLOGICA of the SLIC list,
as provided by EDR, and dated 01/20/2015 has revealed that there are 4 SLIC sites
within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ROYAL CROWN CLEANERS Facility Status: Open - Site Assessment	***568 BROADWAY***	***SE 0 - 1/8 (0.124 mi.)***	***D22***	***37***
DRADY CONSTRUCTION	289 NAPA ST W	WNW 1/8 - 1/4 (0.191 mi.)	J50	77

Lower Elevation	Address	Direction / Distance	Map ID	Page
P G & E - CORP YARD SONOMA Facility Status: Completed - Case Closed	630 SECOND ST	SSW 1/8 - 1/4 (0.135 mi.)	E28	47
JIM RAY Facility Status: Open - Inactive	1216 MCARTHUR E	SW 1/8 - 1/4 (0.154 mi.)	E30	50

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

An online review and analysis by GEOLOGICA of the UST list,
as provided by EDR, and dated 01/20/2015 has revealed that there are 3 UST sites
within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CONOCO PHILLIPS COMPANY #25599	195 W NAPA ST	WNW 0 - 1/8 (0.075 mi.)	C16	30
SONOMA FIRE DEPT.	32 PATTEN ST	SE 1/8 - 1/4 (0.175 mi.)	H42	71

Lower Elevation	Address	Direction / Distance	Map ID	Page
BROADWAY SHELL	616 BROADWAY	SSE 1/8 - 1/4 (0.172 mi.)	G38	60

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling facilities in California.

An online review and analysis by GEOLOGICA of the SWRCY list,
as provided by EDR, and dated 12/15/2014 has revealed that there is 1 SWRCY site
within approximately 0.5 miles of the target property.

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
SAFEWAY STORE # 911	***477 W NAPA ST***	***W 1/4 - 1/2 (0.425 mi.)***	***59***	***96***

Local Lists of Registered Storage Tanks

HIST UST: Historical UST Registered Database.

An online review and analysis by GEOLOGICA of the HIST UST list,
as provided by EDR, and dated 10/15/1990 has revealed that there are 5 HIST UST sites
within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SONOMA SERVICE CENTER	555 1ST ST W	SE 0 - 1/8 (0.061 mi.)	B11	25
UNION OIL SS# 5994	***195 W NAPA ST***	***WNW 0 - 1/8 (0.075 mi.)***	***C15***	***27***
SONOMA FIRE DEPT.	***32 PATTEN ST***	***SE 1/8 - 1/4 (0.175 mi.)***	***H41***	***65***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BROADWAY SHELL OF SONOMA INC	616 BROADWAY	SSE 1/8 - 1/4 (0.172 mi.)	G36	56
BROADWAY SHELL OF SONOMA, INC.	***616 BROADWAY***	***SSE 1/8 - 1/4 (0.172 mi.)***	***G39***	***61***

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.

An online review and analysis by GEOLOGICA of the SWEEPS UST list,
as provided by EDR, and dated 06/01/1994 has revealed that there are 6 SWEEPS UST sites
within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNION OIL SS# 5994	***195 W NAPA ST***	***WNW 0 - 1/8 (0.075 mi.)***	***C15***	***27***
SONOMA FIRE DEPT.	***32 PATTEN ST***	***SE 1/8 - 1/4 (0.175 mi.)***	***H41***	***65***

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC GAS & ELECTRIC CO/JOHN	630 W 2ND ST	SSW 1/8 - 1/4 (0.135 mi.)	E26	46
PACIFIC GAS & ELECTRIC CO, JOH	630 W 2ND ST	SSW 1/8 - 1/4 (0.135 mi.)	E27	46
BROADWAY SHELL	***616 BROADWAY***	***SSE 1/8 - 1/4 (0.172 mi.)***	***G33***	***52***
BROADWAY SHELL OF SONOMA, INC.	***616 BROADWAY***	***SSE 1/8 - 1/4 (0.172 mi.)***	***G39***	***61***

Other Ascertainable Records

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

An online review and analysis by GEOLOGICA of the RCRA NonGen / NLR list,
as provided by EDR, and dated 12/09/2014 has revealed that there is 1 RCRA NonGen / NLR site
within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL	584 FIRST STREET EAST	SE 1/8 - 1/4 (0.192 mi.)	52	79

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.

An online review and analysis by GEOLOGICA of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 9 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CALTRANS	***159 NAPA ST W***	***WNW 0 - 1/8 (0.034 mi.)***	***10***	***23***
SONOMA AUTO PARTS	***248 NAPA ST W***	***WNW 1/8 - 1/4 (0.142 mi.)***	***29***	***48***
CHEVRON	***289 NAPA ST W***	***WNW 1/8 - 1/4 (0.191 mi.)***	***J51***	***77***
KNORRE, STANLEY, EST. OF	***563 2ND ST E***	***ESE 1/4 - 1/2 (0.300 mi.)***	***57***	***87***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BROADWAY SHELL	***616 BROADWAY***	***SSE 1/8 - 1/4 (0.172 mi.)***	***G33***	***52***
PG & E CORPORATION YARD	***630 2ND***	***SSW 1/8 - 1/4 (0.188 mi.)***	***I48***	***76***
LES'S AUTO PARTS	***677 1ST ST W***	***S 1/8 - 1/4 (0.195 mi.)***	***K53***	***80***
DESERT PETROLEUM #70	***711 BROADWAY***	***SSE 1/4 - 1/2 (0.270 mi.)***	***56***	***85***
AT&T MOBILITY - DT SONOMA (130	***347 ANDRIEUX ST***	***SW 1/4 - 1/2 (0.427 mi.)***	***60***	***98***

CUPA Listings: 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.

An online review and analysis by GEOLOGICA of the CUPA Listings list, as provided by EDR, has revealed that there are 13 CUPA Listings sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
7-11 #16268 G	184 WEST NAPA ST	WNW 0 - 1/8 (0.063 mi.)	C13	27
BLACK BEAR DINER	201 WEST NAPA ST	WNW 0 - 1/8 (0.086 mi.)	C20	37
ROUND TABLE PIZZA	201 WEST NAPA ST	WNW 0 - 1/8 (0.086 mi.)	C21	37
CROWN CLEANERS	***568 BROADWAY***	***SE 0 - 1/8 (0.124 mi.)***	***D24***	***42***
MAYO FAMILY PROPERTY	***591 BROADWAY***	***SE 1/8 - 1/4 (0.131 mi.)***	***25***	***43***
THE TOWN SQUARE	482 FIRST ST EAST	E 1/8 - 1/4 (0.171 mi.)	F32	52
SONOMA FIRE DEPT.	***32 PATTEN ST***	***SE 1/8 - 1/4 (0.175 mi.)***	***H41***	***65***
MURPHY'S IRISH PUB	464 FIRST ST EAST	ENE 1/8 - 1/4 (0.177 mi.)	F43	71
MARY'S PIZZA SHACK	8 SPAIN ST	NE 1/8 - 1/4 (0.184 mi.)	45	74
O'REILLY AUTO PARTS #332	289 WEST NAPA STREET	WNW 1/8 - 1/4 (0.188 mi.)	J49	77

Lower Elevation	Address	Direction / Distance	Map ID	Page
BROADWAY SHELL OF SONOMA, INC.	***616 BROADWAY***	***SSE 1/8 - 1/4 (0.172 mi.)***	***G39***	***61***
SONOMA VALLEY FIRE RESCUE AUTH	630 2ND ST WEST	SSW 1/8 - 1/4 (0.188 mi.)	I47	76
HOPMONK TAVERN	691 BROADWAY	SSE 1/8 - 1/4 (0.240 mi.)	55	84

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.

An online review and analysis by GEOLOGICA of the Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
JACKPOT STATION	20320 BROADWAY	S 1/2 - 1 (0.992 mi.)	63	117

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: 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.

An online review and analysis by GEOLOGICA of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 3 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	195 W NAPA ST	WNW 0 - 1/8 (0.075 mi.)	C14	27

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	616 BROADWAY	SSE 1/8 - 1/4 (0.172 mi.)	G34	55
Not reported	620 BROADWAY	SSE 1/8 - 1/4 (0.172 mi.)	G35	55

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.

An online review and analysis by GEOLOGICA of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there are 2 EDR US Hist Cleaners sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	201 W NAPA ST	WNW 0 - 1/8 (0.086 mi.)	C19	36

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	568 BROADWAY	SE 0 - 1/8 (0.124 mi.)	D23	42

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 14 records.

Site Name	Database(s)
SONOMA AUTOMOTIVE, SOUTH	RGA LUST
SONOMA AUTOMOTIVE	RGA LUST
SONOMA AUTO PARTS	RGA LUST
SONOMA AUTOMOTIVE, NORTH	RGA LUST
AT&T MOBILITY - EAST SANTA ROSA (1	CUPA Listings
SPRINT/NEXTEL - #FN03XC274	CUPA Listings
SONOMA LOFTS, LLC	CUPA Listings
VERIZON WIRELESS (DOWNTOWN SONOMA)	CUPA Listings
STATE PARKS - SPAIN STREET	CUPA Listings
SONOMA FOODS, INC	CUPA Listings
CALTRANS DIST 4	RCRA-SQG
SONOMA POLICE DEPARTMENT	FINDS
SONOMA POLICE DEPARTMENT	EMI
SONOMA LANDFILL	ENVIROSTOR

OVERVIEW MAP - 4223364.2S

0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- 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: Sonoma Hotel ADDRESS: 135 W. Napa Street Sonoma CA 95476 LAT/LONG: 38.2919 / 122.4598	CLIENT: Geologica CONTACT: Francois Bush INQUIRY #: 4223364.2s DATE: March 11, 2015 1:32 pm

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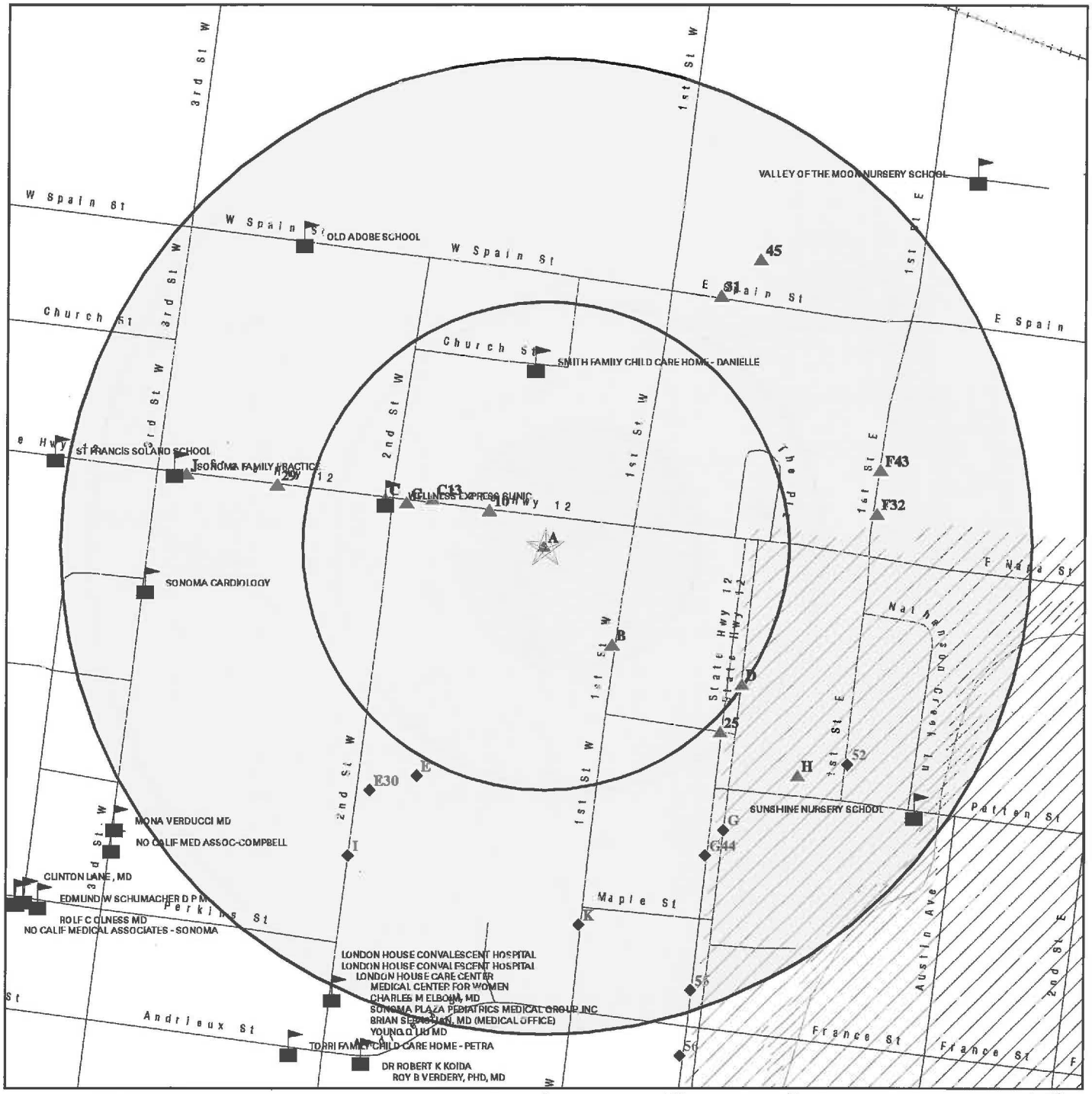
DETAIL MAP - 4223364.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

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

SITE NAME: Sonoma Hotel ADDRESS: 135 W. Napa Street Sonoma CA 95476 LAT/LONG: 38.2919 / 122.4598	CLIENT: Geologica CONTACT: Francois Bush INQUIRY #: 4223364.2s DATE: March 11, 2015 1:34 pm

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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		1	0	NR	NR	NR	1
RCRA-SQG	0.250	1	1	4	NR	NR	NR	6
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		1	0	0	0	NR	1
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	1	2	9	6	NR	NR	18

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		1	3	0	NR	NR	4
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250		1	2	NR	NR	NR	3
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								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	1	NR	NR	1
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	1	2	3	NR	NR	NR	6
SWEEPS UST	0.250	2	1	5	NR	NR	NR	8
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250	1	0	1	NR	NR	NR	2
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	2	NR	NR	NR	NR	NR	2
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	1	5	3	NR	NR	10
CUPA Listings	0.250		4	9	NR	NR	NR	13
Notify 65	1.000		0	0	0	1	NR	1
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	3	NR	NR	NR	NR	NR	3
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
HWT	0.250		0	0	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	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
2020 COR ACTION	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PRP	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	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		1	2	NR	NR	NR	3
EDR US Hist Cleaners	0.250		2	0	NR	NR	NR	2
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

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 Target Property **SONOMA GARBAGE**
135 W NAPA ST
SONOMA, CA 95476

HAZNET **S112928450**
N/A

Site 1 of 9 in cluster A

Actual: 81 ft.

HAZNET:

envid:	S112928450
Year:	2003
GEPAID:	CAC002562863
Contact:	JOHN CUROTTO
Telephone:	7079967557
Mailing Name:	Not reported
Mailing Address:	PO BOX 400
Mailing City,St,Zip:	EL VERANO, CA 95433
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Not reported
Tons:	0.2
Facility County:	Sonoma

envid:	S112928450
Year:	2003
GEPAID:	CAC002562863
Contact:	JOHN CUROTTO
Telephone:	7079967557
Mailing Name:	Not reported
Mailing Address:	PO BOX 400
Mailing City,St,Zip:	EL VERANO, CA 95433
Gen County:	Not reported
TSD EPA ID:	CAD028409019
TSD County:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Not reported
Tons:	0.6
Facility County:	Sonoma

A2 Target Property **90509**
135 NAPA ST
SONOMA, CA 95476

HIST UST **U001610801**
N/A

Site 2 of 9 in cluster A

Actual: 81 ft.

HIST UST:

Region:	STATE
Facility ID:	00000061835
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	LAMBERT, STUART H JR
Telephone:	7079963556
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105
Total Tanks:	0005

Tank Num:	001
Container Num:	1
Year Installed:	Not reported

90509 (Continued) **U001610801**

Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor

Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor

Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor

Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor

Tank Num:	005
Container Num:	5
Year Installed:	Not reported
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000370
Leak Detection:	Stock Inventor

A3
Target
Property

SONOMA INDEX TRIBUNE
117 W NAPA ST
SONOMA, CA 95476

HAZNET **S113046662**
N/A

Site 3 of 9 in cluster A

Actual:
81 ft.

HAZNET:

envid:	S113046662
Year:	1995
GEPAID:	CAL000064572
Contact:	ROBERT LYNCH
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	PO BOX C
Mailing City,St,Zip:	SONOMA, CA 954760000
Gen County:	Not reported

SONOMA INDEX TRIBUNE (Continued) **S113046662**

TSD EPA ID:	CAD070148432
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Treatment, Incineration
Tons:	.6255
Facility County:	Sonoma

envid:	S113046662
Year:	1993
GEPAID:	CAL000064572
Contact:	ROBERT LYNCH
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	PO BOX C
Mailing City,St,Zip:	SONOMA, CA 954760000
Gen County:	Not reported
TSD EPA ID:	CAD070148432
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Not reported
Tons:	0.50039999999
Facility County:	Sonoma

envid:	S113046662
Year:	1993
GEPAID:	CAL000064572
Contact:	ROBERT LYNCH
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	PO BOX C
Mailing City,St,Zip:	SONOMA, CA 954760000
Gen County:	Not reported
TSD EPA ID:	CAD070148432
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Treatment, Incineration
Tons:	1.2718
Facility County:	Sonoma

A4 Target Property **SONOMA INDEX TRIBUNE**
117 W NAPA ST
SONOMA, CA 95476

RCRA-SQG 1000857752
FINDS CAD983671983
HAZNET

Site 4 of 9 in cluster A

Actual: 81 ft.

RCRA-SQG:

Date form received by agency:	07/21/1993
Facility name:	SONOMA INDEX TRIBUNE
Facility address:	117 W NAPA ST SONOMA, CA 95476
EPA ID:	CAD983671983
Mailing address:	P O BOX C SONOMA, CA 95476
Contact:	IVAN MCCULLIGH
Contact address:	117 W NAPA ST SONOMA, CA 95476
Contact country:	US
Contact telephone:	(707) 938-2111

SONOMA INDEX TRIBUNE (Continued) **1000857752**

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: WILLIAM LYNCH
Owner/operator address: 117 W NAPA ST
SONOMA, CA 95476
Owner/operator country: Not reported
Owner/operator telephone: (707) 938-2111
Legal status: Private
Owner/Operator Type: Owner
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
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

Violation Status: No violations found

FINDS:

Registry ID: 110002901913

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.

SONOMA INDEX TRIBUNE (Continued) **1000857752**

HAZNET:

envid:	1000857752
Year:	2009
GEPAID:	CAD983671983
Contact:	BUD MCCULLIGH/PROD MGR
Telephone:	7079382111
Mailing Name:	Not reported
Mailing Address:	PO BOX C
Mailing City,St,Zip:	SONOMA, CA 954760209
Gen County:	Not reported
TSD EPA ID:	NVT330010000
TSD County:	Not reported
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.9
Facility County:	Sonoma

envid:	1000857752
Year:	2009
GEPAID:	CAD983671983
Contact:	BUD MCCULLIGH/PROD MGR
Telephone:	7079382111
Mailing Name:	Not reported
Mailing Address:	PO BOX C
Mailing City,St,Zip:	SONOMA, CA 954760209
Gen County:	Not reported
TSD EPA ID:	NVT330010000
TSD County:	Not reported
Waste Category:	Waste oil and mixed oil
Disposal Method:	Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.4
Facility County:	Sonoma

envid:	1000857752
Year:	2008
GEPAID:	CAD983671983
Contact:	BUD MCCULLIGH/PROD MGR
Telephone:	7079382111
Mailing Name:	Not reported
Mailing Address:	PO BOX C
Mailing City,St,Zip:	SONOMA, CA 954760209
Gen County:	Not reported
TSD EPA ID:	CAD009466392
TSD County:	Not reported
Waste Category:	Other empty containers 30 gallons or more
Disposal Method:	Other Treatment
Tons:	0.5
Facility County:	Sonoma

envid:	1000857752
Year:	2008
GEPAID:	CAD983671983
Contact:	BUD MCCULLIGH/PROD MGR
Telephone:	7079382111
Mailing Name:	Not reported

SONOMA INDEX TRIBUNE (Continued) **1000857752**

Mailing Address:	PO BOX C
Mailing City,St,Zip:	SONOMA, CA 954760209
Gen County:	Not reported
TSD EPA ID:	CAD003963592
TSD County:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Tons:	2.2935
Facility County:	Sonoma

envid:	1000857752
Year:	2008
GEPAID:	CAD983671983
Contact:	BUD MCCULLIGH/PROD MGR
Telephone:	7079382111
Mailing Name:	Not reported
Mailing Address:	PO BOX C
Mailing City,St,Zip:	SONOMA, CA 954760209
Gen County:	Not reported
TSD EPA ID:	CAD097030993
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	3.5
Facility County:	Sonoma

Click this hyperlink while viewing on your computer to access
53 additional CA_HAZNET: record(s) in the EDR Site Report.

A5 Target Property **CHEVRON #90509**
135 NAPA ST W
SONOMA, CA 95476

LUST **S105030290**
N/A

Site 5 of 9 in cluster A

Actual: 81 ft.

LUST:

Region:	STATE
Global Id:	T0609700797
Latitude:	38.291866117
Longitude:	-122.460018505
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	09/02/2014
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP
RB Case Number:	49-0027
LOC Case Number:	00002731
File Location:	Local Agency Warehouse
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Stoddard solvent / Mineral Spriits / Distillates, Gasoline
Site History:	Excerpts of site history from file reports: Three underground storage tanks (USTs) were removed in 1998. Approximately 4,400 cubic yards of contaminated soil was excavated from the site in 2000. Additional remedial activities included oxygen emiiters. Site was determined to meet the Low Threat Closure Policy. Site closed on 9/2/2014

CHEVRON #90509 (Continued) **S105030290**

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

Contact:

Global Id:	T0609700797
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0609700797
Status:	Open - Case Begin Date
Status Date:	01/08/1987
Global Id:	T0609700797
Status:	Open - Remediation
Status Date:	08/15/1991
Global Id:	T0609700797
Status:	Open - Site Assessment
Status Date:	08/20/2007
Global Id:	T0609700797
Status:	Open - Eligible for Closure
Status Date:	01/10/2014
Global Id:	T0609700797
Status:	Completed - Case Closed
Status Date:	09/02/2014
Global Id:	T0609700797
Status:	Open - Site Assessment
Status Date:	01/08/1987
Global Id:	T0609700797
Status:	Open - Remediation
Status Date:	06/04/2007

Regulatory Activities:

Global Id:	T0609700797
Action Type:	RESPONSE
Date:	03/24/2014
Action:	Well Destruction Workplan
Global Id:	T0609700797
Action Type:	ENFORCEMENT
Date:	05/25/2011
Action:	Staff Letter
Global Id:	T0609700797
Action Type:	ENFORCEMENT
Date:	06/16/2005
Action:	* Historical Enforcement

CHEVRON #90509 (Continued) **S105030290**

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 09/11/2007
Action: Staff Letter

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 03/28/2007
Action: Staff Letter

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 03/19/2009
Action: Staff Letter

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 01/05/2010
Action: Staff Letter

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 02/22/2011
Action: Staff Letter

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 09/02/2014
Action: Closure/No Further Action Letter

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 02/28/2014
Action: Staff Letter

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 09/24/2013
Action: Staff Letter

Global Id: T0609700797
Action Type: Other
Date: 03/21/1990
Action: Leak Reported

Global Id: T0609700797
Action Type: Other
Date: 01/16/1989
Action: Leak Discovery

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 09/23/2010
Action: Staff Letter

Global Id: T0609700797
Action Type: ENFORCEMENT

CHEVRON #90509 (Continued) **S105030290**

Date: 05/25/2011
Action: Notification - Public Notice of ROD/RAP/CAP

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 06/30/2009
Action: Staff Letter

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 01/10/2014
Action: Notification - Public Notice of Case Closure

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 01/10/2014
Action: Staff Letter

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 03/11/2014
Action: Staff Letter

Global Id: T0609700797
Action Type: RESPONSE
Date: 12/30/2011
Action: CAP/RAP - Other Report

Global Id: T0609700797
Action Type: RESPONSE
Date: 09/01/2014
Action: Other Report / Document

Global Id: T0609700797
Action Type: RESPONSE
Date: 07/01/2014
Action: Well Destruction Report

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 01/10/2014
Action: LOP Case Closure Summary to RB

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 01/10/2014
Action: Staff Letter

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 01/10/2014
Action: Staff Letter

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 10/16/2003
Action: Technical Correspondence / Assistance / Other

CHEVRON #90509 (Continued) **S105030290**

Global Id: T0609700797
Action Type: RESPONSE
Date: 09/07/2010
Action: Other Report / Document

Global Id: T0609700797
Action Type: RESPONSE
Date: 12/16/2005
Action: CAP/RAP - Feasibility Study Report

Global Id: T0609700797
Action Type: RESPONSE
Date: 04/11/2014
Action: Well Destruction Workplan - Regulator Responded

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 02/18/2009
Action: Staff Letter

Global Id: T0609700797
Action Type: Other
Date: 05/08/1986
Action: Leak Stopped

Global Id: T0609700797
Action Type: RESPONSE
Date: 08/24/2007
Action: Soil and Water Investigation Workplan

Global Id: T0609700797
Action Type: RESPONSE
Date: 10/14/2007
Action: Other Report / Document

Global Id: T0609700797
Action Type: RESPONSE
Date: 06/28/2013
Action: Request for Closure - Regulator Responded

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 06/20/2007
Action: Staff Letter

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 10/20/2003
Action: * Verbal Communication

Global Id: T0609700797
Action Type: RESPONSE
Date: 05/31/2007
Action: Final Remedial Action Report / Corrective Action Report

Global Id: T0609700797
Action Type: REMEDIATION

CHEVRON #90509 (Continued) **S105030290**

Date: 07/06/2000
Action: Excavation

Global Id: T0609700797
Action Type: ENFORCEMENT
Date: 10/07/2009
Action: Staff Letter

Global Id: T0609700797
Action Type: RESPONSE
Date: 08/27/2009
Action: Corrective Action Plan / Remedial Action Plan - Addendum

LUST REG 2:
Region: 2
Facility Id: 49-0027
Facility Status: Remedial action (cleanup) Underway
Case Number: 00002731
How Discovered: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: 1/1/1965
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: 8/15/1991
Date Post Remedial Action Monitoring Began: Not reported

SONOMA CO. LUST:
Region: SONOMA
Regional Board: 49-0027
Closed or Referred: Y
Confirm Date: 09/02/2014
LOP Number: 00002731
Staff: Not reported
Global ID: T0609700797

A6 Target Property **LAMBERT'S CHEVRON SERVICE, STU LAMBERT** **SWEEPS UST** **S106928502**
135 W NAPA ST **N/A**
SONOMA, CA 95476

Site 6 of 9 in cluster A

Actual: 81 ft.

SWEEPS UST:
Status: Active
Comp Number: 61835
Number: 1
Board Of Equalization: 44-028135
Referral Date: 11-01-89
Action Date: 11-01-89
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 49-006-061835-000001
Tank Status: A

LAMBERT'S CHEVRON SERVICE, STU LAMBERT (Continued) **S106928502**

Capacity:	10000
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	4

Status:	Active
Comp Number:	61835
Number:	1
Board Of Equalization:	44-028135
Referral Date:	11-01-89
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	2
SWRCB Tank Id:	49-006-061835-000002
Tank Status:	A
Capacity:	10000
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	LEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	61835
Number:	1
Board Of Equalization:	44-028135
Referral Date:	11-01-89
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	3
SWRCB Tank Id:	49-006-061835-000003
Tank Status:	A
Capacity:	10000
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	61835
Number:	1
Board Of Equalization:	44-028135
Referral Date:	11-01-89
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	4
SWRCB Tank Id:	49-006-061835-000004
Tank Status:	A
Capacity:	1000
Active Date:	11-01-89
Tank Use:	OIL
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

A7 Target Property	**CHEVRON #0509** **135 W NAPA ST** **SONOMA, CA 95476**	**SWEEPS UST**	**S106924290** **N/A**

Site 7 of 9 in cluster A

Actual: 81 ft.

SWEEPS UST:

Status:	Active
Comp Number:	61835
Number:	2
Board Of Equalization:	44-031913
Referral Date:	12-22-92
Action Date:	04-27-94
Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	49-000-061835-000001
Tank Status:	A
Capacity:	10000
Active Date:	12-22-92
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	5

Status:	Active
Comp Number:	61835
Number:	2
Board Of Equalization:	44-031913
Referral Date:	12-22-92
Action Date:	04-27-94
Created Date:	02-29-88
Owner Tank Id:	2
SWRCB Tank Id:	49-000-061835-000002
Tank Status:	A
Capacity:	10000
Active Date:	12-22-92
Tank Use:	M.V. FUEL
STG:	P
Content:	PLUS UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	61835
Number:	2
Board Of Equalization:	44-031913
Referral Date:	12-22-92
Action Date:	04-27-94
Created Date:	02-29-88
Owner Tank Id:	3
SWRCB Tank Id:	49-000-061835-000003
Tank Status:	A
Capacity:	10000
Active Date:	12-22-92
Tank Use:	M.V. FUEL
STG:	P
Content:	PRM UNLEADED
Number Of Tanks:	Not reported

Status:	Active

CHEVRON #0509 (Continued) **S106924290**

Comp Number:	61835
Number:	2
Board Of Equalization:	44-031913
Referral Date:	12-22-92
Action Date:	04-27-94
Created Date:	02-29-88
Owner Tank Id:	WC5661
SWRCB Tank Id:	49-000-061835-000004
Tank Status:	A
Capacity:	10000
Active Date:	03-21-90
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	61835
Number:	2
Board Of Equalization:	44-031913
Referral Date:	12-22-92
Action Date:	04-27-94
Created Date:	02-29-88
Owner Tank Id:	WC5661
SWRCB Tank Id:	49-000-061835-000005
Tank Status:	A
Capacity:	1000
Active Date:	03-21-90
Tank Use:	OIL
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

A8 Target Property **CHEVRON**
135 NAPA
SONOMA, CA 95476

HIST CORTESE **S110060451**
N/A

Site 8 of 9 in cluster A

Actual: 81 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	49
Reg By:	LTNKA
Reg Id:	49-0027

A9 Target Property **STU LAMBERT CHEVRON**
135 W NAPA ST
SONOMA, CA 95476

RCRA NonGen / NLR **1000594642**
FINDS **CAD983584897**

Site 9 of 9 in cluster A

Actual: 81 ft.

RCRA NonGen / NLR:

Date form received by agency:	01/19/1998
Facility name:	STU LAMBERT CHEVRON
Facility address:	135 W NAPA ST SONOMA, CA 95476

STU LAMBERT CHEVRON (Continued) **1000594642**

EPA ID:	CAD983584897
Contact:	FLO LAIRD
Contact address:	899 BROADWAY SONOMA, CA 95476
Contact country:	US
Contact telephone:	(707) 996-3555
Contact email:	Not reported
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	STUART H LAMBERT JR
Owner/operator address:	135 W NAPA ST SONOMA, CA 95476
Owner/operator country:	Not reported
Owner/operator telephone:	(707) 996-3555
Legal status:	Private
Owner/Operator Type:	Owner
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
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:	06/07/1991
Site name:	STU LAMBERT CHEVRON
Classification:	Small Quantity Generator
Violation Status:	No violations found

FINDS:

Registry ID: 110008281091

Environmental Interest/Information System

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

STU LAMBERT CHEVRON (Continued) **1000594642**

corrective action activities required under RCRA.

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10 WNW < 1/8 0.034 mi. 179 ft.

CALTRANS
159 NAPA ST W
SONOMA, CA 95476

HIST CORTESE **S103695938**
LUST **N/A**

Relative: Higher

Actual: 82 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	49
Reg By:	LTNKA
Reg Id:	49-0023

LUST:

Region:	STATE
Global Id:	T0609700793
Latitude:	38.291854
Longitude:	-122.460386
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	05/16/1997
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP
RB Case Number:	49-0023
LOC Case Number:	00011760
File Location:	Stored electronically as an E-file
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

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

Contact:

Global Id:	T0609700793
Contact Type:	Local Agency Caseworker
Contact Name:	LOP CLOSED IN RB02
Organization Name:	SONOMA COUNTY LOP
Address:	625 FIFTH STREET
City:	SANTA ROSA
Email:	Not reported
Phone Number:	Not reported

Global Id:	T0609700793
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0609700793
Status:	Open - Remediation

CALTRANS (Continued) **S103695938**

Status Date: 01/03/1965

Global Id: T0609700793
Status: Open - Case Begin Date
Status Date: 10/02/1991

Global Id: T0609700793
Status: Open - Site Assessment
Status Date: 06/29/1992

Global Id: T0609700793
Status: Completed - Case Closed
Status Date: 05/16/1997

Regulatory Activities:
Global Id: T0609700793
Action Type: Other
Date: 01/02/1965
Action: Leak Reported

Global Id: T0609700793
Action Type: Other
Date: 10/02/1991
Action: Leak Discovery

Global Id: T0609700793
Action Type: REMEDIATION
Date: 10/29/1991
Action: Excavation

LUST REG 2:
Region: 2
Facility Id: 49-0023
Facility Status: Case Closed
Case Number: 00011760
How Discovered: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: 6/29/1992
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: 1/3/1965
Date Post Remedial Action Monitoring Began: Not reported

SONOMA CO. LUST:
Region: SONOMA
Regional Board: 49-0023
Closed or Referred: Y
Confirm Date: 05/16/1997
LOP Number: 00011760
Staff: Not reported
Global ID: T0609700793

B11 SE < 1/8 0.061 mi. 324 ft. — **SONOMA SERVICE CENTER**, **555 1ST ST W**, **SONOMA, CA 95476** — **HIST UST** — **U001610876**, **N/A**

Site 1 of 2 in cluster B

Relative: Higher

Actual: 81 ft.

HIST UST:

Region:	STATE
Facility ID:	00000028789
Facility Type:	Other
Other Type:	COMPANY FUEL STA
Contact Name:	MR. AL LEE
Telephone:	7077627761
Owner Name:	PACIFIC GAS AND ELECTRIC CO.
Owner Address:	P.O. BOX 2669
Owner City,St,Zip:	SAN RAFAEL, CA 94912
Total Tanks:	0001
Tank Num:	001
Container Num:	39
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	001
Container Num:	1
Year Installed:	1986
Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	1
Container Construction Thickness:	25 2
Leak Detection:	Sensor Instrument
Tank Num:	002
Container Num:	2
Year Installed:	1986
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	.25
Leak Detection:	Sensor Instrument

B12 SE < 1/8 0.061 mi. 324 ft. — **PG & E SONOMA SVC CTR**, **555 1ST ST W**, **SONOMA, CA 95476** — **RCRA-SQG FINDS** — **1000137179**, **CAD981372402**

Site 2 of 2 in cluster B

Relative: Higher

Actual: 81 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	PG & E SONOMA SVC CTR
Facility address:	555 1ST ST W
	SONOMA, CA 95476
EPA ID:	CAD981372402
Contact:	Not reported
Contact address:	Not reported
	Not reported

PG & E SONOMA SVC CTR (Continued) **1000137179**

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:	PG & E
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
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:	02/04/1986
Site name:	PG & E SONOMA SVC CTR
Classification:	Large Quantity Generator
Violation Status:	No violations found

PG & E SONOMA SVC CTR (Continued) **1000137179**

FINDS:

Registry ID: 110006469534

Environmental Interest/Information System
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.

C13 **7-11 #16268 G** **CUPA Listings** **S113407713**
WNW **184 WEST NAPA ST** **N/A**
< 1/8 **SONOMA, CA 95476**
0.063 mi.
333 ft. **Site 1 of 9 in cluster C**

Relative:
Higher

Actual:
81 ft.

CUPA SONOMA:

Permit:	8110
Type:	1
HMBP:	True
UST:	False
HWG:	False
calarp:	False
AST:	False
HW Treatment:	False

C14 **EDR US Hist Auto Stat** **1015295619**
WNW **195 W NAPA ST** **N/A**
< 1/8 **SONOMA, CA 95476**
0.075 mi.
394 ft. **Site 2 of 9 in cluster C**

Relative:
Higher

Actual:
81 ft.

EDR Historical Auto Stations:

Name:	G & M AUTOREPAIR
Year:	2008
Address:	195 W NAPA ST
Name:	SONOMA 76 AUTOMOTIVE
Year:	2009
Address:	195 W NAPA ST

C15 **UNION OIL SS# 5994** **HIST UST** **1000167306**
WNW **195 W NAPA ST** **SWEEPS UST** **N/A**
< 1/8 **SONOMA, CA 95476**
0.075 mi.
394 ft. **Site 3 of 9 in cluster C**

Relative:
Higher

Actual:
81 ft.

HIST UST:

Region:	STATE
Facility ID:	00000054269
Facility Type:	Gas Station

UNION OIL SS# 5994 (Continued) **1000167306**

Other Type:	Not reported
Contact Name:	ROBERT D. LEEDY
Telephone:	7079963744
Owner Name:	UNION OIL CO.
Owner Address:	1 CALIFORNIA ST., SUITE 2700
Owner City,St,Zip:	SAN FRANCISCO, CA 94111
Total Tanks:	0005

Tank Num:	001
Container Num:	1
Year Installed:	1968
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Tank Num:	002
Container Num:	2
Year Installed:	1968
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Tank Num:	003
Container Num:	3
Year Installed:	1968
Tank Capacity:	00000550
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	004
Container Num:	4
Year Installed:	1968
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	6
Leak Detection:	Visual

Tank Num:	005
Container Num:	5994-10-1
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	6
Leak Detection:	Visual

SWEEPS UST:

Status:	Active
Comp Number:	54269
Number:	1

UNION OIL SS# 5994 (Continued) **1000167306**

Board Of Equalization: 44-001057
Referral Date: 04-30-92
Action Date: 06-02-94
Created Date: 02-29-88
Owner Tank Id: 5994-11
SWRCB Tank Id: 49-000-054269-000001
Tank Status: A
Capacity: 12000
Active Date: 04-30-92
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 3

Status: Active
Comp Number: 54269
Number: 1
Board Of Equalization: 44-001057
Referral Date: 04-30-92
Action Date: 06-02-94
Created Date: 02-29-88
Owner Tank Id: 5994-22
SWRCB Tank Id: 49-000-054269-000002
Tank Status: A
Capacity: 12000
Active Date: 04-30-92
Tank Use: M.V. FUEL
STG: P
Content: PRM UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 54269
Number: 1
Board Of Equalization: 44-001057
Referral Date: 04-30-92
Action Date: 06-02-94
Created Date: 02-29-88
Owner Tank Id: 5994-34
SWRCB Tank Id: 49-000-054269-000003
Tank Status: A
Capacity: 500
Active Date: 04-30-92
Tank Use: OIL
STG: W
Content: WASTE OIL
Number Of Tanks: Not reported

Status: Active
Comp Number: 54269
Number: 1
Board Of Equalization: 44-000051
Referral Date: 11-01-89
Action Date: 11-01-89
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 49-006-054269-000001

UNION OIL SS# 5994 (Continued) **1000167306**

Tank Status:	A
Capacity:	10000
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	3

Status:	Active
Comp Number:	54269
Number:	1
Board Of Equalization:	44-000051
Referral Date:	11-01-89
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	2
SWRCB Tank Id:	49-006-054269-000002
Tank Status:	A
Capacity:	10000
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	54269
Number:	1
Board Of Equalization:	44-000051
Referral Date:	11-01-89
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	3
SWRCB Tank Id:	49-006-054269-000003
Tank Status:	A
Capacity:	550
Active Date:	11-01-89
Tank Use:	OIL
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

C16 **CONOCO PHILLIPS COMPANY #255994** **UST** **U003971076**
WNW **195 W NAPA ST** **N/A**
< 1/8 **SONOMA, CA 95476**
0.075 mi.
394 ft. **Site 4 of 9 in cluster C**

Relative:
Higher

Actual:
81 ft.

UST:

Facility ID:	49-000-000467
Permitting Agency:	SONOMA COUNTY
Latitude:	38.293261
Longitude:	-122.459626

C17 WNW < 1/8 0.077 mi. 407 ft. | **UNOCAL #5994**
195 NAPA ST W
SONOMA, CA 95476 | **LUST** | **S104405069**
N/A

Site 5 of 9 in cluster C

Relative: Higher

Actual: 81 ft.

LUST:

Region:	STATE
Global Id:	T0609700959
Latitude:	38.291841556
Longitude:	-122.460962159
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	10/17/2012
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP
RB Case Number:	49-0198
LOC Case Number:	00000139
File Location:	Local Agency Warehouse
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Excerpts of site history from file reports: In 1989 two gasoline underground storage tanks (USTs) were removed from the site. Approximately 8,500 gallons of groundwater was pumped from a new excavation and 1,200 gallons was pumped from the old excavation. Approximately 1,800 cubic yards of impacted soil was overexcavated from the site. In 1990 six monitoring wells were installed at the site. In 1993, three additional monitoring wells were installed. In 2000, three offsite monitoring wells were installed. A Corrective Action Plan was submitted in 2004. Trend analyses are being completed. 10/17/12 site closed by State Regional Water Control Board via a granted petition.

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

Contact:

Global Id:	T0609700959
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0609700959
Status:	Open - Site Assessment
Status Date:	11/20/2004
Global Id:	T0609700959
Status:	Open - Case Begin Date
Status Date:	10/20/1989
Global Id:	T0609700959
Status:	Completed - Case Closed
Status Date:	10/17/2012

UNOCAL #5994 (Continued) **S104405069**

Global Id: T0609700959
Status: Open - Site Assessment
Status Date: 03/13/1990

Global Id: T0609700959
Status: Open - Remediation
Status Date: 12/28/2004

Regulatory Activities:
Global Id: T0609700959
Action Type: ENFORCEMENT
Date: 09/19/2012
Action: Closure/No Further Action Letter

Global Id: T0609700959
Action Type: ENFORCEMENT
Date: 12/05/2006
Action: Staff Letter

Global Id: T0609700959
Action Type: ENFORCEMENT
Date: 10/17/2012
Action: Closure/No Further Action Letter

Global Id: T0609700959
Action Type: ENFORCEMENT
Date: 10/18/2012
Action: Staff Letter

Global Id: T0609700959
Action Type: ENFORCEMENT
Date: 10/18/2012
Action: Staff Letter

Global Id: T0609700959
Action Type: RESPONSE
Date: 10/29/2010
Action: Respond to Petition

Global Id: T0609700959
Action Type: Other
Date: 10/24/1989
Action: Leak Reported

Global Id: T0609700959
Action Type: Other
Date: 10/20/1989
Action: Leak Discovery

Global Id: T0609700959
Action Type: ENFORCEMENT
Date: 03/02/2010
Action: Staff Letter

Global Id: T0609700959
Action Type: ENFORCEMENT
Date: 08/10/2010

UNOCAL #5994 (Continued) **S104405069**

Action:	Staff Letter
Global Id:	T0609700959
Action Type:	RESPONSE
Date:	01/05/2007
Action:	Other Report / Document
Global Id:	T0609700959
Action Type:	ENFORCEMENT
Date:	03/05/2009
Action:	Staff Letter
Global Id:	T0609700959
Action Type:	ENFORCEMENT
Date:	07/22/2004
Action:	* Historical Enforcement
Global Id:	T0609700959
Action Type:	ENFORCEMENT
Date:	02/08/2007
Action:	Staff Letter
Global Id:	T0609700959
Action Type:	ENFORCEMENT
Date:	07/12/2010
Action:	Petition Submitted for Review
Global Id:	T0609700959
Action Type:	RESPONSE
Date:	11/30/2004
Action:	CAP/RAP - Feasibility Study Report
Global Id:	T0609700959
Action Type:	REMEDIATION
Date:	12/28/2004
Action:	Monitored Natural Attenuation
Global Id:	T0609700959
Action Type:	ENFORCEMENT
Date:	11/09/2010
Action:	Notice of Responsibility
Global Id:	T0609700959
Action Type:	ENFORCEMENT
Date:	11/09/2010
Action:	Staff Letter
Global Id:	T0609700959
Action Type:	RESPONSE
Date:	11/08/2010
Action:	Respond to Petition
Global Id:	T0609700959
Action Type:	RESPONSE
Date:	11/16/2010
Action:	Respond to Petition

UNOCAL #5994 (Continued) **S104405069**

LUST REG 2:

Region:	2
Facility Id:	49-0198
Facility Status:	Preliminary site assessment underway
Case Number:	00000139
How Discovered:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Date Leak Confirmed:	Not reported
Oversight Program:	LUST
Prelim. Site Assesment Wokplan Submitted:	Not reported
Preliminary Site Assesment Began:	3/13/1990
Pollution Characterization Began:	Not reported
Pollution Remediation Plan Submitted:	Not reported
Date Remediation Action Underway:	Not reported
Date Post Remedial Action Monitoring Began:	Not reported

SONOMA CO. LUST:

Region:	SONOMA
Regional Board:	49-0198
Closed or Referred:	Y
Confirm Date:	10/17/2012
LOP Number:	00000139
Staff:	Not reported
Global ID:	T0609700959

C18 **CVS PHARMACY NO 9152** **RCRA-LQG** **1015753124**
WNW **201 W NAPA ST** **CAR000234625**
< 1/8 **SONOMA, CA 95476**
0.086 mi.
454 ft. **Site 6 of 9 in cluster C**

Relative:
Higher

Actual:
81 ft.

RCRA-LQG:

Date form received by agency:	01/03/2013
Facility name:	CVS PHARMACY NO 9152
Facility address:	201 W NAPA ST NO 35 SONOMA, CA 95476
EPA ID:	CAR000234625
Mailing address:	ONE CVS DR WOONSOCKET, RI 02895
Contact:	WENDY L BRANT
Contact address:	ONE CVS DR WOONSOCKET, RI 02895
Contact country:	US
Contact telephone:	401-765-1500
Contact email:	WENDY.BRANT@CVSCAREMARK.COM
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less

CVS PHARMACY NO 9152 (Continued) **1015753124**

of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	LONGS DRUG STORES CALIFORNIA LLC
Owner/operator address:	ONE CVS DR WOONSOCKET, RI 02895
Owner/operator country:	US
Owner/operator telephone:	401-765-1500
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	01/24/1980
Owner/Op end date:	Not reported
Owner/operator name:	LONGS DRUG STORES CALIFORNIA LLC
Owner/operator address:	Not reported Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	01/24/1980
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
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

Hazardous Waste Summary:

Waste code:	D001
Waste name:	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Waste code:	D002
Waste name:	A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A

CVS PHARMACY NO 9152 (Continued) **1015753124**

CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: P001
Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Waste code: P042
Waste name: 1,2-BENZENEDIOL, 4-[1-HYDROXY-2-(METHYLAMINO)ETHYL]-, (R)-

Waste code: P075
Waste name: NICOTINE, & SALTS

Waste code: P081
Waste name: NITROGLYCERINE (R)

Violation Status: No violations found

C19 **EDR US Hist Cleaners** **1015013378**
WNW **201 W NAPA ST** **N/A**
< 1/8 **SONOMA, CA 95476**
0.086 mi.
454 ft. **Site 7 of 9 in cluster C**

Relative:
Higher

Actual:
81 ft.

EDR Historical Cleaners:

Name: TIP TOP CLEANERS
Year: 2002
Address: 201 W NAPA ST

Name: TIP TOP CLEANERS
Year: 2003
Address: 201 W NAPA ST

Name: TIP TOP CLEANERS
Year: 2004
Address: 201 W NAPA ST

Name: TIP TOP CLEANERS
Year: 2005
Address: 201 W NAPA ST

Name: TIP TOP CLEANERS
Year: 2006
Address: 201 W NAPA ST

Name: TIP TOP CLEANERS
Year: 2007
Address: 201 W NAPA ST

Name: TIP TOP CLEANERS
Year: 2008
Address: 201 W NAPA ST

Name: TIP TOP CLEANERS
Year: 2010
Address: 201 W NAPA ST

(Continued) **1015013378**

Name: TIP TOP CLEANERS
Year: 2011
Address: 201 W NAPA ST

Name: TIP TOP CLEANER
Year: 2012
Address: 201 W NAPA ST

C20 **BLACK BEAR DINER** **CUPA Listings** **S113407715**
WNW **201 WEST NAPA ST** **N/A**
< 1/8 **SONOMA, CA 95476**
0.086 mi.
454 ft. **Site 8 of 9 in cluster C**

Relative:
Higher

Actual:
81 ft.

CUPA SONOMA:

Permit:	8112
Type:	1
HMBP:	True
UST:	False
HWG:	False
calarp:	False
AST:	False
HW Treatment:	False

C21 **ROUND TABLE PIZZA** **CUPA Listings** **S113407714**
WNW **201 WEST NAPA ST** **N/A**
< 1/8 **SONOMA, CA 95476**
0.086 mi.
454 ft. **Site 9 of 9 in cluster C**

Relative:
Higher

Actual:
81 ft.

CUPA SONOMA:

Permit:	8111
Type:	1
HMBP:	True
UST:	False
HWG:	False
calarp:	False
AST:	False
HW Treatment:	False

D22 **ROYAL CROWN CLEANERS** **SLIC** **S101482561**
SE **568 BROADWAY** **ENF** **N/A**
< 1/8 **SONOMA, CA 95476** **ENVIROSTOR**
0.124 mi.
655 ft. **Site 1 of 3 in cluster D**

Relative:
Higher

Actual:
83 ft.

SLIC:

Region:	STATE
Facility Status:	**Open - Site Assessment**
Status Date:	03/08/2001
Global Id:	SLT2O316207
Lead Agency:	SAN FRANCISCO BAY RWQCB (REGION 2)
Lead Agency Case Number:	Not reported
Latitude:	38.2906439505689
Longitude:	-122.457722425461

ROYAL CROWN CLEANERS (Continued) **S101482561**

Case Type:	Cleanup Program Site
Case Worker:	RL
Local Agency:	Not reported
RB Case Number:	49S0003
File Location:	Regional Board
Potential Media Affected:	Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water), Soil, Soil Vapor
Potential Contaminants of Concern:	Tetrachloroethylene (PCE), Trichloroethylene (TCE), Vinyl chloride
Site History:	This site reportedly has been used by various dry cleaners for at least 50 years. Tetrachloroethylene (PCE), a dry cleaning chemical commonly used at dry cleaners, has been released from the subject site and contaminated soil, groundwater, and soil vapor in the vicinity of the site. Soil samples taken on June 8, 1987, at 568 Broadway detected up to 140 mg/kg of PCE at one foot below ground surface. On November 24, 2003, two monitoring wells in the immediate vicinity of the subject site detected PCE; 27,000 ppb from MW-6 and 120 ppb from MW-5. In October 2004, a groundwater sample from private water well located on the 100 block of Malet Street (located about 0.25 miles downgradient of 568 Broadway) detected 5.3 ppb of PCE. The groundwater concentrations of PCE in many of the monitoring wells are significantly higher than the California Maximum Contaminant Levels (MCLs) of 5.0 ppb for drinking water. There are three leaking underground storage tank (UST) sites with monitoring wells immediately downgradient and crossgradient of the subject site. These three UST sites are being regulated by the Sonoma County Dept. of Health Services (SCDHS). The most recent investigation at the subject site in May 2008, detected up to 14 mg/kg of PCE in soil samples, 68,000 ug/L of PCE, 2,000 ug/L of TCE, 1,200 ug/L of cis-1,2-DCE, and 13 ug/L of vinyl chloride in groundwater samples taken from temporarily-screened boreholes, and up to 20,000 ug/L of PCE, 160 ug/L of TCE, 260 ug/L of cis-1,2-DCE, and 21 ug/L of vinyl chloride from groundwater samples taken from monitoring wells associated with the UST sites.

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

SLIC REG 2:

Region:	2
Facility ID:	49S0003
Facility Status:	Leak being confirmed
Date Closed:	Not reported
Local Case #:	Not reported
How Discovered:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Date Confirmed:	Not reported
Date Prelim Site Assmnt Workplan Submitted:	Not reported
Date Preliminary Site Assessment Began:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring Began:	Not reported

ENF:

Region:	2
Facility Id:	254707

ROYAL CROWN CLEANERS (Continued) **S101482561**

Agency Name:	Royal Crown Cleaners
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	Industrial
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	38.290893
Place Longitude:	-122.458017
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UNREGS
Program Category1:	UNREGS
Program Category2:	UNREGS
# Of Programs:	1
WDID:	2 49S0003
Reg Measure Id:	170118
Reg Measure Type:	Unregulated
Region:	2
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/21/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported

ROYAL CROWN CLEANERS (Continued) **S101482561**

Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	240681
Region:	2
Order / Resolution Number:	UNKNOWN
Enforcement Action Type:	13267 Letter
Effective Date:	03/06/2002
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	Not reported
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Active
Title:	Enforcement - 2 49S0003
Description:	Requirement for Technical Report
Program:	UNREGS
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	$0.00
Initial Assessed Amount:	$0.00
Liability $ Amount:	$0.00
Project $ Amount:	$0.00
Liability $ Paid:	$0.00
Project $ Completed:	$0.00
Total $ Paid/Completed Amount:	$0.00

ENVIROSTOR:

Facility ID:	49280010
Status:	Refer: RWQCB
Status Date:	05/01/2009
Site Code:	Not reported
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	0.5
NPL:	NO
Regulatory Agencies:	SMBRP, RWQCB 2 - San Francisco Bay
Lead Agency:	RWQCB 2 - San Francisco Bay
Program Manager:	Not reported
Supervisor:	Denise Tsuji
Division Branch:	Cleanup Berkeley
Assembly:	10
Senate:	03
Special Program:	EPA - PASI
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	38.29062
Longitude:	-122.4576
APN:	018-212-018
Past Use:	DRY CLEANING
Potential COC:	* HALOGENATED ORGANIC COMPOUNDS * HALOGENATED SOLVENTS Tetrachloroethylene (PCE Trichloroethylene (TCE Vinyl chloride 1,2-Dichloroethylene (cis 1,2-Dichloroethylene (trans
Confirmed COC:	Tetrachloroethylene (PCE 1,2-Dichloroethylene (cis 1,2-Dichloroethylene (trans Trichloroethylene (TCE Vinyl chloride

ROYAL CROWN CLEANERS (Continued) **S101482561**

	10002-NO 10003-NO
Potential Description:	AQUI, SOIL
Alias Name:	MARILYN GALLAGHER SITE
Alias Type:	Alternate Name
Alias Name:	OFF-BROADWAY CLEANERS
Alias Type:	Alternate Name
Alias Name:	ROYAL CROWN CLEANERS (RAJ KANAK, OPER)
Alias Type:	Alternate Name
Alias Name:	018-212-018
Alias Type:	APN
Alias Name:	110002408957
Alias Type:	EPA (FRS #)
Alias Name:	SLT2O316207
Alias Type:	GeoTracker Global ID
Alias Name:	49280010
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	PA/SI Discovery
Completed Date:	04/30/2009
Comments:	Final and Signed by EPA on April 30, 2009.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	02/16/1990
Comments:	ON CORTESE LIST SITE SCREENING DONE SOIL SAMPLES TAKEN IN JULY, 1987, FROM 568 BROADWAY REVEALED LEVELS OF ORGANO- HALIDES. RECOMMEND PRELIMINARY ENDANGER- MENT ASSESMENT (MEDIUM PRIORITY) WITH GROUNDWATER SAMPLING.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	06/21/1988
Comments:	SITE SCREENING DONE SITE IS A CLEANERS AND THERE WAS A REPORT OF AN UNDERGROUND TANK LEAK. COUNTY IS LEAD AGENCY; CONTAMINANTS: TRANS-1, 2-DCE, PCE, TCE AND CHLOROFORM

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	04/26/1988
Comments:	SITE SCREENING DONE ONSITE CONTAM

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Discovery
Completed Date:	03/17/1988
Comments:	FACILITY IDENTIFIED SONOMA CNTY EH - SOIL CONTAM WITH CHLOROFORM, TETRACHLROETHENE, DICHLOROETHANE, TRICHLORETHENE BROADWAY CLEANERS HAS MOVED OUT AND IS PRESENTLY NAMED OFF BROADWAY CLEANERS; CONTAMINATION DISCOVERED (CHLOROFORM, TEHACHLOROETHANE, TRICHLOROETHENE, TRANS 1, 2-DICHLOROETHENE).

Future Area Name:	Not reported

ROYAL CROWN CLEANERS (Continued) **S101482561**

Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

D23
SE
< 1/8
0.124 mi.
655 ft.

568 BROADWAY
SONOMA, CA 95476

Site 2 of 3 in cluster D

EDR US Hist Cleaners **1015076165**
N/A

Relative:
Higher

Actual:
83 ft.

EDR Historical Cleaners:

Name:	CROWN CLEANERS
Year:	2003
Address:	568 BROADWAY
Name:	CROWN CLEANERS
Year:	2005
Address:	568 BROADWAY
Name:	CROWN CLEANERS
Year:	2011
Address:	568 BROADWAY
Name:	CROWN CLEANERS
Year:	2012
Address:	568 BROADWAY

D24
SE
< 1/8
0.124 mi.
655 ft.

CROWN CLEANERS
568 BROADWAY
SONOMA, CA 95476

Site 3 of 3 in cluster D

CUPA Listings **S113092129**
HAZNET **N/A**

Relative:
Higher

Actual:
83 ft.

CUPA SONOMA:

Permit:	4335
Type:	6
HMBP:	False
UST:	False
HWG:	True
calarp:	False
AST:	False
HW Treatment:	False

HAZNET:

envid:	S113092129
Year:	1999
GEPAID:	CAL000174997
Contact:	KANAK RAJ
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	568 BROADWAY

CROWN CLEANERS (Continued) **S113092129**

Mailing City,St,Zip:	SONOMA, CA 954766602
Gen County:	Not reported
TSD EPA ID:	CAT000613893
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Transfer Station
Tons:	.0625
Facility County:	Sonoma

envid:	S113092129
Year:	1998
GEPAID:	CAL000174997
Contact:	KANAK RAJ
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	568 BROADWAY
Mailing City,St,Zip:	SONOMA, CA 954766602
Gen County:	Not reported
TSD EPA ID:	CAT000613893
TSD County:	Not reported
Waste Category:	Aqueous solution with total organic residues less than 10 percent
Disposal Method:	Transfer Station
Tons:	.1625
Facility County:	Sonoma

---

25 **MAYO FAMILY PROPERTY** **LUST** **S107863240**
SE **591 BROADWAY** **CUPA Listings** **N/A**
1/8-1/4 **SONOMA, CA 95476**
0.131 mi.
694 ft.

Relative:
Higher

Actual:
82 ft.

LUST:

Region:	STATE
Global Id:	T0609704633
Latitude:	38.290410971
Longitude:	-122.45841478
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	09/03/2009
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP
RB Case Number:	49-0333
LOC Case Number:	00027334
File Location:	Local Agency Warehouse
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline, Diesel
Site History:	Site closed 9/3/09. Monitoring wells MW-2 and MW-3 are reassigned to the SFBRWQCB site at 568 Broadway.

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

Contact:

Global Id:	T0609704633
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400

MAYO FAMILY PROPERTY (Continued) **S107863240**

City: OAKLAND
Email: jjang@waterboards.ca.gov
Phone Number: Not reported

Status History:
Global Id: T0609704633
Status: Open - Site Assessment
Status Date: 05/30/2006

Global Id: T0609704633
Status: Open - Site Assessment
Status Date: 09/05/2006

Global Id: T0609704633
Status: Open - Site Assessment
Status Date: 09/19/2006

Global Id: T0609704633
Status: Completed - Case Closed
Status Date: 09/03/2009

Global Id: T0609704633
Status: Open - Case Begin Date
Status Date: 05/11/2006

Regulatory Activities:
Global Id: T0609704633
Action Type: ENFORCEMENT
Date: 05/30/2006
Action: Staff Letter - #non

Global Id: T0609704633
Action Type: ENFORCEMENT
Date: 05/12/2009
Action: Staff Letter

Global Id: T0609704633
Action Type: ENFORCEMENT
Date: 03/24/2009
Action: Notification - Public Notice of Case Closure

Global Id: T0609704633
Action Type: ENFORCEMENT
Date: 03/24/2009
Action: LOP Case Closure Summary to RB

Global Id: T0609704633
Action Type: Other
Date: 05/22/2006
Action: Leak Reported

Global Id: T0609704633
Action Type: Other
Date: 05/11/2006
Action: Leak Discovery

MAYO FAMILY PROPERTY (Continued) **S107863240**

Global Id: T0609704633
Action Type: ENFORCEMENT
Date: 05/14/2008
Action: Staff Letter

Global Id: T0609704633
Action Type: ENFORCEMENT
Date: 07/14/2009
Action: Staff Letter

Global Id: T0609704633
Action Type: ENFORCEMENT
Date: 03/24/2009
Action: Staff Letter

Global Id: T0609704633
Action Type: RESPONSE
Date: 06/17/2008
Action: Monitoring Report - Quarterly

Global Id: T0609704633
Action Type: REMEDIATION
Date: 05/10/2006
Action: Monitored Natural Attenuation

Global Id: T0609704633
Action Type: ENFORCEMENT
Date: 09/03/2009
Action: Closure/No Further Action Letter

Global Id: T0609704633
Action Type: RESPONSE
Date: 08/01/2006
Action: Preliminary Site Assessment Workplan

SONOMA CO. LUST:
Region: SONOMA
Regional Board: 49-0333
Closed or Referred: Y
Confirm Date: 09/03/2009
LOP Number: 00027334
Staff: Not reported
Global ID: T0609704633

CUPA SONOMA:
Permit: 7350
Type: 6
HMBP: False
UST: False
HWG: False
calarp: False
AST: False
HW Treatment: False

E26
SSW
1/8-1/4
0.135 mi.
711 ft.

PACIFIC GAS & ELECTRIC CO/JOHN FANUCCHI
630 W 2ND ST
SONOMA, CA 95476

SWEEPS UST **S106930414**
N/A

Site 1 of 4 in cluster E

Relative:
Lower

Actual:
77 ft.

SWEEPS UST:

Status:	Active
Comp Number:	28789
Number:	1
Board Of Equalization:	44-028131
Referral Date:	Not reported
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	49-000-028789-000001
Tank Status:	A
Capacity:	1000
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	2

Status:	Active
Comp Number:	28789
Number:	1
Board Of Equalization:	44-028131
Referral Date:	Not reported
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	2
SWRCB Tank Id:	49-000-028789-000021
Tank Status:	A
Capacity:	1000
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	Not reported

E27
SSW
1/8-1/4
0.135 mi.
711 ft.

PACIFIC GAS & ELECTRIC CO, JOHN FANUCCHI
630 W 2ND ST
SONOMA, CA 95476

SWEEPS UST **S106930413**
N/A

Site 2 of 4 in cluster E

Relative:
Lower

Actual:
77 ft.

SWEEPS UST:

Status:	Active
Comp Number:	28789
Number:	1
Board Of Equalization:	44-028131
Referral Date:	Not reported
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	49-006-028789-000001
Tank Status:	A
Capacity:	1000
Active Date:	11-01-89

PACIFIC GAS & ELECTRIC CO, JOHN FANUCCHI (Continued) **S106930413**

Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	2

Status:	Active
Comp Number:	28789
Number:	1
Board Of Equalization:	44-028131
Referral Date:	Not reported
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	2
SWRCB Tank Id:	49-006-028789-000021
Tank Status:	A
Capacity:	1000
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	Not reported

E28
SSW
1/8-1/4
0.135 mi.
711 ft.

P G & E - CORP YARD SONOMA **SLIC** **S106235094**
630 SECOND ST **N/A**
SONOMA, CA

Site 3 of 4 in cluster E

Relative:
Lower

Actual:
77 ft.

SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	05/09/2000
Global Id:	SL1822K637
Lead Agency:	SAN FRANCISCO BAY RWQCB (REGION 2)
Lead Agency Case Number:	Not reported
Latitude:	38.28914
Longitude:	-122.460745
Case Type:	Cleanup Program Site
Case Worker:	JMJ
Local Agency:	Not reported
RB Case Number:	49S0021
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

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

SLIC REG 2:

Region:	2
Facility ID:	49S0021
Facility Status:	Not reported
Date Closed:	Not reported
Local Case #:	Not reported
How Discovered:	RPR
Leak Cause:	Not reported
Leak Source:	Not reported

P G & E - CORP YARD SONOMA (Continued) **S106235094**

Date Confirmed: Not reported
Date Prelim Site Assmnt Workplan Submitted: Not reported
Date Preliminary Site Assessment Began: Not reported
Date Pollution Characterization Began: Not reported
Date Remediation Plan Submitted: Not reported
Date Remedial Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

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29 WNW 1/8-1/4 0.142 mi. 749 ft. | **SONOMA AUTO PARTS**
248 NAPA ST W
SONOMA, CA 95476 | **HIST CORTESE** **S104405085**
LUST **N/A**

Relative: Higher

Actual: 81 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	49
Reg By:	LTNKA
Reg Id:	49-0164

LUST:

Region:	STATE
Global Id:	T0609700927
Latitude:	38.292712048
Longitude:	-122.462325
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	10/29/1993
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP
RB Case Number:	49-0164
LOC Case Number:	00011909
File Location:	Stored electronically as an E-file
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

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

Contact:

Global Id:	T0609700927
Contact Type:	Local Agency Caseworker
Contact Name:	LOP CLOSED IN RB02
Organization Name:	SONOMA COUNTY LOP
Address:	625 FIFTH STREET
City:	SANTA ROSA
Email:	Not reported
Phone Number:	Not reported

Global Id:	T0609700927
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

SONOMA AUTO PARTS (Continued) **S104405085**

Status History:

Global Id:	T0609700927
Status:	Open - Case Begin Date
Status Date:	10/31/1991
Global Id:	T0609700927
Status:	Open - Site Assessment
Status Date:	02/27/1992
Global Id:	T0609700927
Status:	Completed - Case Closed
Status Date:	10/29/1993

Regulatory Activities:

Global Id:	T0609700927
Action Type:	Other
Date:	01/02/1965
Action:	Leak Reported
Global Id:	T0609700927
Action Type:	Other
Date:	10/31/1991
Action:	Leak Discovery

LUST REG 2:

Region:	2
Facility Id:	49-0164
Facility Status:	Case Closed
Case Number:	00011909
How Discovered:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Date Leak Confirmed:	Not reported
Oversight Program:	LUST
Prelim. Site Assesment Wokplan Submitted:	Not reported
Preliminary Site Assesment Began:	2/27/1992
Pollution Characterization Began:	Not reported
Pollution Remediation Plan Submitted:	Not reported
Date Remediation Action Underway:	Not reported
Date Post Remedial Action Monitoring Began:	Not reported

SONOMA CO. LUST:

Region:	SONOMA
Regional Board:	49-0164
Closed or Referred:	Y
Confirm Date:	10/29/1993
LOP Number:	00011909
Staff:	Not reported
Global ID;	T0609700927

E30 SW 1/8-1/4 0.154 mi. 813 ft. | **JIM RAY 1216 MCARTHUR E SONOMA, CA** | **SLIC** | **S106235091 N/A**

Site 4 of 4 in cluster E

Relative: Lower

Actual: 77 ft.

SLIC:

Region:	STATE
Facility Status:	**Open - Inactive**
Status Date:	05/11/2009
Global Id:	SLT2O317208
Lead Agency:	SAN FRANCISCO BAY RWQCB (REGION 2)
Lead Agency Case Number:	Not reported
Latitude:	38.2827358617173
Longitude:	-122.436582897639
Case Type:	Cleanup Program Site
Case Worker:	UUU
Local Agency:	Not reported
RB Case Number:	49S0006
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

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

SLIC REG 2:

Region:	2
Facility ID:	49S0006
Facility Status:	Leak being confirmed
Date Closed:	Not reported
Local Case #:	Not reported
How Discovered:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Date Confirmed:	Not reported
Date Prelim Site Assmnt Workplan Submitted:	Not reported
Date Preliminary Site Assessment Began:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring Began:	Not reported

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31 NE 1/8-1/4 0.157 mi. 828 ft. | **SONOMA DISTRICT STATE PARKS 20 E SPAIN ST SONOMA, CA 95476** | **RCRA-SQG FINDS** | **1000334204 CAD982513525**

Relative: Higher

Actual: 88 ft.

RCRA-SQG:

Date form received by agency:	11/09/1988
Facility name:	SONOMA DISTRICT STATE PARKS
Facility address:	20 E SPAIN ST SONOMA, CA 95476
EPA ID:	CAD982513525
Mailing address:	E SPAIN ST SONOMA, CA 95476
Contact:	ENVIRONMENTAL MANAGER
Contact address:	20 E SPAIN ST

SONOMA DISTRICT STATE PARKS (Continued) **1000334204**

	SONOMA, CA 95476
Contact country:	US
Contact telephone:	(707) 938-1519
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:	STATE OF CALIF
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
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

Violation Status: No violations found

FINDS:

Registry ID: 110002838314

Environmental Interest/Information System

SONOMA DISTRICT STATE PARKS (Continued) **1000334204**

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.

F32
East
1/8-1/4
0.171 mi.
905 ft.

THE TOWN SQUARE
482 FIRST ST EAST
SONOMA, CA 95476

Site 1 of 2 in cluster F

CUPA Listings **S112445182**
N/A

Relative:
Higher

Actual:
85 ft.

CUPA SONOMA:

Permit:	8085
Type:	1
HMBP:	True
UST:	False
HWG:	False
calarp:	False
AST:	False
HW Treatment:	False

G33
SSE
1/8-1/4
0.172 mi.
910 ft.

BROADWAY SHELL
616 BROADWAY
SONOMA, CA 95476

Site 1 of 8 in cluster G

RCRA-SQG **1000288552**
FINDS **CAD981400476**
HIST CORTESE
SWEEPS UST

Relative:
Lower

Actual:
80 ft.

RCRA-SQG:

Date form received by agency:	07/01/1998
Facility name:	SHELL OIL CO
Facility address:	616 BROADWAY SONOMA, CA 95476
EPA ID:	CAD981400476
Mailing address:	P O BOX 4453 HOUSTON, TX 772104453
Contact:	SONDRA BIENVENU
Contact address:	P O BOX 4453 HOUSTON, TX 772104453
Contact country:	US
Contact telephone:	(713) 241-2258
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

BROADWAY SHELL (Continued) **1000288552**

Owner/Operator Summary:

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

Owner/operator name:	EQUILON ENTERPRISES LLC
Owner/operator address:	P O BOX 4453 HOUSTON, TX 77210
Owner/operator country:	Not reported
Owner/operator telephone:	(713) 241-2258
Legal status:	Private
Owner/Operator Type:	Owner
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
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:	09/01/1996
Site name:	SHELL OIL CO
Classification:	Small Quantity Generator

Hazardous Waste Summary:

Waste code:	D001
Waste name:	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code:	D018
Waste name:	BENZENE

BROADWAY SHELL (Continued) **1000288552**

Violation Status: No violations found

FINDS:

Registry ID: 110057124446

Environmental Interest/Information System
STATE MASTER

Registry ID: 110055762660

Environmental Interest/Information System
STATE MASTER

HIST CORTESE:

Region:	CORTESE
Facility County Code:	49
Reg By:	LTNKA
Reg Id:	49-0154

SWEEPS UST:

Status:	Active
Comp Number:	10797
Number:	2
Board Of Equalization:	44-000074
Referral Date:	08-31-93
Action Date:	04-27-94
Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	49-000-010797-000001
Tank Status:	A
Capacity:	10000
Active Date:	08-31-93
Tank Use:	M.V. FUEL
STG:	P
Content:	FORMULA SHEL
Number Of Tanks:	4

Status:	Active
Comp Number:	10797
Number:	2
Board Of Equalization:	44-000074
Referral Date:	08-31-93
Action Date:	04-27-94
Created Date:	02-29-88
Owner Tank Id:	2
SWRCB Tank Id:	49-000-010797-000002
Tank Status:	A
Capacity:	10000
Active Date:	08-31-93
Tank Use:	M.V. FUEL
STG:	P
Content:	PRM UNLEADED
Number Of Tanks:	Not reported

Status: Active

BROADWAY SHELL (Continued) **1000288552**

Comp Number:	10797
Number:	2
Board Of Equalization:	44-000074
Referral Date:	08-31-93
Action Date:	04-27-94
Created Date:	02-29-88
Owner Tank Id:	3
SWRCB Tank Id:	49-000-010797-000003
Tank Status:	A
Capacity:	10000
Active Date:	08-31-93
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	10797
Number:	2
Board Of Equalization:	44-000074
Referral Date:	08-31-93
Action Date:	04-27-94
Created Date:	02-29-88
Owner Tank Id:	4
SWRCB Tank Id:	49-000-010797-000004
Tank Status:	A
Capacity:	550
Active Date:	08-31-93
Tank Use:	OIL
STG:	W
Content:	DIESEL
Number Of Tanks:	Not reported

G34 **EDR US Hist Auto Stat** **1015577760**
SSE **616 BROADWAY** **N/A**
1/8-1/4 **SONOMA, CA 95476**
0.172 mi.
910 ft. **Site 2 of 8 in cluster G**

Relative: EDR Historical Auto Stations:
Lower
Name: BROADWAY AUTO CARE
Year: 2008
Actual: Address: 616 BROADWAY
80 ft.

G35 **EDR US Hist Auto Stat** **1015579249**
SSE **620 BROADWAY** **N/A**
1/8-1/4 **SONOMA, CA 95476**
0.172 mi.
910 ft. **Site 3 of 8 in cluster G**

Relative: EDR Historical Auto Stations:
Lower
Name: AUTOMOTIVE ADVISORS OF AMERICA
Year: 2009
Actual: Address: 620 BROADWAY
80 ft.

G36 SSE 1/8-1/4 0.172 mi. 910 ft. — **BROADWAY SHELL OF SONOMA INC**, **616 BROADWAY**, **SONOMA, CA 95476** — **HIST UST** — **U001610812** / **N/A**

Site 4 of 8 in cluster G

Relative: Lower

Actual: 80 ft.

HIST UST:

Region:	STATE
Facility ID:	00000056417
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	GERALD W TACK
Telephone:	7079961611
Owner Name:	SHELL OIL CO.
Owner Address:	1221 ONE SHELL PLAZA
Owner City,St,Zip:	HOUSTON, TX 77002
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00000500
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	None

G37 SSE 1/8-1/4 0.172 mi. 910 ft. — **BROADWAY SHELL OF SONOMA**, **616 BROADWAY**, **SONOMA, CA 95476** — **LUST** — **S105035842** / **N/A**

Site 5 of 8 in cluster G

Relative: Lower

Actual: 80 ft.

LUST:

Region:	STATE
Global Id:	T0609700917
Latitude:	38.289901227
Longitude:	-122.457759926
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	02/15/2013
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP
RB Case Number:	49-0154
LOC Case Number:	00002736
File Location:	Local Agency Warehouse
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Excerpts of site history from file reports: In 1990, the site was entered into the Local Oversight Program due to an Unauthorized Release noted during fuel dispenser replacement. Monitoring wells were installed in 1991. Three 10,000 gallon underground storage tanks (UST) were removed in Septermeber 1998. Additional monitoring wells were installed from 2001 through 2005. Site closed 2/15/13.

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

Contact:

Global Id:	T0609700917

BROADWAY SHELL OF SONOMA (Continued) **S105035842**

Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0609700917
Status:	Open - Site Assessment
Status Date:	10/22/2001
Global Id:	T0609700917
Status:	Open - Eligible for Closure
Status Date:	07/11/2012
Global Id:	T0609700917
Status:	Completed - Case Closed
Status Date:	02/15/2013
Global Id:	T0609700917
Status:	Open - Site Assessment
Status Date:	06/01/1990
Global Id:	T0609700917
Status:	Open - Remediation
Status Date:	02/21/2006
Global Id:	T0609700917
Status:	Open - Case Begin Date
Status Date:	02/08/1985

Regulatory Activities:

Global Id:	T0609700917
Action Type:	ENFORCEMENT
Date:	06/27/2012
Action:	Notice of Responsibility
Global Id:	T0609700917
Action Type:	ENFORCEMENT
Date:	07/11/2012
Action:	Staff Letter
Global Id:	T0609700917
Action Type:	ENFORCEMENT
Date:	07/11/2012
Action:	Staff Letter
Global Id:	T0609700917
Action Type:	ENFORCEMENT
Date:	09/28/2012
Action:	Staff Letter
Global Id:	T0609700917
Action Type:	ENFORCEMENT

BROADWAY SHELL OF SONOMA (Continued) **S105035842**

Date: 09/29/2010
Action: Technical Correspondence / Assistance / Other

Global Id: T0609700917
Action Type: RESPONSE
Date: 05/31/2012
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 05/09/2012
Action: Staff Letter

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 02/15/2013
Action: Closure/No Further Action Letter - #None

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 07/11/2012
Action: Notification - Public Notice of Case Closure

Global Id: T0609700917
Action Type: Other
Date: 05/09/1990
Action: Leak Reported

Global Id: T0609700917
Action Type: Other
Date: 02/08/1985
Action: Leak Discovery

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 04/30/2009
Action: Staff Letter

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 08/21/2012
Action: Staff Letter

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 03/02/2012
Action: Staff Letter

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 07/31/2008
Action: Staff Letter - #none

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 07/31/2008
Action: Staff Letter - #none

BROADWAY SHELL OF SONOMA (Continued) **S105035842**

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 08/11/2009
Action: Staff Letter

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 06/19/2009
Action: Staff Letter

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 06/27/2012
Action: Notice of Responsibility

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 06/27/2012
Action: Notice of Responsibility

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 06/27/2012
Action: Staff Letter

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 07/11/2012
Action: Staff Letter

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 10/26/2005
Action: Staff Letter

Global Id: T0609700917
Action Type: ENFORCEMENT
Date: 12/18/2008
Action: Staff Letter

Global Id: T0609700917
Action Type: RESPONSE
Date: 01/15/2013
Action: Well Destruction Report

Global Id: T0609700917
Action Type: RESPONSE
Date: 02/18/2006
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0609700917
Action Type: Other
Date: 05/08/1990
Action: Leak Stopped

Global Id: T0609700917
Action Type: ENFORCEMENT

BROADWAY SHELL OF SONOMA (Continued) **S105035842**

Date: 07/11/2012
Action: LOP Case Closure Summary to RB

Global Id: T0609700917
Action Type: REMEDIATION
Date: 01/24/2007
Action: Pump & Treat (P&T) Groundwater

LUST REG 2:
Region: 2
Facility Id: 49-0154
Facility Status: Pollution Characterization
Case Number: 00002736
How Discovered: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: 6/1/1990
Pollution Characterization Began: 10/22/2001
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

SONOMA CO. LUST:
Region: SONOMA
Regional Board: 49-0154
Closed or Referred: Y
Confirm Date: 02/15/2013
LOP Number: 00002736
Staff: Not reported
Global ID: T0609700917

G38 **BROADWAY SHELL** **UST** **U003780981**
SSE **616 BROADWAY** **N/A**
1/8-1/4 **SONOMA, CA 95476**
0.172 mi.
910 ft. **Site 6 of 8 in cluster G**

Relative:
Lower

UST:
Facility ID: 49-000-002458
Permitting Agency: SONOMA COUNTY
Actual: Latitude: 38.2910769
80 ft. Longitude: -122.456382

G39 SSE 1/8-1/4 0.172 mi. 910 ft. | **BROADWAY SHELL OF SONOMA, INC.**
616 BROADWAY
SONOMA, CA 95476 | **HIST UST**
CUPA Listings
SWEEPS UST | **U001610813**
N/A

Site 7 of 8 in cluster G

Relative:
Lower

Actual:
80 ft.

HIST UST:

Region:	STATE
Facility ID:	00000010797
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	TACK
Telephone:	7079961611
Owner Name:	SHELL OIL COMPANY
Owner Address:	P.O. BOX 4848
Owner City,St,Zip:	ANAHEIM, CA 92803
Total Tanks:	0004
Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00008000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, 10
Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00003000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, 10
Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, 10
Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, 10

CUPA SONOMA:

Permit:	7536
Type:	3
HMBP:	True
UST:	False

BROADWAY SHELL OF SONOMA, INC. (Continued) **U001610813**

HWG:	True
calarp:	False
AST:	False
HW Treatment:	False

Permit:	2458
Type:	3
HMBP:	True
UST:	True
HWG:	True
calarp:	False
AST:	False
HW Treatment:	False

SWEEPS UST:

Status:	Active
Comp Number:	10797
Number:	1
Board Of Equalization:	44-028127
Referral Date:	11-01-89
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	49-006-010797-000001
Tank Status:	A
Capacity:	10000
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	4

Status:	Active
Comp Number:	10797
Number:	1
Board Of Equalization:	44-028127
Referral Date:	11-01-89
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	2
SWRCB Tank Id:	49-006-010797-000002
Tank Status:	A
Capacity:	10000
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	LEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	10797
Number:	1
Board Of Equalization:	44-028127
Referral Date:	11-01-89
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	3

BROADWAY SHELL OF SONOMA, INC. (Continued) **U001610813**

SWRCB Tank Id:	49-006-010797-000003
Tank Status:	A
Capacity:	10000
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	10797
Number:	1
Board Of Equalization:	44-028127
Referral Date:	11-01-89
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	4
SWRCB Tank Id:	49-006-010797-000004
Tank Status:	A
Capacity:	1000
Active Date:	11-01-89
Tank Use:	OIL
STG:	W
Content:	Not reported
Number Of Tanks:	Not reported

H40 **SONOMA CITY OF** **RCRA-SQG** **1000334202**
SE **32 PATTEN ST** **FINDS** **CAD982357030**
1/8-1/4 **SONOMA, CA 95476**
0.175 mi.
924 ft. **Site 1 of 3 in cluster H**

Relative:
Higher

Actual:
81 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	SONOMA CITY OF
Facility address:	32 PATTEN ST SONOMA, CA 95476
EPA ID:	CAD982357030
Mailing address:	PATTEN ST SONOMA, CA 95476
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:	CITY OF SONOMA
Owner/operator address:	NOT REQUIRED

SONOMA CITY OF (Continued) **1000334202**

	NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Municipal
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:	Municipal
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
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

Violation Status: No violations found

FINDS:

Registry ID: 110002800434

Environmental Interest/Information System

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.

H41 SE 1/8-1/4 0.175 mi. 924 ft. — **SONOMA FIRE DEPT.**
32 PATTEN ST
SONOMA, CA 95476

LUST **U001610871**
HIST UST **N/A**
CUPA Listings
SWEEPS UST

Site 2 of 3 in cluster H

Relative: Higher

Actual: 81 ft.

LUST:

Region:	STATE
Global Id:	T0609745754
Latitude:	38.290279869
Longitude:	-122.457675566
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	03/29/2013
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP
RB Case Number:	49-0295
LOC Case Number:	00023763
File Location:	Local Agency Warehouse
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline, Diesel
Site History:	Excerpts of site histroy from file reports: In 1999, two underground storage tanks (USTs) were removed from the site. Site investigation occurred from 2000 through 2006. The site was overexcavated in 2009. A soil management plan has been uploaded to Geotracker for potential future development. Monitoring wells 3R, 5 and 6 were transferred to SFRWQCB site, Royal Crown Cleaners #49S0003). Agreement has been uploaded to Geotracker. Site closed 3/29/2013.

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

Contact:

Global Id:	T0609745754
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0609745754
Status:	Open - Site Assessment
Status Date:	07/06/1999
Global Id:	T0609745754
Status:	Open - Site Assessment
Status Date:	05/01/2001
Global Id:	T0609745754
Status:	Open - Site Assessment
Status Date:	02/14/2007
Global Id:	T0609745754
Status:	Open - Eligible for Closure
Status Date:	02/16/2012

SONOMA FIRE DEPT. (Continued) **U001610871**

Global Id: T0609745754
Status: Open - Verification Monitoring
Status Date: 06/22/2007

Global Id: T0609745754
Status: Completed - Case Closed
Status Date: 03/29/2013

Global Id: T0609745754
Status: Open - Case Begin Date
Status Date: 04/15/1999

Global Id: T0609745754
Status: Open - Remediation
Status Date: 06/22/2007

Regulatory Activities:

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 05/08/2012
Action: Staff Letter

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 03/15/2013
Action: Staff Letter

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 08/09/2011
Action: Staff Letter

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 01/26/2011
Action: Staff Letter

Global Id: T0609745754
Action Type: RESPONSE
Date: 01/07/2011
Action: Soil and Water Investigation Report

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 05/24/2011
Action: Staff Letter

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 04/12/2012
Action: Staff Letter

Global Id: T0609745754
Action Type: Other
Date: 05/04/1999
Action: Leak Reported

SONOMA FIRE DEPT. (Continued) **U001610871**

Global Id: T0609745754
Action Type: Other
Date: 04/19/1999
Action: Leak Discovery

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 01/12/2010
Action: Staff Letter

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 02/16/2012
Action: LOP Case Closure Summary to RB

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 02/16/2012
Action: Notification - Public Notice of Case Closure

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 02/16/2012
Action: Staff Letter

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 02/16/2012
Action: Staff Letter

Global Id: T0609745754
Action Type: RESPONSE
Date: 03/26/2013
Action: Other Report / Document

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 06/24/2009
Action: Staff Letter

Global Id: T0609745754
Action Type: RESPONSE
Date: 12/11/2009
Action: Remedial Progress Report

Global Id: T0609745754
Action Type: RESPONSE
Date: 08/13/2010
Action: Clean Up Fund - 5-Year Review Summary - Regulator Responded

Global Id: T0609745754
Action Type: RESPONSE
Date: 07/29/2010
Action: Clean Up Fund - 5-Year Review Summary - Regulator Responded

Global Id: T0609745754
Action Type: RESPONSE

SONOMA FIRE DEPT. (Continued) **U001610871**

Date: 09/27/2011
Action: Clean Up Fund - 5-Year Review Summary - Regulator Responded

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 07/26/2006
Action: Staff Letter

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 10/15/2008
Action: Staff Letter

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 04/01/2008
Action: Staff Letter

Global Id: T0609745754
Action Type: RESPONSE
Date: 02/09/2007
Action: Soil and Water Investigation Report

Global Id: T0609745754
Action Type: Other
Date: 04/15/1999
Action: Leak Stopped

Global Id: T0609745754
Action Type: REMEDIATION
Date: 09/18/2009
Action: Excavation

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 05/12/2010
Action: Staff Letter

Global Id: T0609745754
Action Type: REMEDIATION
Date: 06/22/2007
Action: Monitored Natural Attenuation

Global Id: T0609745754
Action Type: REMEDIATION
Date: 09/18/2009
Action: Pump & Treat (P&T) Groundwater

Global Id: T0609745754
Action Type: ENFORCEMENT
Date: 03/29/2013
Action: Closure/No Further Action Letter

Global Id: T0609745754
Action Type: RESPONSE
Date: 04/26/2011
Action: Risk Assessment Report

SONOMA FIRE DEPT. (Continued) **U001610871**

LUST REG 2:

Region:	2
Facility Id:	49-0295
Facility Status:	Pollution Characterization
Case Number:	00023763
How Discovered:	Tank Closure
Leak Cause:	UNK
Leak Source:	UNK
Date Leak Confirmed:	Not reported
Oversight Program:	LUST
Prelim. Site Assesment Wokplan Submitted:	Not reported
Preliminary Site Assesment Began:	7/6/1999
Pollution Characterization Began:	5/1/2001
Pollution Remediation Plan Submitted:	Not reported
Date Remediation Action Underway:	Not reported
Date Post Remedial Action Monitoring Began:	Not reported

SONOMA CO. LUST:

Region:	SONOMA
Regional Board:	49-0295
Closed or Referred:	Y
Confirm Date:	03/29/2013
LOP Number:	00023763
Staff:	Not reported
Global ID:	T0609745754

HIST UST:

Region:	STATE
Facility ID:	00000065433
Facility Type:	Other
Other Type:	CITY
Contact Name:	AL MAZZA
Telephone:	7079962102
Owner Name:	CITY OF SONOMA FIRE DEPARTMENT
Owner Address:	32 PATTEN STREET
Owner City,St,Zip:	SONOMA, CA 95476
Total Tanks:	0002
Tank Num:	001
Container Num:	UL2M-11586
Year Installed:	1983
Tank Capacity:	00002000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	UL550-1299
Year Installed:	1983
Tank Capacity:	00000550
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

SONOMA FIRE DEPT. (Continued) **U001610871**

CUPA SONOMA:

Permit:	3784
Type:	6
HMBP:	False
UST:	False
HWG:	True
calarp:	False
AST:	False
HW Treatment:	False

SWEEPS UST:

Status:	Active
Comp Number:	65433
Number:	4
Board Of Equalization:	44-028137
Referral Date:	11-01-89
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	UL2M-11586
SWRCB Tank Id:	49-000-065433-000001
Tank Status:	A
Capacity:	2000
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	2

Status:	Active
Comp Number:	65433
Number:	4
Board Of Equalization:	44-028137
Referral Date:	11-01-89
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	UL550-1299
SWRCB Tank Id:	49-000-065433-000002
Tank Status:	A
Capacity:	550
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	65433
Number:	4
Board Of Equalization:	44-028137
Referral Date:	11-01-89
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	UL2M-11586
SWRCB Tank Id:	49-006-065433-000001
Tank Status:	A
Capacity:	2000

SONOMA FIRE DEPT. (Continued) **U001610871**

Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	2

Status:	Active
Comp Number:	65433
Number:	4
Board Of Equalization:	44-028137
Referral Date:	11-01-89
Action Date:	11-01-89
Created Date:	02-29-88
Owner Tank Id:	UL550-1299
SWRCB Tank Id:	49-006-065433-000002
Tank Status:	A
Capacity:	550
Active Date:	11-01-89
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	Not reported

H42 **SONOMA FIRE DEPT.** **UST** **U004050249**
SE **32 PATTEN ST** **N/A**
1/8-1/4 **SONOMA, CA 95476**
0.175 mi.
924 ft. **Site 3 of 3 in cluster H**

Relative:
Higher

Actual:
81 ft.

UST:

Facility ID:	49-000-003784
Permitting Agency:	SONOMA COUNTY
Latitude:	38.2915456
Longitude:	-122.4559514

F43 **MURPHY'S IRISH PUB** **CUPA Listings** **S112445183**
ENE **464 FIRST ST EAST** **N/A**
1/8-1/4 **SONOMA, CA 95476**
0.177 mi.
933 ft. **Site 2 of 2 in cluster F**

Relative:
Higher

Actual:
87 ft.

CUPA SONOMA:

Permit:	8086
Type:	1
HMBP:	True
UST:	False
HWG:	False
calarp:	False
AST:	False
HW Treatment:	False

G44 SSE 1/8-1/4 0.179 mi. 945 ft. | **FREIBERG PROPERTY**
635 BROADWAY
SONOMA, CA 95476

Site 8 of 8 in cluster G

LUST | **S108430859**
N/A

Relative: Lower

Actual: 80 ft.

LUST:

Region:	STATE
Global Id:	T0609725911
Latitude:	38.289266575
Longitude:	-122.45895039
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	12/28/2007
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP
RB Case Number:	49-0336
LOC Case Number:	00027538
File Location:	Local Agency Warehouse
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Diesel, Gasoline, Waste Oil / Motor / Hydraulic / Lubricating
Site History:	Not reported

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

Contact:

Global Id:	T0609725911
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0609725911
Status:	Open - Site Assessment
Status Date:	04/06/2007
Global Id:	T0609725911
Status:	Open - Site Assessment
Status Date:	05/09/2007
Global Id:	T0609725911
Status:	Open - Site Assessment
Status Date:	05/15/2007
Global Id:	T0609725911
Status:	Open - Site Assessment
Status Date:	06/14/2007
Global Id:	T0609725911
Status:	Completed - Case Closed
Status Date:	12/28/2007
Global Id:	T0609725911
Status:	Open - Case Begin Date

FREIBERG PROPERTY (Continued) **S108430859**

Status Date: 08/16/2006

Regulatory Activities:

Global Id: T0609725911
Action Type: ENFORCEMENT
Date: 04/20/2007
Action: Notification - Proposition 65

Global Id: T0609725911
Action Type: ENFORCEMENT
Date: 10/19/2007
Action: Notification - Public Notice of Case Closure

Global Id: T0609725911
Action Type: ENFORCEMENT
Date: 11/01/2007
Action: LOP Case Closure Summary to RB

Global Id: T0609725911
Action Type: ENFORCEMENT
Date: 04/20/2007
Action: * Historical Enforcement

Global Id: T0609725911
Action Type: Other
Date: 08/16/2006
Action: Leak Reported

Global Id: T0609725911
Action Type: Other
Date: 08/16/2006
Action: Leak Discovery

Global Id: T0609725911
Action Type: RESPONSE
Date: 05/28/2007
Action: Preliminary Site Assessment Workplan

Global Id: T0609725911
Action Type: ENFORCEMENT
Date: 08/24/2007
Action: File review

Global Id: T0609725911
Action Type: Other
Date: 08/16/2006
Action: Leak Stopped

Global Id: T0609725911
Action Type: REMEDIATION
Date: 08/16/2006
Action: Excavation

Global Id: T0609725911
Action Type: ENFORCEMENT
Date: 04/06/2007
Action: Notice of Responsibility

FREIBERG PROPERTY (Continued) **S108430859**

Global Id: T0609725911
Action Type: ENFORCEMENT
Date: 12/28/2007
Action: Closure/No Further Action Letter

SONOMA CO. LUST:
Region: SONOMA
Regional Board: 49-0336
Closed or Referred: Y
Confirm Date: 12/28/2007
LOP Number: 00027538
Staff: Not reported
Global ID: T0609725911

45
NE
1/8-1/4
0.184 mi.
971 ft.

MARY'S PIZZA SHACK
8 SPAIN ST
SONOMA, CA 95476

CUPA Listings **S112445165**
N/A

Relative:
Higher

Actual:
90 ft.

CUPA SONOMA:
Permit: 8062
Type: 1
HMBP: True
UST: False
HWG: False
calarp: False
AST: False
HW Treatment: False

I46
SSW
1/8-1/4
0.188 mi.
992 ft.

PG & E CORPORATION YARD
630 2ND ST W
SONOMA, CA 95476

Site 1 of 3 in cluster I

LUST **S106247463**
N/A

Relative:
Lower

Actual:
74 ft.

LUST:
Region: STATE
Global Id: T0609701040
Latitude: 38.290114
Longitude: -122.460981
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 05/09/2000
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: JMJ
Local Agency: SONOMA COUNTY LOP
RB Case Number: 49-0298
LOC Case Number: 00011966
File Location: Not reported
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Diesel
Site History: Not reported

PG & E CORPORATION YARD (Continued) **S106247463**

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

Contact:

Global Id:	T0609701040
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0609701040
Status:	Open - Site Assessment
Status Date:	01/06/2000
Global Id:	T0609701040
Status:	Open - Site Assessment
Status Date:	03/16/2000
Global Id:	T0609701040
Status:	Completed - Case Closed
Status Date:	05/09/2000
Global Id:	T0609701040
Status:	Open - Case Begin Date
Status Date:	08/03/1999

Regulatory Activities:

Global Id:	T0609701040
Action Type:	ENFORCEMENT
Date:	05/09/2000
Action:	Closure/No Further Action Letter
Global Id:	T0609701040
Action Type:	Other
Date:	08/04/1999
Action:	Leak Reported
Global Id:	T0609701040
Action Type:	Other
Date:	08/03/1999
Action:	Leak Discovery

SONOMA CO. LUST:

Region:	SONOMA
Regional Board:	49-0298
Closed or Referred:	Referred
Confirm Date:	12/15/1999
LOP Number:	00011966
Staff:	Not reported
Global ID:	T0609701040

I47 SSW 1/8-1/4 0.188 mi. 992 ft. — **SONOMA VALLEY FIRE RESCUE AUTHORITY**, **630 2ND ST WEST**, **SONOMA, CA 95476** — **CUPA Listings** — **S112444954** / **N/A**

Site 2 of 3 in cluster I

Relative: Lower
Actual: 74 ft.

CUPA SONOMA:

Permit:	7553
Type:	1
HMBP:	True
UST:	False
HWG:	False
calarp:	False
AST:	True
HW Treatment:	False

Permit:	608
Type:	6
HMBP:	False
UST:	False
HWG:	False
calarp:	False
AST:	False
HW Treatment:	False

I48 SSW 1/8-1/4 0.188 mi. 992 ft. — **PG & E CORPORATION YARD**, **630 2ND**, **SONOMA, CA 95476** — **HIST CORTESE**, **LUST** — **S104242016** / **N/A**

Site 3 of 3 in cluster I

Relative: Lower
Actual: 74 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	49
Reg By:	LTNKA
Reg Id:	49-0298

LUST REG 2:

Region:	2
Facility Id:	49-0298
Facility Status:	Case Closed
Case Number:	00011966
How Discovered:	OM
Leak Cause:	UNK
Leak Source:	UNK
Date Leak Confirmed:	1/6/2000
Oversight Program:	LUST
Prelim. Site Assesment Wokplan Submitted:	3/16/2000
Preliminary Site Assesment Began:	Not reported
Pollution Characterization Began:	Not reported
Pollution Remediation Plan Submitted:	Not reported
Date Remediation Action Underway:	Not reported
Date Post Remedial Action Monitoring Began:	Not reported

J49 WNW 1/8-1/4 0.188 mi. 995 ft. — **O'REILLY AUTO PARTS #332**, **289 WEST NAPA STREET**, **SONOMA, CA 95476** — **CUPA Listings** — **S112444907** / **N/A**

Site 1 of 3 in cluster J

Relative: Higher
Actual: 81 ft.

CUPA SONOMA:

Permit:	7296
Type:	1
HMBP:	True
UST:	False
HWG:	True
calarp:	False
AST:	False
HW Treatment:	False

J50 WNW 1/8-1/4 0.191 mi. 1007 ft. — **DRADY CONSTRUCTION**, **289 NAPA ST W**, **SONOMA, CA 95476** — **SLIC** — **S101641916** / **N/A**

Site 2 of 3 in cluster J

Relative: Higher
Actual: 81 ft.

SLIC REG 2:

Region:	2
Facility ID:	49S0005
Facility Status:	Preliminary site assessment workplan submitted
Date Closed:	Not reported
Local Case #:	Not reported
How Discovered:	Tank Closure
Leak Cause:	UNK
Leak Source:	UNK
Date Confirmed:	6/10/1985
Date Prelim Site Assmnt Workplan Submitted:	3/16/1987
Date Preliminary Site Assessment Began:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring Began:	Not reported

J51 WNW 1/8-1/4 0.191 mi. 1007 ft. — **CHEVRON**, **289 NAPA ST W**, **SONOMA, CA 95476** — **HIST CORTESE**, **LUST** — **S105027774** / **N/A**

Site 3 of 3 in cluster J

Relative: Higher
Actual: 81 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	49
Reg By:	LTNKA
Reg Id:	49-0031

LUST:

Region:	STATE
Global Id:	T0609700801
Latitude:	38.292281602
Longitude:	-122.463383
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed

CHEVRON (Continued) **S105027774**

Status Date:	10/15/1991
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP
RB Case Number:	49-0031
LOC Case Number:	00002732
File Location:	Stored electronically as an E-file
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

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

Contact:

Global Id:	T0609700801
Contact Type:	Local Agency Caseworker
Contact Name:	LOP CLOSED IN RB02
Organization Name:	SONOMA COUNTY LOP
Address:	625 FIFTH STREET
City:	SANTA ROSA
Email:	Not reported
Phone Number:	Not reported

Global Id:	T0609700801
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0609700801
Status:	Open - Case Begin Date
Status Date:	03/05/1987

Global Id:	T0609700801
Status:	Open - Site Assessment
Status Date:	09/20/1987

Global Id:	T0609700801
Status:	Completed - Case Closed
Status Date:	10/15/1991

Regulatory Activities:

Global Id:	T0609700801
Action Type:	Other
Date:	01/02/1965
Action:	Leak Reported

Global Id:	T0609700801
Action Type:	Other
Date:	03/05/1987
Action:	Leak Discovery

CHEVRON (Continued) **S105027774**

LUST REG 2:

Region:	2
Facility Id:	49-0031
Facility Status:	Case Closed
Case Number:	00002732
How Discovered:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Date Leak Confirmed:	Not reported
Oversight Program:	LUST
Prelim. Site Assesment Wokplan Submitted:	Not reported
Preliminary Site Assesment Began:	9/20/1987
Pollution Characterization Began:	Not reported
Pollution Remediation Plan Submitted:	Not reported
Date Remediation Action Underway:	Not reported
Date Post Remedial Action Monitoring Began:	Not reported

SONOMA CO. LUST:

Region:	SONOMA
Regional Board:	49-0031
Closed or Referred:	Closed
Confirm Date:	10/15/1991
LOP Number:	00002732
Staff:	Not reported
Global ID:	T0609700801

52
SE
1/8-1/4
0.192 mi.
1012 ft.

PACIFIC BELL
584 FIRST STREET EAST
SONOMA, CA 95476

RCRA NonGen / NLR **1000251812**
CAT080028392

Relative:
Lower

Actual:
80 ft.

RCRA NonGen / NLR:

Date form received by agency:	09/02/1997
Facility name:	PACIFIC BELL
Facility address:	584 FIRST STREET EAST SONOMA, CA 95476
EPA ID:	CAT080028392
Mailing address:	3707 KINGS WAY SEC A-6 SACRAMENTO, CA 95821
Contact:	ENVIRONMENTAL MANAGER
Contact address:	584 FIRST STREET EAST SONOMA, CA 95476
Contact country:	US
Contact telephone:	(916) 485-0997
Contact email:	Not reported
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	FALASCHI PROPERTIES INC
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212

PACIFIC BELL (Continued) **1000251812**

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
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: 01/22/1981
Site name: PACIFIC BELL
Classification: Not a generator, verified

Violation Status: No violations found

K53 **LES'S AUTO PARTS** **HIST CORTESE** **S101305069**
South **677 1ST ST W** **LUST** **N/A**
1/8-1/4 **SONOMA, CA 95476**
0.195 mi.
1028 ft. **Site 1 of 2 in cluster K**

Relative:
Lower

Actual:
78 ft.

HIST CORTESE:
Region: CORTESE
Facility County Code: 49
Reg By: LTNKA
Reg Id: 49-0092

LUST:
Region: STATE
Global Id: T0609700859
Latitude: 38.288936647
Longitude: -122.45977712
Case Type: LUST Cleanup Site

LES'S AUTO PARTS (Continued) **S101305069**

Status:	Completed - Case Closed
Status Date:	03/24/2004
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP
RB Case Number:	49-0092
LOC Case Number:	00009163
File Location:	Local Agency
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

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

Contact:

Global Id:	T0609700859
Contact Type:	Local Agency Caseworker
Contact Name:	LOP CLOSED IN RB02
Organization Name:	SONOMA COUNTY LOP
Address:	625 FIFTH STREET
City:	SANTA ROSA
Email:	Not reported
Phone Number:	Not reported

Global Id:	T0609700859
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0609700859
Status:	Open - Site Assessment
Status Date:	11/07/2002

Global Id:	T0609700859
Status:	Open - Site Assessment
Status Date:	03/12/2003

Global Id:	T0609700859
Status:	Completed - Case Closed
Status Date:	03/24/2004

Global Id:	T0609700859
Status:	Open - Site Assessment
Status Date:	05/07/1986

Global Id:	T0609700859
Status:	Open - Case Begin Date
Status Date:	05/02/1986

Regulatory Activities:

Global Id:	T0609700859
Action Type:	ENFORCEMENT

LES'S AUTO PARTS (Continued) **S101305069**

Date: 02/27/2004
Action: Technical Correspondence / Assistance / Other

Global Id: T0609700859
Action Type: RESPONSE
Date: 11/23/2002
Action: Preliminary Site Assessment Workplan

Global Id: T0609700859
Action Type: ENFORCEMENT
Date: 09/23/2002
Action: * Historical Enforcement

Global Id: T0609700859
Action Type: Other
Date: 03/14/1991
Action: Leak Reported

Global Id: T0609700859
Action Type: Other
Date: 05/02/1986
Action: Leak Discovery

Global Id: T0609700859
Action Type: ENFORCEMENT
Date: 12/05/2003
Action: Notification - Public Notice of Case Closure

Global Id: T0609700859
Action Type: ENFORCEMENT
Date: 12/05/2003
Action: LOP Case Closure Summary to RB

Global Id: T0609700859
Action Type: ENFORCEMENT
Date: 03/14/1991
Action: Notification - Proposition 65

Global Id: T0609700859
Action Type: Other
Date: 05/02/1986
Action: Leak Stopped

Global Id: T0609700859
Action Type: ENFORCEMENT
Date: 03/24/2004
Action: Closure/No Further Action Letter

LUST REG 2:
Region: 2
Facility Id: 49-0092
Facility Status: Case Closed
Case Number: 00009163
How Discovered: Tank Closure
Leak Cause: UNK
Leak Source: UNK

LES'S AUTO PARTS (Continued) **S101305069**

Date Leak Confirmed: 5/7/1986
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: 11/7/2002
Preliminary Site Assesment Began: 3/12/2003
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

SONOMA CO. LUST:
Region: SONOMA
Regional Board: 49-0092
Closed or Referred: Y
Confirm Date: 03/24/2004
LOP Number: 00009163
Staff: Not reported
Global ID: T0609700859

K54 **BOLLING AND FINKE LTD** **RCRA-SQG** **1000819897**
South **677 FIRST STREET WEST** **FINDS** **CAD983659111**
1/8-1/4 **SONOMA, CA 95476**
0.195 mi.
1028 ft. **Site 2 of 2 in cluster K**

Relative:
Lower

Actual:
78 ft.

RCRA-SQG:
Date form received by agency: 02/04/1993
Facility name: BOLLING AND FINKE LTD
Facility address: 677 FIRST STREET WEST
SONOMA, CA 95476
EPA ID: CAD983659111
Mailing address: FIRST STREET WEST
SONOMA, CA 95476
Contact: DONNA SOMMER
Contact address: 677 FIRST STREET WEST
SONOMA, CA 95476
Contact country: US
Contact telephone: (707) 935-0202
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: STEPHEN FINKE
Owner/operator address: 677 FIRST STREET WEST
SONOMA, CA 95476
Owner/operator country: Not reported
Owner/operator telephone: (707) 935-0202
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

BOLLING AND FINKE LTD (Continued) **1000819897**

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
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

Violation Status: No violations found

FINDS:

Registry ID: 110002892433

Environmental Interest/Information System
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.

55
SSE
1/8-1/4
0.240 mi.
1265 ft.

HOPMONK TAVERN
691 BROADWAY
SONOMA, CA 95476

CUPA Listings **S112445133**
N/A

Relative:
Lower

Actual:
78 ft.

CUPA SONOMA:

Permit:	8012
Type:	1
HMBP:	True
UST:	False
HWG:	False
calarp:	False
AST:	False
HW Treatment:	False

56 SSE 1/4-1/2 0.270 mi. 1426 ft.

DESERT PETROLEUM #70
711 BROADWAY
SONOMA, CA 95476

HIST CORTESE **S103473272**
LUST **N/A**

Relative: Lower

Actual: 77 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	49
Reg By:	LTNKA
Reg Id:	49-0094

LUST:

Region:	STATE
Global Id:	T0609700861
Latitude:	38.2881587
Longitude:	-122.45846
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	11/06/1996
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP
RB Case Number:	49-0094
LOC Case Number:	00009062
File Location:	Stored electronically as an E-file
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

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

Contact:

Global Id:	T0609700861
Contact Type:	Local Agency Caseworker
Contact Name:	LOP CLOSED IN RB02
Organization Name:	SONOMA COUNTY LOP
Address:	625 FIFTH STREET
City:	SANTA ROSA
Email:	Not reported
Phone Number:	Not reported

Global Id:	T0609700861
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0609700861
Status:	Open - Case Begin Date
Status Date:	03/10/1988

Global Id:	T0609700861
Status:	Open - Site Assessment
Status Date:	07/01/1991

DESERT PETROLEUM #70 (Continued) **S103473272**

Global Id: T0609700861
Status: Completed - Case Closed
Status Date: 11/06/1996

Regulatory Activities:
Global Id: T0609700861
Action Type: Other
Date: 01/02/1965
Action: Leak Reported

Global Id: T0609700861
Action Type: Other
Date: 03/10/1988
Action: Leak Discovery

Global Id: T0609700861
Action Type: REMEDIATION
Date: 12/01/1994
Action: Excavation

LUST REG 2:
Region: 2
Facility Id: 49-0094
Facility Status: Case Closed
Case Number: 00009062
How Discovered: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: 7/1/1991
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

SONOMA CO. LUST:
Region: SONOMA
Regional Board: 49-0094
Closed or Referred: Y
Confirm Date: 11/06/1996
LOP Number: 00009062
Staff: Not reported
Global ID: T0609700861

57 ESE 1/4-1/2 0.300 mi. 1585 ft. | **KNORRE, STANLEY, EST. OF**
563 2ND ST E
SONOMA, CA 95476 | **HIST CORTESE** **S103879529**
LUST **N/A**

Relative: Higher

Actual: 84 ft.

HIST CORTESE:

Region:	CORTESE
Facility County Code:	49
Reg By:	LTNKA
Reg Id:	49-0226

LUST:

Region:	STATE
Global Id:	T0609700987
Latitude:	38.290466
Longitude:	-122.455248
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	11/14/1995
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP
RB Case Number:	49-0226
LOC Case Number:	00017119
File Location:	Stored electronically as an E-file
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:	T0609700987
Contact Type:	Local Agency Caseworker
Contact Name:	LOP CLOSED IN RB02
Organization Name:	SONOMA COUNTY LOP
Address:	625 FIFTH STREET
City:	SANTA ROSA
Email:	Not reported
Phone Number:	Not reported

Global Id:	T0609700987
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0609700987
Status:	Open - Remediation
Status Date:	01/03/1965

Global Id:	T0609700987
Status:	Open - Case Begin Date
Status Date:	06/16/1993

KNORRE, STANLEY, EST. OF (Continued) **S103879529**

Global Id: T0609700987
Status: Open - Site Assessment
Status Date: 07/08/1993

Global Id: T0609700987
Status: Completed - Case Closed
Status Date: 11/14/1995

Regulatory Activities:
Global Id: T0609700987
Action Type: Other
Date: 06/16/1993
Action: Leak Reported

Global Id: T0609700987
Action Type: Other
Date: 06/16/1993
Action: Leak Discovery

Global Id: T0609700987
Action Type: Other
Date: 06/16/1993
Action: Leak Stopped

Global Id: T0609700987
Action Type: Other
Date: 06/16/1993
Action: Leak Began

Global Id: T0609700987
Action Type: REMEDIATION
Date: 07/14/1993
Action: Excavation

LUST REG 2:
Region: 2
Facility Id: 49-0226
Facility Status: Case Closed
Case Number: 00017119
How Discovered: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: 7/8/1993
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: 1/3/1965
Date Post Remedial Action Monitoring Began: Not reported

SONOMA CO. LUST:
Region: SONOMA
Regional Board: 49-0226
Closed or Referred: Y

KNORRE, STANLEY, EST. OF (Continued) **S103879529**

Confirm Date: 11/15/1995
LOP Number: 00017119
Staff: Not reported
Global ID: T0609700987

58
West
1/4-1/2
0.398 mi.
2104 ft.

SONOMA AUTOMOTIVE, NORTH
455 NAPA ST W
SONOMA, CA 95476

LUST **S106859310**
N/A

Relative:
Lower

Actual:
79 ft.

LUST:

Region:	STATE
Global Id:	T0609701037
Latitude:	38.292530864
Longitude:	-122.467030114
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	05/08/2008
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP
RB Case Number:	49-0291
LOC Case Number:	00023721
File Location:	Local Agency Warehouse
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Waste Oil / Motor / Hydraulic / Lubricating
Site History:	Not reported

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

Contact:

Global Id:	T0609701037
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0609701037
Status:	Open - Site Assessment
Status Date:	05/24/1999
Global Id:	T0609701037
Status:	Completed - Case Closed
Status Date:	05/08/2008
Global Id:	T0609701037
Status:	Open - Verification Monitoring
Status Date:	02/02/2003
Global Id:	T0609701037
Status:	Open - Case Begin Date
Status Date:	01/26/1999

SONOMA AUTOMOTIVE, NORTH (Continued) **S106859310**

Regulatory Activities:

Global Id:	T0609701037
Action Type:	ENFORCEMENT
Date:	04/23/2004
Action:	LOP Case Closure Summary to RB
Global Id:	T0609701037
Action Type:	ENFORCEMENT
Date:	06/03/2004
Action:	Technical Correspondence / Assistance / Other
Global Id:	T0609701037
Action Type:	RESPONSE
Date:	05/23/2004
Action:	Request for Closure
Global Id:	T0609701037
Action Type:	ENFORCEMENT
Date:	10/14/2003
Action:	Staff Letter
Global Id:	T0609701037
Action Type:	ENFORCEMENT
Date:	05/08/2008
Action:	Closure/No Further Action Letter
Global Id:	T0609701037
Action Type:	Other
Date:	01/26/1999
Action:	Leak Reported
Global Id:	T0609701037
Action Type:	Other
Date:	01/26/1999
Action:	Leak Discovery
Global Id:	T0609701037
Action Type:	RESPONSE
Date:	05/24/2004
Action:	Request for Closure
Global Id:	T0609701037
Action Type:	ENFORCEMENT
Date:	06/02/2004
Action:	Technical Correspondence / Assistance / Other

Region:	STATE
Global Id:	T0609794477
Latitude:	38.292710235
Longitude:	-122.466970537
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	09/17/2014
Lead Agency:	SONOMA COUNTY LOP
Case Worker:	LCW
Local Agency:	SONOMA COUNTY LOP

SONOMA AUTOMOTIVE, NORTH (Continued) **S106859310**

RB Case Number:	49-0324
LOC Case Number:	00026744
File Location:	Local Agency Warehouse
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline, Diesel
Site History:	Excerpts of site history from file reports: Three underground storage tanks (USTs) were removed from the site in 2004. A total of seven monitoring wells have been installed at the site. The SWRCB September 2013 Review Summary Report state that the site meets the Low Threat Closure Policy as follows: General Criteria are all met. Groundwater Specific Criteria is met by criteria 2. Vapor Intrusion to Indoor Air Criteria is met by 2b. Direct Contact and Outdoor Air Exposure is met by 3a. PCE and TCE contmaination referred to the SFBRWQCB by letter on October 11, 2013. Site Closed on 9/17/2014

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

Contact:

Global Id:	T0609794477
Contact Type:	Regional Board Caseworker
Contact Name:	JOHN JANG
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY STREET, SUITE 1400
City:	OAKLAND
Email:	jjang@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0609794477
Status:	Open - Site Assessment
Status Date:	06/17/2004
Global Id:	T0609794477
Status:	Open - Site Assessment
Status Date:	07/24/2007
Global Id:	T0609794477
Status:	Open - Eligible for Closure
Status Date:	10/23/2013
Global Id:	T0609794477
Status:	Completed - Case Closed
Status Date:	09/17/2014
Global Id:	T0609794477
Status:	Open - Case Begin Date
Status Date:	12/30/2003

Regulatory Activities:

Global Id:	T0609794477
Action Type:	ENFORCEMENT
Date:	08/17/2006
Action:	Staff Letter
Global Id:	T0609794477
Action Type:	ENFORCEMENT
Date:	12/05/2006

SONOMA AUTOMOTIVE, NORTH (Continued) **S106859310**

Action: Staff Letter

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 01/17/2007
Action: Staff Letter

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 05/28/2013
Action: Staff Letter

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 10/24/2013
Action: Staff Letter

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 10/24/2013
Action: Staff Letter

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 10/11/2013
Action: Staff Letter

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 10/24/2013
Action: LOP Case Closure Summary to RB

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 11/08/2013
Action: Staff Letter

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 03/28/2007
Action: Staff Letter

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 10/24/2013
Action: Staff Letter

Global Id: T0609794477
Action Type: RESPONSE
Date: 09/19/2012
Action: Soil and Water Investigation Workplan

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 11/02/2012
Action: Staff Letter

SONOMA AUTOMOTIVE, NORTH (Continued) **S106859310**

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 10/24/2013
Action: Notification - Public Notice of Case Closure

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 07/05/2012
Action: Warning Letter

Global Id: T0609794477
Action Type: RESPONSE
Date: 09/05/2012
Action: Soil and Water Investigation Workplan

Global Id: T0609794477
Action Type: Other
Date: 06/17/2004
Action: Leak Reported

Global Id: T0609794477
Action Type: Other
Date: 06/11/2004
Action: Leak Discovery

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 02/15/2007
Action: Site Visit / Inspection / Sampling

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 10/11/2013
Action: Referral to Regional Board

Global Id: T0609794477
Action Type: RESPONSE
Date: 10/05/2006
Action: Interim Remedial Action Report

Global Id: T0609794477
Action Type: RESPONSE
Date: 02/09/2006
Action: Soil and Water Investigation Workplan

Global Id: T0609794477
Action Type: RESPONSE
Date: 03/15/2011
Action: Soil and Water Investigation Report

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 01/27/2012
Action: Staff Letter

Global Id: T0609794477
Action Type: ENFORCEMENT

SONOMA AUTOMOTIVE, NORTH (Continued) **S106859310**

Date: 01/28/2014
Action: Staff Letter

Global Id: T0609794477
Action Type: RESPONSE
Date: 07/31/2006
Action: Other Report / Document

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 05/26/2011
Action: Staff Letter

Global Id: T0609794477
Action Type: RESPONSE
Date: 09/01/2006
Action: Interim Remedial Action Report

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 06/30/2009
Action: Staff Letter

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 03/03/2010
Action: Staff Letter

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 03/18/2014
Action: Staff Letter

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 10/14/2010
Action: Staff Letter

Global Id: T0609794477
Action Type: RESPONSE
Date: 03/05/2014
Action: Well Destruction Workplan - Regulator Responded

Global Id: T0609794477
Action Type: RESPONSE
Date: 07/18/2011
Action: Clean Up Fund - 5-Year Review Summary - Regulator Responded

Global Id: T0609794477
Action Type: RESPONSE
Date: 02/02/2013
Action: Well Installation Report - Regulator Responded

Global Id: T0609794477
Action Type: RESPONSE
Date: 05/16/2014
Action: Well Destruction Workplan - Regulator Responded

SONOMA AUTOMOTIVE, NORTH (Continued) **S106859310**

Global Id: T0609794477
Action Type: RESPONSE
Date: 05/16/2014
Action: Well Destruction Workplan - Regulator Responded

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 12/28/2004
Action: * Historical Enforcement

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 11/13/2006
Action: Staff Letter

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 12/02/2008
Action: Staff Letter

Global Id: T0609794477
Action Type: RESPONSE
Date: 01/22/2007
Action: Other Report / Document

Global Id: T0609794477
Action Type: Other
Date: 12/30/2003
Action: Leak Stopped

Global Id: T0609794477
Action Type: RESPONSE
Date: 11/04/2013
Action: Request for Closure - Regulator Responded

Global Id: T0609794477
Action Type: ENFORCEMENT
Date: 09/21/2006
Action: Staff Letter

Global Id: T0609794477
Action Type: RESPONSE
Date: 06/20/2007
Action: Preliminary Site Assessment Report

Global Id: T0609794477
Action Type: REMEDIATION
Date: 06/11/2004
Action: Excavation

Global Id: T0609794477
Action Type: REMEDIATION
Date: 05/16/2006
Action: Excavation

Global Id: T0609794477
Action Type: RESPONSE

SUBAPPENDIX O.2:
Soil and Groundwater Management Plan

.....

Prepared for:
Chevron Environmental
Management Company
San Ramon, CA

Prepared by:
AECOM
Ontario, CA
60289044 – P20
June 2013

California Low-Threat Closure Request

Chevron Former Service Station No. 90509
135 West Napa Street, Sonoma, California

SCDHS-EHS Site #00002731
CRWQCB-SFBR Site #49-0027

Prepared for:
Chevron Environmental
Management Company
San Ramon, CA

Prepared by:
AECOM
Ontario, CA
60289044 – P20
June 2013

California Low-Threat Closure Request

Chevron Former Service Station No. 90509
135 West Napa Street, Sonoma, California

SCDHS-EHS Site #00002731
CRWQCB-SFBR Site #49-0027

PROFESSIONAL GEOLOGIST
JESSICA M.
LAW
NO. 8840
Exp. 8/31/14
STATE OF CALIFORNIA

Prepared By: Jessica M. Law, PG #8840
Project Geologist

Reviewed By: Todd G. McFarland, PG, CHG
Senior Project Manager

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Figure 5 2nd Quarter 2013 Semiannual TPH-DRO Isoconcentration Contour Map

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Executive Summary

AECOM has been authorized by Chevron Environmental Management Company to prepare this California Low-Threat Closure Request for the Chevron Former Service Station No. 90509 located at 135 West Napa Street in Sonoma, California. The site meets the closure criteria outlined in the California State Water Resources Control Board's Low-Threat UST Case Closure Policy.

Section 4.0 of this closure request provides a detailed discussion on how the site meets the criteria of the policy, citing specific site conditions or activities that have been completed during the course of environmental investigations and remediation at this site. This closure request summarizes the site history and current soil and groundwater conditions, presents an updated conceptual site model, and a compilation of project material that demonstrates how the site meets the general and media-specific criteria of the policy for low-threat closure. Based on site data, AECOM and Chevron Environmental Management Company respectfully request that the Sonoma County Department of Health Services, Environmental Health and Safety and California Regional Water Quality Control Board, San Francisco Bay Region authorize implementation of site-closure activities including abandonment of the groundwater monitoring well network.

1.0 Introduction

On behalf of Chevron Environmental Management Company (Chevron), AECOM is pleased to present this California Low-Threat Closure Request for Chevron Former Service Station No. 90509 located at 135 West Napa Street, Sonoma, California (site) (**Figure 1** and **Figure 2**). AECOM and Chevron are requesting low-threat closure for this site in accordance with California State Water Resources Control Board's (SWRCB's) Low-Threat UST Case Closure Policy (Policy), Resolution 2012-0016), adopted on May 1, 2012, and effective as of August 17, 2012 (SWRCB 2012a). Low-threat closure is warranted based on the updated conceptual site model which supports that the site meets the general and media-specific criteria identified in the Policy as follows:

- The general criteria has been satisfied;
- The groundwater data indicate that the media-specific criteria for groundwater are satisfied for scenario 1:
  - The contaminant plume that exceeds water quality objectives (WQOs) is less than 100 feet in length,
  - There is no free product, and
  - The closest water supply wells and surface water bodies are located greater than 250 feet from the defined plume boundary;
- The soil vapor data indicate that the media-specific criteria for vapor intrusion to indoor air are satisfied and the site characteristics meet scenario (4); and
- The soil data indicate that the media-specific criteria for direct contact and outdoor air exposure are satisfied compared to Table 1 of the Policy.

2.0 Site Description

The site is located on West Napa Street, between Second Street West and First Street West in Sonoma, California. The site vicinity consists of mixed commercial and residential properties (**Figure 2**). The site is currently a multilevel mixed-use building, with commercial offices on the first two floors and residences on the third floor. Records indicate that the site was an active service station from the 1920s until 1998 (Conestoga-Rovers & Associates [CRA] 2008a).

There are no open leaking underground storage tank (LUST) cases within 1,000 feet of the site (SWRCB 2013). The nearest closed LUST case is identified as Caltrans, located 100 feet to the west, at 159 West Napa Street. The site was closed in May 1997 (Sonoma County Department of Health Services, Environmental Health & Safety [SCDHS-EHS] case #00011760; California Regional Water Quality Control Board, San Francisco Bay Region [CRWQCB-SFBR] case #49-0023). The nearest open LUST case is Sonoma Automotive North, located 2,100 feet to the west, at 455 West Napa Street.

3.0 Conceptual Site Model

3.1 Site Geology and Hydrogeology

3.1.1 Geology

The site is located at an elevation of approximately 80 feet above mean sea level (ft-MSL) and is located within the plain of the Sonoma Valley (**Figure 1**). The Sonoma Valley is a north-trending valley bounded by the Sonoma Mountains to the west, the Valley of the Moon to the north, the Mayacamas Mountains to the east, and San Pablo Bay to the south. The local topography slopes toward the south.

The Sonoma Valley is underlain by Quaternary alluvial deposits, which consist of stream channel deposits, stream terrace deposits, alluvial fan deposits, and flood plain deposits (Farrar et al 2006). Previous subsurface investigations indicate that soil beneath the site consists of sand, silt, gravel, and clay to 20 feet below ground surface (bgs), the maximum depth investigated. This native soil is interpreted to be Quaternary alluvium. Multiple excavations have replaced native soil up to 12 feet bgs beneath the site with engineered fill (**Appendix A**) (CRA 2008a).

3.1.2 Hydrogeology

The site is in the Sonoma Valley Sub-basin within the Napa-Sonoma Valley Groundwater Basin (Department of Water Resources [DWR] 2003). Groundwater in the Sonoma Valley Sub-basin is designated as having beneficial uses for municipal and agricultural and potentially beneficial uses for industrial. The Sonoma County General Plan identifies Sonoma as being located within the Sonoma Creek Sub-watershed of the San Pablo Bay Watershed (Sonoma County Permit and Resource Management Department [SCPRMD] 2008).

Groundwater monitoring has been conducted at the site since August 1986. Depth to groundwater has ranged from 2.10 feet below the top of well casings (ft-TOC) (well C-4 on January 23, 1995) to 11.34 ft-TOC (well C-3 on August 11, 2000) (HFA 2013). During the second quarter semiannual 2013 groundwater monitoring event conducted on April 10, 2013, depth to water beneath the site ranged from 5.02 to 6.43 ft-TOC (**Table 1**) (AECOM 2013). The groundwater flow direction was to the southeast with an average hydraulic gradient of 0.006 feet per foot (**Figure 3**). Historically, the flow direction at the site has been to the south-southeast.

3.2 Summary of Previous Work

3.2.1 UST History

Chevron operated a service station at the subject site from the 1920s to 1998 (CRA 2008a). Facilities at the former service station included a station building, three 10,000-gallon gasoline USTs, one 10,000-gallon diesel UST, two generations of 1,000-gallon used-oil USTs, two hydraulic hoists, and two dispenser islands (**Figure 2**). All underground and aboveground structures associated with the former service station have been removed (Cambria 2005).

3.2.2 Site Assessment History

Since August 1986, various consultants, including Emcon Associates, Ea Engineering, Science and Technology (EA), Weiss Associates, Pacific Environmental Group (PEG), Gettler-Ryan, Inc. (G-R), IT

Corporation (IT), Cambria, Holguin, Fahan & Associates, Inc. (HFA), and CRA have advanced 32 soil borings, installed 15 monitoring wells, installed seven soil gas probes, and installed four temporary sub-slab probes (Cambria 2005; CRA 2008a; HFA 2011). Eight of the groundwater monitoring wells have subsequently been abandoned due to excavation and redevelopment activities (**Figure 2**). Remedial excavations have consequently removed the majority of the originally hydrocarbon-impacted soil. Laboratory analytical results for maximum concentrations within and outside the excavation limits are shown in section 3.3.1 (**Appendix A**).

From 1997 through 2010, multiple vapor intrusion assessments have been conducted at the site (CRA 2008b; HFA 2011). All of the sampling points for the initial soil vapor survey conducted in 1997 were subsequently excavated.

Groundwater monitoring has been conducted at the site since April 1986. Currently, there are seven groundwater monitoring wells in the monitoring program that are being sampled semiannually for TPH as gasoline range organics (TPH-GRO), TPH as diesel range organics (TPH-DRO), TPH as Stoddard solvent, and methyl tertiary butyl ether (MTBE). Historical and current maximum concentrations are listed section 3.3.3 (**Table 1** through **Table 5**) (AECOM 2013). Hydrocarbons in groundwater are delineated.

3.2.3 Site Remediation History

Remediation at the site has included groundwater extraction, excavation, phase-separated hydrocarbons (PSH) removal, and enhanced in situ biodegradation. In September 1992, Weiss Associates installed a groundwater extraction and treatment system on-site. The system operated from September 1992 until May 1996. Specific information regarding the volume of groundwater and hydrocarbons removed by the system could not be located (Cambria 2005). Additionally, **44,000 gallons** of hydrocarbon-containing groundwater was removed during remedial excavation activities conducted in 2000, due to the shallow groundwater table (Cambria 2005). A total of **29.5 gallons** of PSH has been removed from the site as a result of remedial activities (G-R 2010).

A total of **6,150 cubic yards** of hydrocarbon-containing soil has been excavated from the site (Cambria 2005). The excavation activities are summarized below.

- In January 1998, during station demolition and fueling system removal, approximately 450 cubic yards of hydrocarbon-containing soil was excavated and disposed of off-site.
- In November 1999, IT excavated approximately 300 cubic yards of hydrocarbon-containing soil. The soil was profiled for landfill classification and transported to the BFI Vasco Road Landfill in Livermore, California.
- In July 2000, Cambria oversaw the remedial excavation of approximately 4,400 cubic yards of hydrocarbon-containing soil. The excavated soil was profiled for landfill classification and transported to the BFI Vasco Road Landfill in Livermore, California.
- In 2002, a total of 1,000 cubic yards of soil was excavated during property redevelopment (reference could not be located during research).

Enhanced in-situ biodegradation was utilized to further reduce residual hydrocarbon concentrations in soil and groundwater. In November 2011, HFA installed oxygen emitters in wells C-4, C-11, and C-12. An oxygen emitter could not be installed in well C-13 as previously proposed due to a bent well casing. Oxygen emitters operated at the site from November 30, 2011, until December 5, 2012 (HFA 2012). A total of **198 cubic feet** of oxygen was delivered into the subsurface to enhance in-situ biodegradation of hydrocarbons in soil and groundwater (HFA 2012).

3.3 Distribution of Petroleum Hydrocarbons

Petroleum hydrocarbons related to the former use of the site as a service station have been detected in soil, soil gas, and groundwater. These constituents are potential COCs, and include TPH-GRO; TPH-DRO; TPH as Stoddard solvent; benzene, toluene, ethyl benzene, xylenes (BTEX), and MTBE. These constituents have the potential to dissolve into the groundwater. In addition, many of these constituents are volatile and have the potential to migrate from soil or groundwater through the subsurface as soil gas to outdoor air and indoor air for buildings located above hydrocarbon sources. The following sections detail the residual hydrocarbons associated with the site.

3.3.1 Soil

Soil sample analytical results indicate that the residual hydrocarbons in soil are delineated laterally and vertically, and are limited to the areas south and southeast of the former gasoline USTs, and along the eastern property boundary (**Appendix A**). The maximum concentrations of select constituents of concern (COCs) in soil samples collected from within and outside of the excavation limits are summarized in the following tables (**Appendix A**).

Maximum COC Concentrations in Soil Within Excavation Limits

Constituent	Concentration* (mg/kg)	Sample Location	Sample Depth (feet bgs)	Sample Date
TPH-GRO	7,400	SV-1	6	10/29/1997
TPH-DRO	1,400	SV-1	6	10/29/1997
Benzene	3.37	B-8	8.5	4/14/1999
MTBE	ND	all	--	--

***** = Concentrations removed by excavation. mg/kg = Milligrams per kilogram. ND = Not detected.

Maximum COC Concentrations in Soil Outside of Excavation Limits

Constituent	Concentration (mg/kg)	Sample Location	Sample Depth (feet bgs)	Sample Date
TPH-GRO	4,700	C-6	4.5	5/5/1998
TPH-DRO	570	B-20	8	11/29/2007
Benzene	0.987	CS-13	11	7/19/2000
MTBE	0.27	G-2	10	10/29/1997

Residual hydrocarbon concentrations in soil have been further reduced over time due to natural attenuation of hydrocarbons and enhanced in-situ biodegradation. These reductions in hydrocarbon concentrations are evident by the reduction of hydrocarbon concentrations in groundwater as detailed in section 3.3.3.

3.3.2 Soil Vapor

Initial baseline soil vapor surveys were conducted in 1997 and 1999. In 2008, following remedial excavations, CRA conducted soil vapor surveys (CRA 2008b). The only constituent detected above the Environmental Screening Level (ESL) or California Human Health Screening Level (CHHSL) was TPH-GRO (**Appendix A**). In 2010, HFA conducted additional soil vapor assessment to further evaluate vapor intrusion for off-site buildings, and to rule-out the presence of potential nuisance vapor that might be associated with TPH-GRO concentrations detected during the 2008 assessment.

Laboratory analytical results for the sub-slab samples indicated detections of TPH-GRO and BTEX in soil vapor; however, naphthalene and MTBE were not detected in any of the samples (HFA 2011) (**Appendix A**). The sub-slab soil vapor results were compared to screening levels derived from the CHHSLs and were found to be one or more orders of magnitude less than the calculated screening levels. Indoor/outdoor air sampling was conducted concurrently with the sub-slab sampling. The evaluation of the sub-slab soil vapor and indoor/outdoor air samples concluded that vapor intrusion to indoor/outdoor air was not a complete pathway.

Based on these assessments, the soil vapor exposure pathway at the site has been adequately assessed, and no significant increased risk was identified.

3.3.3 Groundwater

Groundwater monitoring has been conducted at the site since April 1986. Historical and current maximum concentrations of select COCs in groundwater samples are summarized in the following table (**Tables 1 through 4**).

Maximum COC Concentrations in Groundwater

Constituent	Historical			Second Quarter 2013	
	Maximum (µg/l)	Well ID	Date	Maximum (µg/l)	Well ID
TPH-GRO	320,000	MW-B	4/30/1992	72J	C-13
TPH-DRO	200,000	C-7	1/27/2002	1,400	C-12
TPH-DRO – SGC*	120	C-4	5/1/2012	<50	All
Benzene	34,000	MW-B	4/30/1992	--	--
MTBE	23,000	MW-5	7/29/2007	2	C-4/C-13

ID = Identification. µg/l = Micrograms per liter. J = Laboratory estimated value. * = A silica gel cleanup (SGC) procedure was performed (10-gram column method). <# = Not detected at or above the laboratory detection limit. -- = Not applicable.

The residual level TPH-GRO, TPH-DRO with SGC, and MTBE concentrations indicate a stable to decreasing trend over time (**Appendix B**) (AECOM 2013). SWRCB supports the use of a SGC method prior to analyzing TPH-DRO to remove the non-hydrocarbon polar compounds (SWRCB 2012b). Benzene has not been detected since 2000, and TPH as Stoddard solvent has not been detected since 2008 (**Appendix B**) (SWRCB 2013). Residual hydrocarbon concentrations in groundwater have been delineated with the existing monitoring well network, and no hydrocarbon concentrations are above primary or secondary maximum contaminant levels (MCLs) (**Figures 4 through 7**).

3.4 Identification of Sensitive Receptors and Exposure Pathways

A review of potential sensitive receptors that may exhibit a significantly increased sensitivity to contaminants based on their age and health (e.g., schools, daycares, hospitals, nursing homes), status (e.g., sensitive or endangered species), proximity to known contamination, or the facilities they use (e.g., water supply) was conducted. The following paragraphs summarize the results:

3.4.1 Human Receptors

CRA conducted a sensitive receptor survey in 2008 (**Appendix C**). The survey identified six schools, three daycare centers, and two hospitals within 2,000 feet of the site. The nearest facilities, Sonoma

Valley Christian School and Old Adobe School, are located 900 feet east of the site. Based on their distances from the site and site data, these potential receptors are not considered to have a significant increase in risk.

3.4.2 Surface Water

The nearest body of surface water is Nathanson Creek, located approximately 1,320 feet southeast (downgradient) of the site. Surface water from the creek is not used for drinking water. Water for the city of Sonoma is supplied by the Sonoma County Water Agency (SCWA) system which sources its water from the Eel and Russian River Watersheds (SCPRMD 2008).

Based on the extent of hydrocarbons in soil and groundwater, this potential receptor is not considered to have a significant increase in risk.

3.4.3 Water Supply Wells

CRA; EA; PEG; and G-R have performed sensitive receptor surveys at the site (Cambria 2005; CRA 2008a). Based on the results of the most recent survey conducted by CRA, eight wells were identified within 2,000 feet of the site (**Appendix C**). One domestic well was identified approximately 780 feet south (downgradient) of the site. The well is screened from 210 to 230 feet bgs, approximately 200 feet deeper than the occurrence of hydrocarbons associated with the site.

Based on the extent of hydrocarbons in soil and groundwater, this potential receptor is not considered to have a significant increase in risk (CRA 2008a).

4.0 Request for Closure

Based on current site conditions and updated conceptual site model, the site satisfies the general and media-specific criteria for site closure under the Policy as indicated on the low-threat closure checklist prepared by AECOM (**Appendix D**), the LTCP Checklist as of January 23, 2013 prepared by SCDHS-EHS (**Appendix D**) (SWRCB 2013), and as detailed below.

4.1 General Criteria

a. The unauthorized release is located within the service area of a public water system

The site is located in the city of Sonoma, California, which has a public water supply system.

b. The unauthorized release consists only of petroleum

The unauthorized release was from the gasoline fueling system and consists only of petroleum constituents.

c. The unauthorized ("primary") release from the UST system has been stopped

All USTs, dispenser islands, and associated product piping were removed in 1998 when the station was demolished, therefore, the "primary" release from the UST system has been stopped (Cambria 2005).

d. Free product has been removed to the maximum extent practicable

Free product (also known as PSH and light non-aqueous phase liquid [LNAPL]) was historically identified in wells C-2, C-3, C-6, C-8, MW-A, and MW-B up to 1.87 feet thick. A total of 29.5 gallons of PSH has been removed from the site. PSH is not currently in any wells and was last detected in July 1999 (**Table 3**) (AECOM 2013).

e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed

The conceptual site model is summarized in the current report and within previous reports (Cambria 2005; HFA 2011). The SCDHS-EHS indicated in their low-threat closure checklist (**Appendix D**) that the site met all of the low-threat closure policy criteria except that an updated conceptual site model was required. The updated conceptual site model presented herein is intended to meet that criterion

f. Secondary source has been removed to the extent practicable

From 1998 through 2012, excavations, PSH removal, groundwater extraction, and enhanced in-situ bioremediation have been conducted at the site that have removed the secondary source to the extent practicable. A summary of site remediation is located in section 3.2.3.

g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code section 25296.15

Soil and groundwater have been tested for MTBE and the results reported in accordance with Health and Safety Code section 25296.15, and are located in **Table 1, Table 4,** and **Appendix A**.

h. Nuisance as defined by Water Code section 13050 does not exist at the site

To the knowledge of AECOM, the release is not injurious to health, is not offensive to the senses, is not an obstruction to the free use of property, does not affect at the same time an entire community or neighborhood, and did not occur during or as a result of the treatment or disposal of the released petroleum. The 2010 soil vapor/sub-slab sampling event concluded that based on the comparison and evaluation of the sub-slab and indoor/outdoor data, nuisance soil vapor was not present (HFA 2011). Therefore, no nuisance is present.

4.2 Media-Specific Criteria

4.2.1 Groundwater-Specific Criteria

The most recent groundwater sampling event was conducted during the second quarter of 2013 (**Tables 1, 3,** and **4**). Benzene was not detected above laboratory method detection limits and has not been detected since 2000. MTBE was detected in the groundwater samples collected from C-4 and C-13 at a concentration of 2 µg/l, which is below the primary and secondary state MCLs for drinking water standards (**Figure 7**) (AECOM 2013). TPH-GRO concentrations are only intermittently present for two wells (C-12 and C-13) with concentrations less than 100 µg/l, and TPH-DRO (SGC) was not detected above the laboratory detection limits (**Figures 4** and **6**).

To satisfy the media-specific criteria for groundwater, the contaminant plume that exceeds a WQO, must be stable or decreasing in areal extent, and meet all of the additional characteristics of one of the five classes of sites listed in the Policy. The site characteristics meet the most conservative groundwater-specific criteria of scenario (1) of the Policy, as summarized in the following table (SWRCB 2012a).

Site Characteristics and Groundwater-Specific Scenario (1)

Criteria of Scenario (1) of the Low-Threat Closure Policy	Site Characteristics	Criterion Met
a. The contaminant plume that exceeds water quality objectives is less than 100 feet in length.	All COCs are below primary and secondary state MCLs and/or WQOs.	Yes
b. There is no free product.	Free product has been removed and was last detected at the site in July 1999.	Yes
c. The nearest existing water supply well or surface water body is greater than 250 feet from the defined plume boundary.	Existing water supply wells and surface water bodies are greater than 250 feet from the defined plume boundary. The nearest water supply well, a domestic well, is located 780 feet downgradient of the site. No municipal production wells were identified within 2,000 feet of the site.	Yes

4.2.2 Petroleum Vapor Intrusion to Indoor Air

The site is currently a multilevel mixed-use building with commercial offices on the first two floors and residences on the third floor. To satisfy the media-specific criteria for vapor intrusion to indoor air, previous soil vapor assessments were evaluated.

Several vapor intrusion assessments have been conducted at the site in 1997, 1999, 2008, and 2010. The evaluation of the data and conclusions from the soil vapor surveys, sub-slab soil vapor sampling, and indoor/outdoor air samples indicate that the soil vapor exposure pathway at the site has been adequately assessed, and no significant increased risk to indoor air was identified.

Based on the site-specific soil vapor assessments, the site meets criteria 2b and, therefore, petroleum vapor intrusion to indoor air is considered low-threat for this potential pathway (SWRCB 2012a).

4.2.3 Direct Contact and Outdoor Air Exposure

The low-threat closure policy describes conditions where direct contact with contaminated soil or inhalation of contaminants volatized to outdoor air poses a low threat to human health. Table 1 of the low-threat closure policy lists concentrations of petroleum constituents in soil that will have no significant risk of adversely affecting human health. The concentration limits for 0 to 5 feet bgs protect from ingestion of soil, dermal contact with soil, inhalation of volatile soil emissions, and inhalation of particulate emissions. The concentration limits for 5 to 10 feet bgs protect from inhalation of volatile soil emissions. In addition, if exposure to construction workers or utility trench workers is reasonably anticipated, the concentration limits for “utility worker” apply to the depth interval of 0 to 10 feet bgs (SWRCB 2012a).

Currently the site has a multilevel mixed-use building with commercial offices on the first two floors and residences on the third floor. The site is zoned for both residential and commercial, so the residential, commercial, and utility worker screening levels from Table 1 of the low-threat closure policy are compared to site-specific sampling results in the following tables.

Direct Contact Soil and Outdoor Air Evaluation, 0–5 feet bgs

Constituent*	Residential** (mg/kg)	Commercial / Industrial** (mg/kg)	Utility Worker** (mg/kg)	Maximum Site Concentration*** (mg/kg)	Sample Location (date sampled)	Sample Depth (feet bgs)
Benzene	1.9	8.2	14	ND	all	--
Ethylbenzene	21	89	314	ND	all	--

-- = Not applicable
ND = Not detected at laboratory method or detection limit.
* = Laboratory analytical reports did not include results for naphthalene or PAHs. However, laboratory results for soil vapor samples collected in 2008 and 2010 showed no detection of naphthalene (**Appendix A**).
** = From Table 1 of SWRCB (2012a).
*** = From **Appendix A**.

Direct Contact Soil and Outdoor Air Evaluation, 5–10 feet bgs

Constituent*	Residential** (mg/kg)	Commercial / Industrial** (mg/kg)	Utility Worker** (mg/kg)	Maximum Site Concentration*** (mg/kg)	Sample Location (date sampled)	Sample Depth (feet bgs)
Benzene	2.8	12	14	ND	all	--
Ethylbenzene	32	134	314	19.4	B-3 (4/14/1999)	8.5

-- = Not applicable
ND = Not detected at laboratory method or detection limit.
*= Laboratory analytical reports did not include results for naphthalene or PAHs. However, laboratory results for soil vapor samples collected in 2008 and 2010 showed no detection of naphthalene (**Appendix A**).
** = From Table 1 of SWRCB (2012a).
*** = From **Appendix A**.

The soil data indicate that the media-specific criteria for direct contact and outdoor air exposure are satisfied. Extensive remedial excavations at the site have removed the majority of subsurface hydrocarbons in soil to depths of 7 to 12 feet bgs (**Appendix A**). Analytical data from areas previously excavated were not reported in the tables above because the hydrocarbon-containing soil has been removed and replaced with clean imported engineered fill material.

5.0 Conclusions and Recommendations

AECOM's updated conceptual site model and review of site data indicate that this site satisfies the general and media-specific criteria under the Policy. In addition, the groundwater data and hydrographs demonstrate that the residual hydrocarbon concentrations are declining and the remaining dissolved-phase hydrocarbon plume is shrinking. Therefore, the residual hydrocarbon concentrations pose no significant threat to human health or the environment, and the site is a candidate for case closure.

Therefore, AECOM recommends that SCDHS-EHS close the subject case and authorize implementation of site closure activities consisting of abandonment of the groundwater monitoring well network.

Effective as of the date of this request, the groundwater monitoring and sampling activities will be suspended until a response and further direction from SCDHS-EHS is received.

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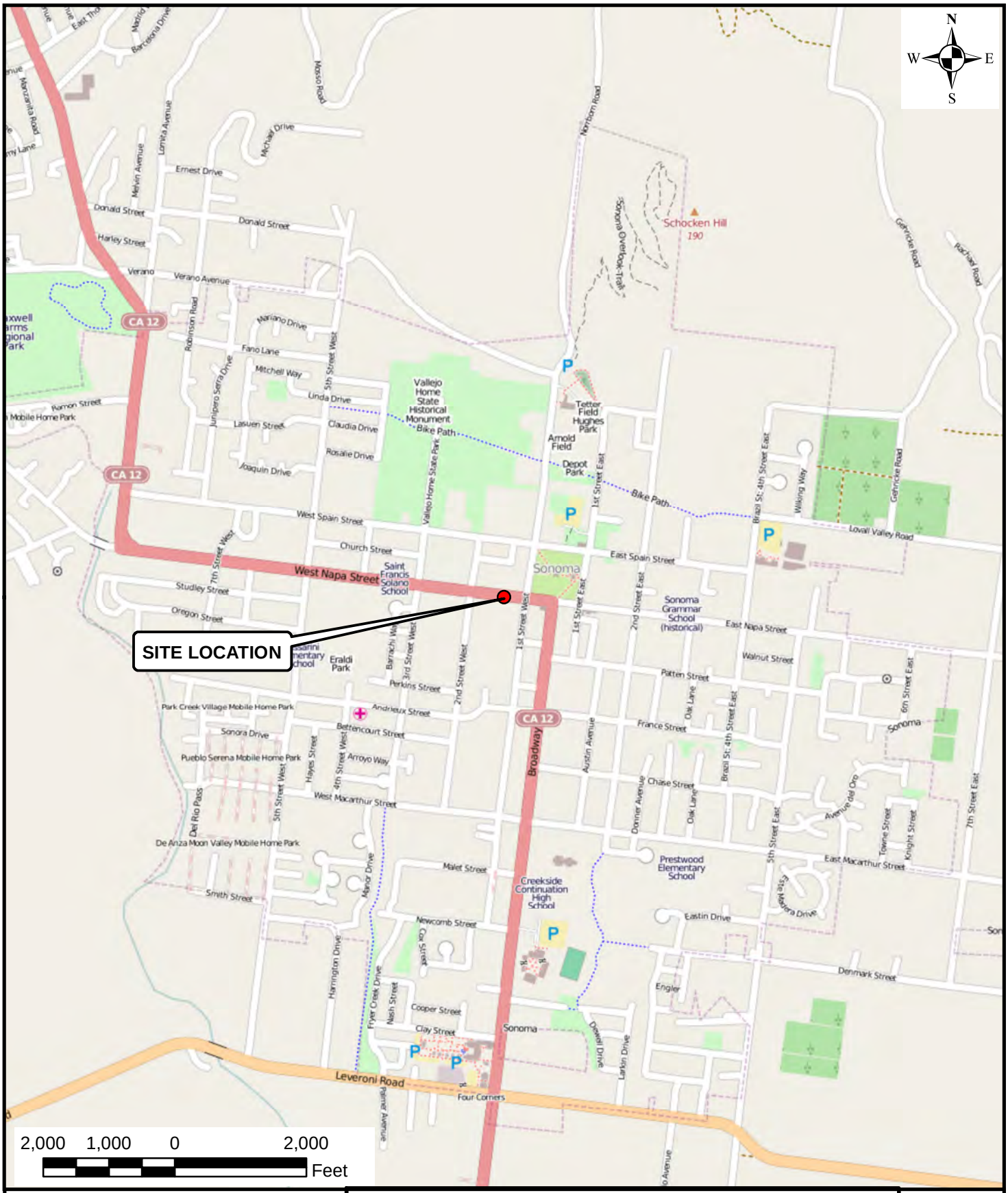
Figures



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SITE LOCATION MAP

Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

FIGURE NUMBER:
1

DRAWN BY:	DATE:	PROJECT NUMBER:	SHEET NUMBER:
T. Quiroz	05/06/2013	60289044	1 of 1

Legend

- Property Boundary
- Groundwater Monitoring Well
- Abandoned Groundwater Monitoring Well
- UST Underground Storage Tank
- * Monitoring Well With Oxygen Emitter

Source: Fourth Quarter 2012 Semiannual Groundwater Monitoring Report, prepared by Holguin, Fahan & Associates, Inc., dated January 28, 2013.

FILENAME: J:\Client-Projects\Chevron-Retail_SITES ON ONTARIO SERVER\90509-Sonoma, 135 W Napa St\7.0 Deliverables\7.1 Groundwater Monitoring\90509.dwg

REVISIONS			
NO.:	DESCRIPTION:	DATE:	BY:

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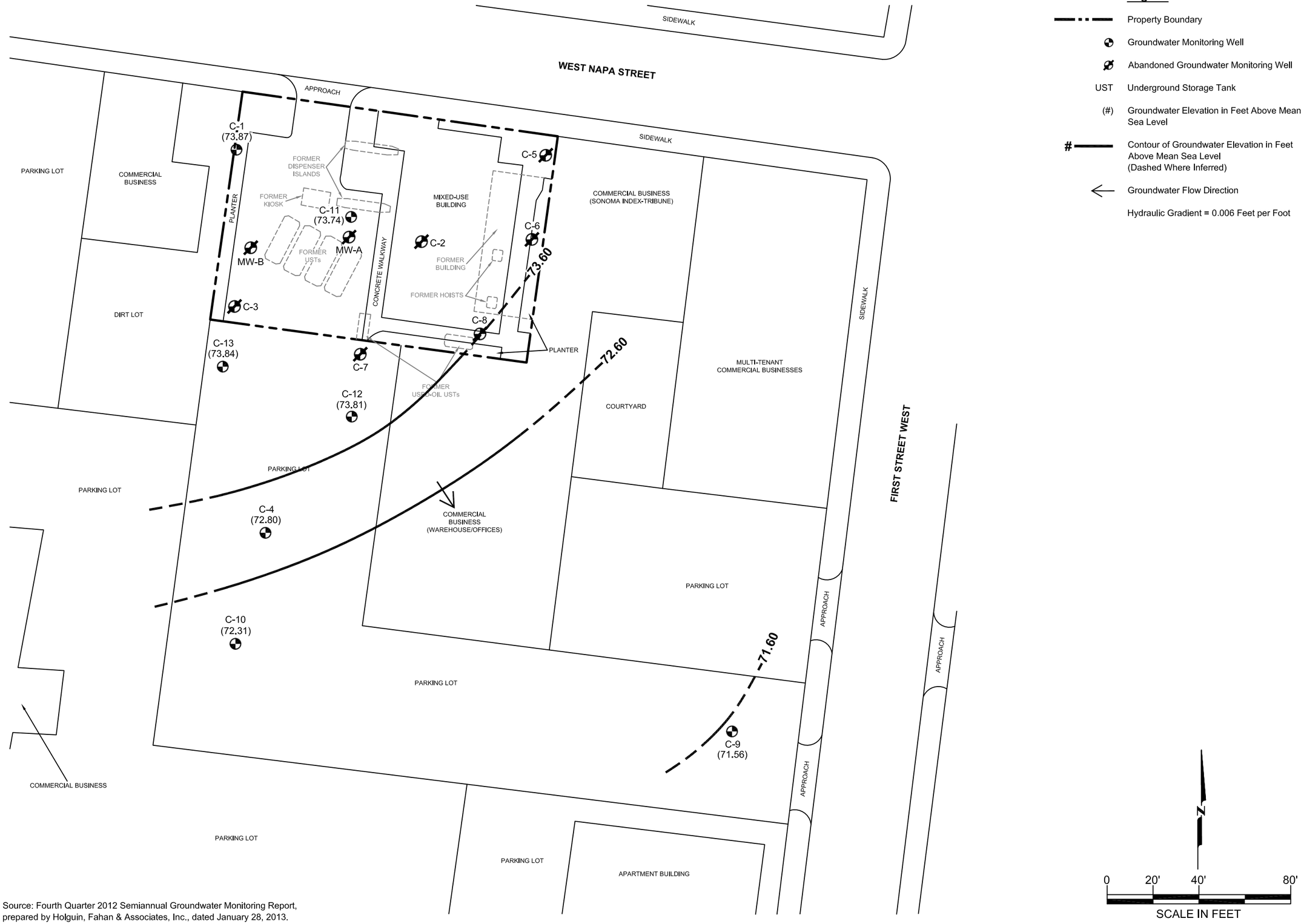
Site Plan

Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

SCALE: 1" = 40'
DATE: 05/07/2013
PROJECT NUMBER: 60289044

FIGURE NUMBER: 2

SHEET NUMBER: 1 of 1



Legend

- Property Boundary
- Groundwater Monitoring Well
- Abandoned Groundwater Monitoring Well
- UST — Underground Storage Tank
- (#) — Groundwater Elevation in Feet Above Mean Sea Level
- # — Contour of Groundwater Elevation in Feet Above Mean Sea Level (Dashed Where Inferred)
- Groundwater Flow Direction
- Hydraulic Gradient = 0.006 Feet per Foot

Source: Fourth Quarter 2012 Semiannual Groundwater Monitoring Report, prepared by Holguin, Fahan & Associates, Inc., dated January 28, 2013.

FILENAME: C:\Users\quirozt\Desktop\90509.dwg

REVISIONS			
NO.:	DESCRIPTION:	DATE:	BY:

DESIGNED BY:	T. Quiroz
DRAWN BY:	T. Quiroz
CHECKED BY:	D. Files
APPROVED BY:	T. McFarland

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2nd Quarter 2013 Semiannual Groundwater Elevation Contour Map

Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

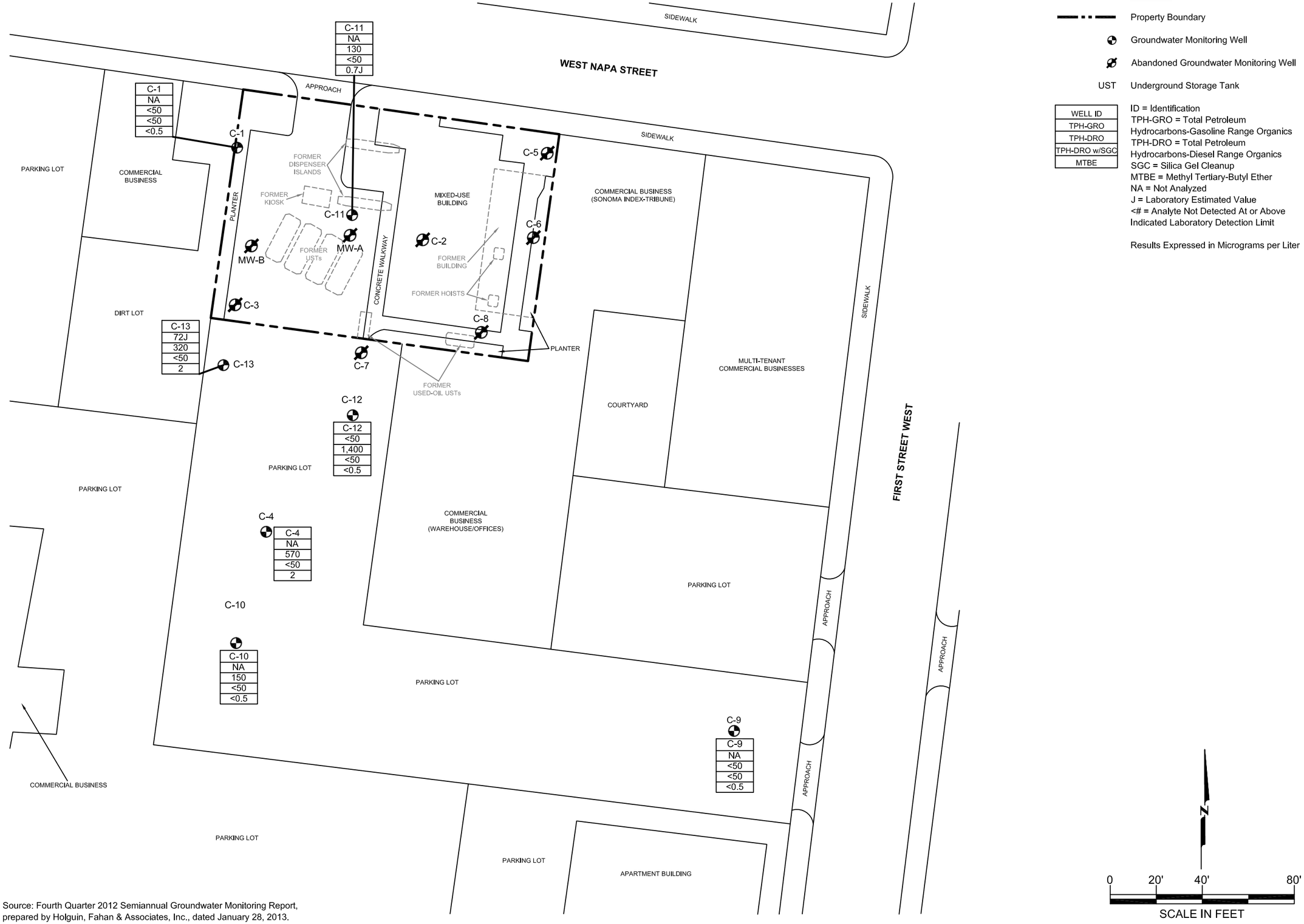
SCALE:	DATE:	PROJECT NUMBER:
1" = 40'	05/07/2013	60289044

FIGURE NUMBER:

3

SHEET NUMBER:

1 of 1



Legend

Property Boundary

Groundwater Monitoring Well

Abandoned Groundwater Monitoring Well

UST Underground Storage Tank

WELL ID
TPH-GRO
TPH-DRO
TPH-DRO w/SGC
MTBE

ID = Identification
TPH-GRO = Total Petroleum Hydrocarbons-Gasoline Range Organics
TPH-DRO = Total Petroleum Hydrocarbons-Diesel Range Organics
SGC = Silica Gel Cleanup
MTBE = Methyl Tertiary-Butyl Ether
NA = Not Analyzed
J = Laboratory Estimated Value
<# = Analyte Not Detected At or Above Indicated Laboratory Detection Limit

Results Expressed in Micrograms per Liter

Source: Fourth Quarter 2012 Semiannual Groundwater Monitoring Report, prepared by Holguin, Fahan & Associates, Inc., dated January 28, 2013.

FILENAME: C:\Users\quirozt\Desktop\90509.dwg

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2nd Quarter 2013 Semiannual Groundwater Analytical Data Map

Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

SCALE: 1" = 40'
DATE: 05/07/2013
PROJECT NUMBER: 60289044

FIGURE NUMBER: 4

SHEET NUMBER: 1 of 1

Source: Fourth Quarter 2012 Semiannual Groundwater Monitoring Report, prepared by Holguin, Fahan & Associates, Inc., dated January 28, 2013.

Legend

	Property Boundary
	Groundwater Monitoring Well
	Abandoned Groundwater Monitoring Well
UST	Underground Storage Tank
TPH-DRO	Total Petroleum Hydrocarbons-Diesel Range Organics
(#)	TPH-DRO Concentration in Micrograms per Liter
#	Contour of TPH-DRO Concentrations in Micrograms per Liter
(<#)	Analyte Not Detected At or Above Indicated Laboratory Detection Limit

REVISIONS			
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DESIGNED BY: T. Quiroz
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2nd Quarter 2013 Semiannual TPH-DRO Isoconcentration Contour Map

Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

SCALE: 1" = 40'
DATE: 05/07/2013
PROJECT NUMBER: 60289044

FIGURE NUMBER: 5

SHEET NUMBER: 1 of 1

FILENAME: C:\Users\quiroz1\Desktop\90509.dwg

Legend

	Property Boundary
	Groundwater Monitoring Well
	Abandoned Groundwater Monitoring Well
UST	Underground Storage Tank
TPH-DRO With SGC	Total Petroleum Hydrocarbons-Diesel Range Organics with Silica Gel Cleanup
(<#)	Analyte Not Detected At or Above Indicated Laboratory Detection Limit

Source: Fourth Quarter 2012 Semiannual Groundwater Monitoring Report, prepared by Holguin, Fahan & Associates, Inc., dated January 28, 2013.

FILENAME: C:\Users\quirozt\Desktop\90509.dwg

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2nd Quarter 2013 Semiannual TPH-DRO With SGC Isoconcentration Map

Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

SCALE: 1" = 40'
DATE: 05/07/2013
PROJECT NUMBER: 60289044

FIGURE NUMBER: 6

SHEET NUMBER: 1 of 1

Legend

	Property Boundary
	Groundwater Monitoring Well
	Abandoned Groundwater Monitoring Well
UST	Underground Storage Tank
MTBE	Methyl Tertiary-Butyl Ether
(#)	MTBE Concentration in Micrograms per Liter
(<#)	Analyte Not Detected At or Above Indicated Laboratory Detection Limit
J	Laboratory Estimated Value

Source: Fourth Quarter 2012 Semiannual Groundwater Monitoring Report, prepared by Holguin, Fahan & Associates, Inc., dated January 28, 2013.

FILENAME: C:\Users\quirozt\Desktop\90509.dwg

REVISIONS			
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2nd Quarter 2013 Semiannual MTBE Isoconcentration Map

Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

SCALE: 1" = 40'
DATE: 05/07/2013
PROJECT NUMBER: 60289044

FIGURE NUMBER: 7

SHEET NUMBER: 1 of 1

Tables

Table 1
Current Groundwater Monitoring Data and Analytical Results
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	TOC* (ft)	DATE	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	MTBE (µg/L)	COMMENTS
C-1	79.77	4/10/2013	5.90	73.87	0	--	<50	<50	--	<0.5	
C-4	78.03	4/10/2013	5.23	72.80	0	--	570	<50	--	2	
C-9	77.99	4/10/2013	6.43	71.56	0	--	<50	<50	--	<0.5	
C-10	77.33	4/10/2013	5.02	72.31	0	--	150	<50	--	<0.5	
C-11	79.23	4/10/2013	5.49	73.74	0	--	130	<50	--	0.7J	
C-12	78.95	4/10/2013	5.14	73.81	0	<50	1,400	<50	<160	<0.5	
C-13	79.31	4/10/2013	5.47	73.84	0	72J	320	<50	<80	2	
QA	--	4/10/2013	--	--	--	<50	--	--	--	<0.5	

NOTES:
* TOC and GWE are in feet above mean sea level.
TPH-GRO, TPH-DRO, TPH-DRO with SGC, and TPH Stoddard Solvent analyzed by US Environmental Protection Agency (EPA) Method 8015B
MTBE analyed by EPA 8260B

<# = Analyte not detected at or above indicated laboratory detection limit
TOC = Top of casing
ft = Feet
DTW = Depth to water
GWE = Groundwater elevation
µg/L = Micrograms per liter
-- = Not available
QA = Trip blank
ID = Identification
LNAPL = Light Non-Aqueous Phase Liquid
J = Laboratory estimated value

TPH = Total Petroleum Hydrocarbons
TPH-GRO = Total Petroleum Hydrocarbons-Gasoline Range Organics
TPH-DRO = Total Petroleum Hydrocarbons-Diesel Range Organics
SGC = Analyzed with Silica Gel Cleanup
MTBE = Methyl Tertiary Butyl Ether

Table 2
Current Groundwater Analytical Results - Monitored Natural Parameters
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	DATE	CO2 BY HEADSPACE (µg/L)	METHANE (µg/L)	MANGANESE (µg/L)	NITRATE NITROGEN (µg/L)	SULFATE (µg/L)	FERROUS IRON (µg/L)
C-1	4/10/2013	120,000	<3.0	3.3J	<250	33,100	15J
C-4	4/10/2013	81,000	8.8	37.7	810	23,300	17J
C-9	4/10/2013	56,000	<3.0	1.7J	720	20,200	<10
C-10	4/10/2013	140,000	3.7J	66.8	<250	42,100	490
C-11	4/10/2013	41,000	<3.0	1,930	520	32,700	<10
C-12	4/10/2013	110,000	47	2,030	2,100	11,100	1,700
C-13	4/10/2013	140,000	2,700	4,030	<250	20,100	8,700

NOTES:
CO2 by headspace and methane analyzed by US Environmental Protection Agency (EPA) Method 8015B
Manganese analyzed by EPA Method 6010B
Nitrate nitrogen and sulfate analyzed by EPA Method 300.0
ferrous iron analyzed by EPA Method SM 3500-FE B modified-1997

CO2 = Carbon Dioxide
<# = Analyte not detected at or above indicated laboratory detection limit
-- = Not available
µg/L = Micrograms per liter
QA = Trip blank
ID = Identification
J = Laboratory estimated value

Table 3
Historical Groundwater Monitoring Data and Analytical Results
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-1	79.81	10/21/1988	6.40	73.41	0	<1,000	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	1/16/1989	5.11	74.70	0	<50	--	--	--	<0.1	<1	<1	<1	
	79.81	4/4/1989	4.32	75.49	0	<100	--	--	--	<0.1	<0.5	<0.2	<0.1	
	79.81	6/28/1989	5.64	74.17	0	<50	--	--	--	<0.1	<1	<1	<1	
	79.81	10/11/1989	5.96	73.85	0	<250	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	12/15/1989	6.06	73.75	0	<250	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	3/15/1990	5.26	74.55	0	--	--	--	--	--	--	--	--	
	79.81	3/19/1990	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	6/26/1990	7.75	72.06	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	5/24/1991	5.61	74.20	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	7/31/1991	5.97	73.84	0	<50	<1,000	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	10/30/1991	5.73	74.08	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	1/27/1992	5.81	74.00	0	61	--	--	--	9.6	<0.5	<0.5	<0.5	
	79.81	4/30/1992	5.50	74.31	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	10/20/1992	7.68	72.13	0	<50	--	--	--	<0.5	<0.5	<0.5	0.8	
	79.81	12/30/1992	4.04	75.77	0	<50	--	--	--	1.5	<0.5	<0.5	<0.5	
	79.81	7/27/1993	7.52	72.29	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	10/25/1993	6.78	73.03	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	1/12/1994	6.10	73.71	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	4/29/1994	7.52	72.29	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	7/19/1994	6.55	73.26	0	<50	--	--	--	1.8	4.6	0.5	3	
	79.81	10/24/1994	8.99	70.82	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	1/23/1995	3.00	76.81	0	<50	--	--	--	<0.5	1.3	<0.5	2.1	
	79.81	4/11/1995	8.70	71.11	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	7/20/1995	8.90	70.91	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	10/16/1995	8.90	70.91	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	1/29/1996	3.03	76.78	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	4/21/1996	6.65	73.16	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	7/30/1996	6.12	73.69	0	--	--	--	--	--	--	--	--	
	79.81	10/27/1996	6.45	73.36	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	1/31/1997	2.81	77.00	0	--	--	--	--	--	--	--	--	
	79.81	4/10/1997	5.69	74.12	0	<50	--	--	--	0.52	<0.5	<0.5	<0.5	
	79.81	7/29/1997	7.18	72.63	0	--	--	--	--	--	--	--	--	
	79.81	10/16/1997	7.73	72.08	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	3/27/1998	--	--	--	--	--	--	--	--	--	--	--	
	79.81	6/29/1998	5.79	74.02	0	89	--	--	--	<0.5	<0.5	<0.5	<0.5	

Table 3
Historical Groundwater Monitoring Data and Analytical Results
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-1 cont.	79.81	10/20/1998	7.71	72.10	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	4/30/1999	4.77	75.04	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	7/28/1999	7.36	72.45	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	10/12/1999	7.43	72.38	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	1/5/2000	7.36	72.45	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	4/26/2000	4.67	75.14	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	8/11/2000	10.15	69.66	0	<50	163	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	10/25/2000	7.26	72.55	0	<50	11,800	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	1/5/2001	7.13	72.68	0	<50	78	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	4/24/2001	8.96	70.85	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	79.81	7/24/2001	6.92	72.89	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	79.76	10/10/2001	7.48	72.28	0	--	--	--	--	--	--	--	--	
	79.76	10/14/2001	7.50	72.26	0	<50	<50	--	--	<0.5	0.81	<0.5	0.73	
	79.76	1/27/2002	7.61	72.15	0	<50	86	--	--	<0.5	<0.5	<0.5	<1.5	
	79.76	4/18/2002	5.28	74.48	0	<50	57	--	--	<0.5	<0.5	<0.5	<0.5	
	79.76	7/12/2002	6.27	73.49	0	<50	51	--	--	<0.5	<0.5	<0.5	<1.5	
	79.76	10/23/2002	6.34	73.42	0	<50	73	--	--	<0.5	<0.5	<0.5	0.7	
	79.76	1/16/2003	4.17	75.59	0	<50	<50	--	--	<0.5	<0.5	<0.5	<1.5	
	79.76	4/12/2004	--	--	--	--	--	--	--	--	--	--	--	
	79.76	7/12/2004	6.94	72.82	0	<50	2	--	--	<0.5	<0.5	<0.5	<0.5	
	79.76	10/11/2004	7.34	72.42	0	<50	120	--	--	<0.5	<0.5	<0.5	<0.5	
	79.76	1/10/2005	3.61	76.15	0	<50	66	--	--	<0.5	<0.5	<0.5	<0.5	
	79.76	4/11/2005	4.66	75.10	0	<50	95	--	--	<0.5	<0.5	<0.5	<0.5	
	79.76	7/11/2005	6.54	73.22	0	<50	77	--	--	<0.5	<0.5	<0.5	<0.5	
	79.76	10/10/2005	5.77	73.99	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	79.76	1/16/2006	3.09	76.67	0	<50	64	--	--	<0.5	<0.5	<0.5	<0.5	
	79.76	4/12/2006	2.85	76.91	0	<50	160	--	--	<0.5	<0.5	<0.5	<0.5	
	79.77	7/12/2006	7.03	72.74	0	<50	98	--	--	<0.5	<0.5	<0.5	<0.5	
	79.77	10/2/2006	7.80	71.97	0	<50	320	--	--	<0.5	<0.5	<0.5	<0.5	
	79.77	1/2/2007	5.11	74.66	0	<50	120	--	--	<0.5	<0.5	<0.5	<0.5	
	79.77	4/2/2007	6.15	73.62	0	<50	110	--	--	<0.5	<0.5	<0.5	<0.5	
	79.77	7/2/2007	7.23	72.54	0	<50	58	--	--	<0.5	<0.5	<0.5	<0.5	
	79.77	10/1/2007	7.57	72.20	0	<50	180	--	--	<0.5	<0.5	<0.5	0.8	
	79.77	1/2/2008	4.93	74.84	0	<50	280	--	--	<0.5	<0.5	<0.5	<0.5	
	79.77	4/1/2008	5.58	74.19	0	<50	71	--	--	<0.5	<0.5	<0.5	<0.5	
	79.77	7/1/2008	7.07	72.70	0	<50	55	--	--	<0.5	<0.5	<0.5	<0.5	

Table 3
Historical Groundwater Monitoring Data and Analytical Results
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-1 cont.	79.77	10/22/2008	4.22	75.55	0	--	<50	--	--	--	--	--	--	
	79.77	1/22/2009	5.72	74.05	0	--	<50	--	--	--	--	--	--	
	79.77	4/22/2009	5.94	73.83	0	--	80	--	--	--	--	--	--	
	79.77	7/22/2009	7.05	72.72	0	--	100	--	--	--	--	--	--	
	79.77	10/29/2009	5.72	74.05	0	--	<50	--	--	--	--	--	--	
	79.77	4/9/2010	5.44	74.33	0	--	<50	--	--	--	--	--	--	
	79.77	10/25/2010	5.18	74.59	0	--	150	--	--	--	--	--	--	
	79.77	4/26/2011	5.60	74.17	0	--	<50	--	--	--	--	--	--	
	79.77	10/14/2011	7.08	72.69	0	--	<50	--	--	--	--	--	--	
	79.77	5/1/2012	5.58	74.19	0	--	<50	<50	--	--	--	--	--	
	79.77	11/13/2012	7.13	72.64	0	--	<50	<50	--	--	--	--	--	
	79.77	**4/10/2013**	**5.90**	**73.87**	**0**	**--**	**<50**	**<50**	**--**	**--**	**--**	**--**	**--**	
C-2	80.79	10/21/1988	7.03	73.76	0	--	--	--	--	--	--	--	--	
	80.79	1/16/1989	7.51	74.50	1.65	--	--	--	--	--	--	--	--	
	80.79	4/4/1989	5.08	75.96	0.34	--	--	--	--	--	--	--	--	
	80.79	6/28/1989	7.66	74.06	1.25	--	--	--	--	--	--	--	--	
	80.79	10/11/1989	7.12	73.82	0.2	--	--	--	--	--	--	--	--	
	80.79	12/15/1989	7.93	73.10	0.33	--	--	--	--	--	--	--	--	
	80.79	3/15/1990	6.35	74.55	0.15	--	--	--	--	--	--	--	--	
	80.79	6/26/1990	8.82	72.21	0.32	--	--	--	--	--	--	--	--	
	80.79	5/24/1991	6.70	74.15	0.08	--	--	--	--	--	--	--	--	
	80.79	7/31/1991	--	--	0.04	--	--	--	--	--	--	--	--	
	80.79	8/26/1991	--	--	--	--	--	--	--	--	--	--	--	
	80.79	9/12/1991	--	--	0.02	--	--	--	--	--	--	--	--	
	80.79	10/30/1991	--	--	--	--	--	--	--	--	--	--	--	
	80.79	10/30/1991	6.71	74.08	0	11,000	--	--	--	6	<5	<5	200	
	80.79	12/16/1991	--	--	0.02	--	--	--	--	--	--	--	--	
	80.79	1/27/1992	--	--	--	--	--	--	--	--	--	--	--	
	80.79	1/27/1992	6.78	74.01	0	2,100	--	--	--	22	<0.5	1.8	46	
	80.79	3/19/1992	--	--	--	--	--	--	--	--	--	--	--	
	80.79	4/30/1992	6.54	74.25	0	--	--	--	--	--	--	--	--	
	80.79	7/31/1992	7.04	73.79	0.05	--	--	--	--	--	--	--	--	
	80.79	10/20/1992	9.44	72.13	1.06	--	--	--	--	--	--	--	--	
	80.79	12/30/1992	5.02	75.77	0	81,000	--	--	--	1	<15		1,600	
	80.79	7/27/1993	8.61	72.26	0.11	--	--	--	--	--	--	--	--	

Table 3
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WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-2 cont.	80.79	10/25/1993	7.96	72.99	0.22	--	--	--	--	--	--	--	--	
	80.79	1/12/1994	7.12	73.77	0.14	--	--	--	--	--	--	--	--	
	80.79	4/29/1994	8.46	72.33	0	2,200	--	--	--	7.2	<0.5	<0.5	38	
	80.79	7/19/1994	6.59	74.22	0.03	--	--	--	--	--	--	--	--	
	80.79	10/24/1994	9.93	70.92	0.08	--	--	--	--	--	--	--	--	
	80.79	1/23/1995	4.59	76.26	0.08	--	--	--	--	--	--	--	--	
	80.79	4/11/1995	9.06	71.73	0	2,200	--	--	--	1.8	<1	<1	29	
	80.79	7/20/1995	9.52	71.27	0	1,100	--	--	--	<0.5	<0.5	<0.5	6.8	
	80.79	10/16/1995	9.72	71.07	0	870	--	--	--	5.3	<0.5	<0.5	8.9	
	80.79	1/29/1996	4.05	76.74	0	1,600	--	--	--	120	<10	<10	<10	Sheen
	80.79	4/21/1996	7.49	73.30	0	4,400	--	--	--	120	<5	<5	19	
	80.79	7/30/1996	7.10	73.69	0	12,000	--	--	--	<10	<10	30	70	
	80.79	10/27/1996	7.48	73.31	0	9,700	--	--	--	<25	<25	26	210	
	80.79	1/31/1997	3.78	77.01	0	720	--	--	--	31	<2.5	5.6	11	
	80.79	4/11/1997	6.70	74.09	0	870	--	--	--	25	1.2	4.2	27	
	80.79	7/29/1997	8.27	72.52	0	1,300	--	--	--	11	<1.2	6.7	20	
	80.79	10/16/1997	8.33	72.46	0	580	--	--	--	6.7	<2	<2	<2	
	80.79	3/27/1998	5.29	75.50	0	4,400	--	--	--	8	<0.5	10	11	
	80.79	6/29/1998	6.93	73.86	0	57,000	--	--	--	<200	<200	<200	<200	
	80.79	9/20/1998	8.73	72.06	0	1,100	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.79	10/20/1998	8.41	72.39	0.02	--	--	--	--	--	--	--	--	
	80.79	1/27/1999	5.70	75.09	0	10,300	2,640	--	--	<5	<5	22.4	<5	
	80.79	4/30/1999	6.00	74.79	0	16,000	--	--	--	<0.5	<0.5	<0.5	430	
	80.79	7/28/1999	8.68	72.11	0	2,530	<500	--	--	<10	<10	<10	<10	
	80.79	10/12/1999	--	--	--	--	--	--	--	--	--	--	--	
	80.79	1/5/2000						Abandoned						
C-3	--	1/16/1989	6.05	--	0	--	--	--	--	--	--	--	--	
	--	4/4/1989	5.31	--	0	--	--	--	--	--	--	--	--	
	--	6/28/1989	6.56	--	0	--	--	--	--	--	--	--	--	
	80.63	10/11/1989	7.25	73.38	0	430	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.63	10/11/1989	6.88	73.75	0	--	--	--	--	--	--	--	--	
	80.63	12/15/1989	7.01	73.66	0.05	--	--	--	--	--	--	--	--	
	80.63	3/15/1990	6.23	74.40	0	--	--	--	--	--	--	--	--	
	80.63	3/19/1990	--	--	--	2,400	--	--	--	230	23	15	15	
	80.63	6/26/1990	8.49	72.14	0	800	--	--	--	<0.5	9.9	0.6	1.9	

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WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-3 cont.	80.63	5/24/1991	6.59	74.04	0	17,000	3,000	--	--	8,400	58	1,500	250	
	80.63	7/31/1991	7.00	73.71	0.11	--	--	--	--	--	--	--	--	
	80.63	8/26/1991	--	--	--	--	--	--	--	--	--	--	--	
	80.63	9/12/1991	--	--	0.07	--	--	--	--	--	--	--	--	
	80.63	10/30/1991	6.65	74.02	0.05	--	--	--	--	--	--	--	--	
	80.63	12/16/1991	--	--	0.05	--	--	--	--	--	--	--	--	
	80.63	1/27/1992	6.68	73.95	0	28,000	--	--	--	230	450	150	2,200	
	80.63	3/19/1992	--	--	--	--	--	--	--	--	--	--	--	
	80.63	4/30/1992	6.49	74.14	0	45,000	--	--	--	6,300	150	55	0	
	80.63	6/30/1992	--	--	0.07	--	--	--	--	--	--	--	--	
	80.63	10/20/1992	8.57	72.06	0	12,000	--	--	--	9	710	490	3,100	
	80.63	10/20/1992	--	--	--	12,000	--	--	--	890	650	460	2,900	
	80.63	12/30/1992	4.84	75.79	0	21,000	--	--	--	2,900	550	160	1,800	
	80.63	7/27/1993	8.46	72.25	0.11	760	--	--	--	17	<0.5	14	54	
	80.63	10/25/1993	7.63	73.00	0	1,000	--	--	--	26	<0.5	22	77	
	80.63	1/12/1994	6.88	73.75	0	1,100	--	--	--	180	<0.5	9		
	80.63	4/29/1994	8.52	72.11	0	2,200	--	--	--	5.9	4.1	41	38	
	80.63	7/19/1994	7.45	73.18	0	--	--	--	--	--	--	--	--	
	80.63	8/4/1994	--	--	--	300	--	--	--	1.8	2.1	0.6	5.4	
	80.63	10/24/1994	9.93	70.70	0	1,000	--	--	--	1.1	7.4	1.3	20	
	80.63	1/23/1995	3.95	76.68	0	1,300	--	--	--	450	1.5	2.4	4.7	
	80.63	4/11/1995	9.63	71.00	0	370	--	--	--	21	<0.5	<0.5	1	
	80.63	7/20/1995	9.80	70.83	0	71	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.63	10/16/1995	9.22	71.41	0	98	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.63	1/29/1996	3.93	76.70	0	3,200	--	--	--	0	<10	<10	<10	
	80.63	4/21/1996	7.63	73.00	0	<1,250	--	--	--	<12	<12	<12	<12	
	80.63	7/30/1996	7.00	73.63	0	<500	--	--	--	<5	<5	<5	<5	
	80.63	10/27/1996	7.35	73.28	0	<500	--	--	--	6.1	<5	<5	6.1	
	80.63	1/31/1997	3.73	76.90	0	<5,000	--	--	--	<50	<50	<50	<50	
	80.63	4/11/1997	6.63	74.00	0	<5,000	--	--	--	<50	<50	<50	<50	
	80.63	7/29/1997	8.07	72.56	0	<5,000	--	--	--	<50	<50	<50	<50	
	80.63	10/16/1997	8.10	72.53	0	<5,000	--	--	--	<50	<50	<50	<50	
	80.63	3/27/1998	5.18	75.45	0	690	--	--	--	<5	<5	<5	<5	
	80.63	6/29/1998	6.78	73.85	0	<5,000	--	--	--	<50	<50	<50	<50	
	80.63	9/20/1998	8.41	72.22	0	7,901	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.63	10/20/1998	8.69	71.94	0	--	--	--	--	--	--	--	--	

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WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-3 cont.	80.63	1/27/1999	5.61	75.02	0	8,440	50	--	--	<5	<5	<5	<5	
	80.63	4/30/1999	5.67	74.96	0	6,900	--	--	--	14	6.4	<0.5	120	
	80.63	7/28/1999	8.12	72.51	0	1,580	<250	--	--	<2.5	<2.5	<2.5	<2.5	
	80.63	10/12/1999	8.17	72.46	0	<5,000	1,450	--	--	<50	<50	<50	<50	
	80.63	1/5/2000	8.12	72.51	0	13,400	5,420	--	--	<5	<5	<5	<5	
	80.63	4/26/2000	5.56	75.07	0	950	550	--	--	<5	<5	<5	15	
	80.63	8/11/2000	11.34	69.29	0	<500	898	--	--	<5	<5	<5	<5	
	80.63	10/25/2000	8.08	72.55	0	36,900	566	--	--	<2.5	44	89.1	<2.5	
	80.63	1/5/2001	7.96	72.67	0	7,300	3,700	--	--	12	<10	<10	22	
	80.63	4/24/2001	6.78	73.85	0	2,100	3,400	--	--	1.3	<0.5	2.1	<0.5	
	80.63	7/24/2001	7.73	72.90	0	3,900	--	--	--	<5	<5	<5	10	
	80.36	10/10/2001	6.81	73.55	0	--	--	--	--	--	--	--	--	
	80.36	10/14/2001	8.14	72.22	0	6,800	18,000	--	--	<5	<5	<5	15	
	80.36	1/27/2002	8.28	72.08	0	100	980	--	--	<0.5	<0.5	<0.5	<1.5	
	80.36	4/18/2002	5.96	74.40	0	58	990	--	--	<0.5	<0.5	<0.5	<0.5	
	80.36	7/12/2002						Abandoned						
C-4	78.06	5/24/1991	4.58	73.48	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	7/31/1991	4.96	73.10	0	<50	<1,000	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	10/30/1991	5.19	72.87	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	1/27/1992	4.90	73.16	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	4/30/1992	4.53	73.53	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	10/20/1992	5.69	72.37	0	--	--	--	--	--	--	--	--	
	78.06	12/30/1992	4.48	73.58	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	7/27/1993	4.82	73.24	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	10/25/1993	5.10	72.96	0	<50	--	--	--	<0.5	0.7	<0.5	<0.5	
	78.06	1/12/1994	5.20	72.86	0	<50	--	--	--	1	1	<0.5	1	
	78.06	4/29/1994	4.38	73.68	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	7/19/1994	5.08	72.98	0	850	--	--	--	8.5	4.3	6.2	42	
	78.06	10/24/1994	5.79	72.27	0	<50	--	--	--	<0.5	<0.5	<0.5	1.3	
	78.06	1/23/1995	2.10	75.96	0	<50	--	--	--	<0.5	0.9	<0.5	1.3	
	78.06	4/11/1995	3.62	74.44	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	7/20/1995	5.22	72.84	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	10/16/1995	5.74	72.32	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	1/29/1996	3.83	74.23	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	4/21/1996	3.50	74.56	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	

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WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-4 cont.	78.06	7/30/1996	4.82	73.24	0	--	--	--	--	--	--	--	--	
	78.06	10/27/1996	5.12	72.94	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	1/31/1997	3.49	74.57	0	--	--	--	--	--	--	--	--	
	78.06	4/10/1997	4.02	74.04	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	7/29/1997	6.56	71.50	0	--	--	--	--	--	--	--	--	
	78.06	10/16/1997	6.78	71.28	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	3/27/1998	4.79	73.27	0	--	--	--	--	--	--	--	--	
	78.06	6/29/1998	4.95	73.11	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	9/20/1998	6.67	71.39	0	--	--	--	--	--	--	--	--	
	78.06	10/20/1998	6.77	71.29	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	1/27/1999	5.53	72.53	0	--	--	--	--	--	--	--	--	
	78.06	4/30/1999	5.24	72.82	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	7/28/1999	6.64	71.42	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	10/12/1999	6.91	71.15	0	<50	111	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	1/5/2000	6.65	71.41	0	<50	287	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	4/26/2000	4.64	73.42	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	8/11/2000	6.55	71.51	0	<50	370	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	10/25/2000	6.64	71.42	0	<50	82	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	1/5/2001	6.41	71.65	0	<50	88	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	4/24/2001	5.83	72.23	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	78.06	7/24/2001	6.35	71.71	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	10/10/2001	7.24	70.79	0	--	--	--	--	--	--	--	--	
	78.03	10/14/2001	6.83	71.20	0	<50	170	--	--	<0.5	0.64	<0.5	<0.5	
	78.03	1/27/2002	6.98	71.05	0	<50	950	--	--	<0.5	<0.5	<0.5	<1.5	
	78.03	4/18/2002	5.01	73.02	0	<50	760	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	7/12/2002	5.90	72.13	0	<50	900	--	--	<0.5	<0.5	<0.5	<1.5	
	78.03	10/23/2002	6.20	71.83	0	57	300	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	1/16/2003	5.40	72.63	0	<50	330	--	--	<0.5	<0.5	<0.5	<1.5	
	78.03	4/12/2004	4.83	73.20	0	<50	820	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	7/12/2004	6.08	71.95	0	<50	5	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	10/11/2004	6.72	71.31	0	<50	930	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	1/10/2005	4.48	73.55	0	<50	1,000	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	4/11/2005	4.53	73.50	0	<50	470	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	7/11/2005	5.47	72.56	0	<50	720	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	10/10/2005	6.10	71.93	0	<50	420	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	1/16/2006	4.01	74.02	0	<50	620	--	--	<0.5	<0.5	<0.5	<0.5	

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C-4 cont.	78.03	4/12/2006	2.84	75.19	0	<50	1,100	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	7/12/2006	5.94	72.09	0	<50	1,000	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	10/2/2006	6.75	71.28	0	<50	780	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	1/2/2007	4.60	73.43	0	<50	780	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	4/2/2007	5.15	72.88	0	<50	1,100	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	7/2/2007	6.22	71.81	0	<50	7	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	10/1/2007	6.81	71.22	0	<50	950	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	1/2/2008	5.04	72.99	0	<50	1,000	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	4/1/2008	5.03	73.00	0	<50	660	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	7/1/2008	6.31	71.72	0	<50	510	--	--	<0.5	<0.5	<0.5	<0.5	
	78.03	10/22/2008	5.27	72.76	0	--	510	--	--	--	--	--	--	
	78.03	1/22/2009	5.64	72.39	0	--	650	--	--	--	--	--	--	
	78.03	4/22/2009	4.80	73.23	0	--	970	--	--	--	--	--	--	
	78.03	7/22/2009	6.22	71.81	0	--	6	--	--	--	--	--	--	
	78.03	10/29/2009	4.61	73.42	0	--	5	--	--	--	--	--	--	
	78.03	4/9/2010	4.32	73.71	0	--	560	--	--	--	--	--	--	
	78.03	10/25/2010	5.45	72.58	0	--	560	--	--	--	--	--	--	
	78.03	4/26/2011	4.43	73.60	0	--	370	--	--	--	--	--	--	
	78.03	10/14/2011	6.31	71.72	0	--	71J	--	--	--	--	--	--	
	78.03	5/1/2012	4.84	73.19	0	--	840	120	--	--	--	--	--	
	78.03	11/13/2012	6.70	71.33	0	--	290	<50	--	--	--	--	--	
	78.03	**4/10/2013**	**5.23**	**72.80**	**0**	**--**	**570**	**<50**	**--**	**--**	**--**	**--**	**--**	
C-5	80.38	5/24/1991	6.22	74.16	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	7/31/1991	6.54	73.84	0	<50	<1,000	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	10/30/1991	6.84	73.54	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	1/27/1992	7.62	72.76	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	4/30/1992	5.48	74.90	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	10/20/1992	7.95	72.43	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	12/30/1992	5.68	74.70	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	7/27/1993	6.83	73.55	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	10/25/1993	7.23	73.15	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	1/12/1994	6.70	73.68	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	4/29/1994	6.26	74.12	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	7/19/1994	6.87	73.51	0	75	--	--	--	5.9	24	2	11	
	80.38	10/24/1994	7.93	72.45	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	

Table 3
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WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-5 cont.	80.38	1/23/1995	3.70	76.68	0	<50	--	--	--	<0.5	0.7	<0.5	1	
	80.38	4/11/1995	5.35	75.03	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	7/20/1995	6.99	73.39	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	10/16/1995	7.67	72.71	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	1/29/1996	4.81	75.57	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	4/21/1996	5.11	75.27	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	7/30/1996	6.75	73.63	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	10/27/1996	7.33	73.05	0	<50	--	--	--	<0.5	<0.5	<0.5	0.72	
	80.38	1/31/1997	4.38	76.00	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	4/10/1997	5.78	74.60	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	7/29/1997	8.81	71.57	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	10/16/1997	9.18	71.20	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.38	3/27/1998	6.23	74.15	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.33	6/29/1998	7.19	73.14	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.33	9/20/1998	8.83	71.50	0	<50	--	--	--	<0.5	<0.5	<0.5	<1	
	80.33	10/20/1998	8.92	71.41	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.33	1/27/1999	6.70	73.63	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	80.33	4/30/1999	6.46	73.87	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.33	7/28/1999	8.78	71.55	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	80.33	10/12/1999	8.47	71.86	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	80.33	1/5/2000	8.70	71.63	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	80.33	4/26/2000	6.65	73.68	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	80.33	8/11/2000	8.91	71.42	0	<50	55.6	--	--	<0.5	<0.5	<0.5	<0.5	
	80.33	10/25/2000	8.99	71.34	0	<50	71.6	--	--	<0.5	<0.5	<0.5	<0.5	
	80.33	1/5/2001	8.51	71.82	0	--	--	--	--	--	--	--	--	
	80.33	4/24/2001	7.46	72.87	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	80.33	7/24/2001	8.73	71.60	0	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.33	10/10/2001	8.06	72.27	0	--	--	--	--	--	--	--	--	
	80.33	10/14/2001	9.25	71.08	0	<50	<50	--	--	<0.5	0.51	<0.5	0.81	
	80.33	1/27/2002	9.35	70.98	0	<50	55	--	--	<0.5	<0.5	<0.5	<1.5	
	80.33	4/18/2002	--	--	--	--	--	--	--	--	--	--	--	
	80.33	7/12/2002						Abandoned						
C-6	80.14	5/26/1998	6.19	73.95	0	630	5,300	--	--	<2	<2	<2	<2	
	80.14	6/29/1998	7.26	72.88	0	470	--	--	--	<2.5	<2.5	<2.5	11	
	80.14	9/20/1998	8.83	71.31	0	470	--	--	--	<0.5	<0.5	<0.5	<0.5	

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WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-6 cont.	80.14	10/20/1998	8.81	71.33	0	630	--	--	--	<0.5	<0.5	<0.5	<0.5	
	80.14	10/22/1998	9.00	71.14	0	--	--	--	--	--	--	--	--	
	80.14	1/27/1999	7.12	73.11	0.12	--	--	--	--	--	--	--	--	
	80.14	4/30/1999	6.71	73.50	0.1	--	--	--	--	--	--	--	--	
	80.14	7/28/1999	10.40	71.12	1.87	--	--	--	--	--	--	--	--	
	80.14	10/12/1999	--	--	--	--	--	--	--	--	--	--	--	
	80.14	1/5/2000						Abandoned						
C-7	79.73	5/26/1998	4.98	74.75	0	430	4,800	--	--		4.9	<2.5	2.5	
	79.73	6/29/1998	5.92	73.81	0	420	--	--	--	11	<2.5	<2.5	<2.5	
	79.73	9/20/1998	6.67	73.06	0	740	--	--	--	1.8	1.9	<0.5	31	
	79.73	10/20/1998	6.91	72.82	0	1,300	--	--	--	<5	<5	<5	<5	
	79.73	10/22/1998	8.00	71.73	0	--	--	--	--	--	--	--	--	
	79.73	1/27/1999	4.88	74.85	0	4,510	8,080	--	--	<25	<25	<25	25.7	
	79.73	4/30/1999	4.87	74.86	0	100	--	--	--	<0.5	<0.5	71	0	
	79.73	7/28/1999	7.52	72.21	0	649	<100	--	--	1.74	1.66	<1	1.43	
	79.73	10/12/1999	7.67	72.06	0	--	--	--	--	--	--	--	--	
	79.73	1/5/2000	7.52	72.21	0	7,310	9,860	--	--	<2.5	<2.5	<2.5	<2.5	
	79.73	4/26/2000	4.71	75.02	0	7,900	2,800	--	--	<20	<20	22	150	
	79.73	8/11/2000	10.31	69.42	0	2,410	20	--	--	<0.5	<0.5	2.54	<0.5	
	79.73	10/25/2000	7.27	72.46	0	15,600	5,430	--	--	<0.5	<0.5	<0.5	203	
	79.73	1/5/2001	7.21	72.52	0	81,000	19,000	--	--	<500	<500	650	1,600	
	79.73	4/24/2001	5.98	73.75	0	14,000	41,000	--	--	<100	<100	<100	<100	
	79.73	7/24/2001	--	--	--	--	--	--	--	--	--	--	--	
	79.72	10/10/2001	6.33	73.39	0	--	--	--	--	--	--	--	--	
	79.72	10/14/2001	7.55	72.17	0	30,000	76,000	--	--	<50	<50	<50	<50	
	79.72	1/27/2002	5.79	73.93	0	1,900	200,000	--	--	<0.5	1.5	<0.5	<10	
	79.72	4/18/2002	5.26	74.46	0	26,000	18,000	--	--	<2.5	<2.5	<2.5	<2.5	
	79.72	7/12/2002						Abandoned						
C-8	80.4	5/26/1998	5.78	74.62	0	780	8,500	--	--	13	7	<5	61	
	80.4	6/29/1998	6.23	74.17	0	530	--	--	--	8.2	<2.5	<2.5	11	
	80.4	9/20/1998	9.63	70.84	0.1	--	--	--	--	--	--	--	--	
	80.4	10/20/1998	8.72	71.76	0.11	--	--	--	--	--	--	--	--	
	80.4	1/27/1999	4.72	75.69	0.02	--	--	--	--	--	--	--	--	
	80.4	4/30/1999	4.74	75.67	0.02	--	--	--	--	--	--	--	--	

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WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-8 cont.	80.4	7/28/1999	8.28	72.17	0.07	--	--	--	--	--	--	--	--	
	80.4	10/12/1999	--	--	--	--	--	--	--	--	--	--	--	
	80.4	1/5/2000						Abandoned						
C-9	77.99	10/10/2001	8.13	69.86	0	--	--			--	--	--	--	
	77.99	10/14/2001	8.10	69.89	0	<50	<50	--	--	<0.5	0.73	<0.5	0.9	
	77.99	1/27/2002	8.18	69.81	0	<50	59	--	--	<0.5	<0.5	<0.5	<1.5	
	77.99	4/18/2002	6.55	71.44	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	7/12/2002	7.47	70.52	0	<50	<50	--	--	<0.5	<0.5	<0.5	<1.5	
	77.99	10/23/2002	7.31	70.68	0	<50	<53	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	1/16/2003	5.25	72.74	0	<50	<50	--	--	<0.5	<0.5	<0.5	<1.5	
	77.99	4/12/2004	6.64	71.35	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	7/12/2004	7.65	70.34	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	10/11/2004	8.21	69.78	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	1/10/2005	4.93	73.06	0	<50	56	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	4/11/2005	4.99	73.00	0	<50	200	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	7/11/2005	7.07	70.92	0	<50	58	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	10/10/2005	7.57	70.42	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	1/16/2006	4.40	73.59	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	4/12/2006	3.56	74.43	0	<50	130	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	7/12/2006	7.27	70.72	0	<50	56	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	10/2/2006	7.15	70.84	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	1/2/2007	6.13	71.86	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	4/2/2007	6.98	71.01	0	<50	64	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	7/2/2007	7.81	70.18	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	10/1/2007	7.89	70.10	0	<50	76	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	1/2/2008	6.19	71.80	0	<50	160	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	4/1/2008	6.21	71.78	0	<50	87	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	7/1/2008	6.89	71.10	0	<50	<50	--	--	<0.5	<0.5	<0.5	<0.5	
	77.99	10/22/2008	6.91	71.08	0	--	<50	--	--	--	--	--	--	
	77.99	1/22/2009	6.25	71.74	0	--	<50	--	--	--	--	--	--	
	77.99	4/22/2009	5.75	72.24	0	--	<50	--	--	--	--	--	--	
	77.99	7/22/2009	6.22	71.77	0	--	<50	--	--	--	--	--	--	
	77.99	10/29/2009	5.56	72.43	0	--	<50	--	--	--	--	--	--	
	77.99	4/9/2010	5.21	72.78	0	--	210	--	--	--	--	--	--	
	77.99	10/25/2010	5.01	72.98	0	--	98	--	--	--	--	--	--	

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WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-9 cont.	77.99	4/26/2011	4.24	73.75	0	--	240	--	--	--	--	--	--	
	77.99	10/14/2011	7.88	70.11	0	--	52J	--	--	--	--	--	--	
	77.99	5/1/2012	6.38	71.61	0	--	<50	<50	--	--	--	--	--	
	77.99	11/13/2012	8.55	69.44	0	--	<50	<50	--	--	--	--	--	
	77.99	**4/10/2013**	**6.43**	**71.56**	**0**	**--**	**<50**	**<50**	**--**	**--**	**--**	**--**	**--**	
C-10	77.33	10/10/2001	7.51	69.82	0	--	--	--	--	--	--	--	--	
	77.33	10/14/2001	6.35	70.98	0	<50	<50	--	--	<0.5	0.75	<0.5	0.8	
	77.33	1/27/2002	6.91	70.42	0	<50	0	--	--	<0.5	<0.5	<0.5	<1.5	
	77.33	4/18/2002	4.92	72.41	0	<50	1	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	7/12/2002	5.59	71.74	0	<50	270	--	--	<0.5	<0.5	<0.5	<1.5	
	77.33	10/23/2002	5.47	71.86	0	<50	<53	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	1/16/2003	4.61	72.72	0	<50	160	--	--	<0.5	<0.5	<0.5	<1.5	
	77.33	4/12/2004	4.95	72.38	0	<50	130	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	7/12/2004	5.85	71.48	0	<50	93	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	10/11/2004	6.25	71.08	0	<50	2	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	1/10/2005	3.87	73.46	0	<50	310	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	4/11/2005	4.35	72.98	0	<50	160	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	7/11/2005	5.82	71.51	0	<50	200	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	10/10/2005	5.83	71.50	0	<50	280	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	1/16/2006	3.39	73.94	0	<50	230	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	4/12/2006	3.32	74.01	0	<50	260	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	7/12/2006	5.93	71.40	0	<50	500	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	10/2/2006	6.65	70.68	0	<50	210	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	1/2/2007	4.68	72.65	0	<50	300	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	4/2/2007	5.41	71.92	0	<50	300	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	7/2/2007	6.50	70.83	0	<50	260	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	10/1/2007	6.48	70.85	0	<50	310	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	1/2/2008	4.69	72.64	0	<50	660	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	4/1/2008	4.98	72.35	0	<50	230	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	7/1/2008	6.16	71.17	0	<50	180	--	--	<0.5	<0.5	<0.5	<0.5	
	77.33	10/22/2008	5.87	71.46	0	--	330	--	--	--	--	--	--	
	77.33	1/22/2009	5.36	71.97	0	--	590	--	--	--	--	--	--	
	77.33	4/22/2009	5.12	72.21	0	--	160	--	--	--	--	--	--	
	77.33	7/22/2009	6.24	71.09	0	--	400	--	--	--	--	--	--	
	77.33	10/29/2009	5.02	72.31	0	--	230	--	--	--	--	--	--	

Table 3
Historical Groundwater Monitoring Data and Analytical Results
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WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-10 cont.	77.33	4/9/2010	4.63	72.70	0	--	100	--	--	--	--	--	--	
	77.33	10/25/2010	4.65	72.68	0	--	270	--	--	--	--	--	--	
	77.33	4/26/2011	4.81	72.52	0	--	230	--	--	--	--	--	--	
	77.33	10/14/2011	6.18	71.15	0	--	72J	--	--	--	--	--	--	
	77.33	5/1/2012	4.78	72.55	0	--	170	<50	--	--	--	--	--	
	77.33	11/13/2012	6.06	71.27	0	--	110	<50	--	--	--	--	--	
	77.33	**4/10/2013**	**5.02**	**72.31**	**0**	**--**	**150**	**<50**	**--**	**--**	**--**	**--**	**--**	
C-11	79.31	4/12/2004	5.56	73.75	0	<50	<250	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	7/12/2004	6.42	72.89	0	<50	120	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	10/11/2004	6.83	72.48	0	<50	250	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	1/10/2005	3.06	76.25	0	<50	300	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	4/11/2005	4.11	75.20	0	<50	390	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	7/11/2005	6.02	73.29	0	<50	390	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	10/10/2005	5.27	74.04	0	<50	230	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	1/16/2006	2.62	76.69	0	<50	200	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	4/12/2006	2.45	76.86	0	<50	510	--	--	<0.5	<0.5	<0.5	<0.5	
	79.23	7/12/2006	6.23	73.00	0	<50	430	--	--	<0.5	<0.5	<0.5	<0.5	
	79.23	10/2/2006	7.11	72.12	0	<50	150	--	--	<0.5	<0.5	<0.5	<0.5	
	79.23	1/2/2007	4.55	74.68	0	<50	190	--	--	<0.5	<0.5	<0.5	<0.5	
	79.23	4/2/2007	5.50	73.73	0	<50	530	--	--	<0.5	<0.5	<0.5	<0.5	
	79.23	7/2/2007	6.78	72.45	0	<50	140	--	--	<0.5	<0.5	<0.5	<0.5	
	79.23	10/1/2007	7.15	72.08	0	<50	350	--	--	<0.5	<0.5	<0.5	<0.5	
	79.23	1/2/2008	4.51	74.72	0	<50	200	--	--	<0.5	<0.5	<0.5	<0.5	
	79.23	4/1/2008	5.17	74.06	0	<50	1,200	--	--	<0.5	<0.5	<0.5	<0.5	
	79.23	7/1/2008	6.64	72.59	0	<50	280	--	--	<0.5	<0.5	<0.5	<0.5	
	79.23	10/22/2008	3.85	75.38	0	--	59	--	--	--	--	--	--	
	79.23	1/22/2009	5.29	73.94	0	--	88	--	--	--	--	--	--	
	79.23	4/22/2009	5.50	73.73	0	--	380	--	--	--	--	--	--	
	79.23	7/22/2009	6.62	72.61	0	--	66	--	--	--	--	--	--	
	79.23	10/29/2009	5.37	73.86	0	--	180	--	--	--	--	--	--	
	79.23	4/9/2010	5.03	74.20	0	--	260	--	--	--	--	--	--	
	79.23	10/25/2010	4.78	74.45	0	--	170	--	--	--	--	--	--	
	79.23	4/26/2011	5.17	74.06	0	--	420	--	--	--	--	--	--	
	79.23	10/14/2011	6.61	72.62	0	--	230	--	--	--	--	--	--	
	79.23	5/1/2012	5.18	74.05	0	--	<50	<50	--	--	--	--	--	

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WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-11 cont.	79.23	11/13/2012	6.75	72.48	0	--	98J	<50	--	--	--	--	--	
	79.23	**4/10/2013**	**5.49**	**73.74**	**0**	**--**	**130**	**<50**	**--**	**--**	**--**	**--**	**--**	
C-12	78.95	4/12/2004	5.18	73.77	0	530	2,600	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	7/12/2004	6.16	72.79	0	270	1,300	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	10/11/2004	6.57	72.38	0	230	1,500	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	1/10/2005	3.47	75.48	0	290	3,100	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	4/11/2005	3.95	75.00	0	430	1,400	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	7/11/2005	5.81	73.14	0	70	1,400	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	10/10/2005	5.14	73.81	0	97	1,300	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	1/16/2006	3.04	75.91	0	110	1,500	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	4/12/2006	2.38	76.57	0	82	2,500	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	7/12/2006	6.03	72.92	0	<50	2,100	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	10/2/2006	6.83	72.12	0	<50	1,400	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	1/2/2007	4.52	74.43	0	160	2,100	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	4/2/2007	5.38	73.57	0	95	2,800	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	7/2/2007	6.54	72.41	0	<50	1,200	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	10/1/2007	6.81	72.14	0	<50	1,400	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	1/2/2008	4.25	74.70	0	190	2,300	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	4/1/2008	4.91	74.04	0	<50	2,300	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	7/1/2008	6.38	72.57	0	<50	1,600	--	--	<0.5	<0.5	<0.5	<0.5	
	78.95	10/22/2008	3.98	74.97	0	--	2,300	--	--	--	--	--	--	
	78.95	1/22/2009	5.03	73.92	0	--	2,700	--	--	--	--	--	--	
	78.95	4/22/2009	5.22	73.73	0	120	2,300	--	--	--	--	--	--	
	78.95	7/22/2009	6.32	72.63	0	--	1,700	--	--	--	--	--	--	
	78.95	10/29/2009	5.13	73.82	0	--	1,100	--	--	--	--	--	--	
	78.95	4/9/2010	4.80	74.15	0	<50	1,200	--	--	--	--	--	--	
	78.95	10/25/2010	4.23	74.72	0	--	980	--	--	--	--	--	--	
	78.95	4/26/2011	5.02	73.93	0	68J	--	--	--	--	--	--	--	
	78.95	10/14/2011	6.76	72.19	0	--	1,000	--	--	--	--	--	--	
	78.95	5/1/2012	4.96	73.99	0	<50	1,300	75J	--	--	--	--	--	
	78.95	11/13/2012	6.49	72.46	0	--	550	<50	--	--	--	--	--	
	78.95	**4/10/2013**	**5.14**	**73.81**	**0**	**<50**	**1,400**	**<50**	**<160**	**--**	**--**	**--**	**--**	
C-13	79.31	4/12/2004	5.65	73.66	0	2,100	3,800	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	7/12/2004	6.56	72.75	0	0	860	--	--	<0.5	<0.5	<0.5	<0.5	

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WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
C-13 cont.	79.31	10/11/2004	6.94	72.37	0	0	2,600	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	1/10/2005	3.28	76.03	0	<50	180	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	4/11/2005	4.32	74.99	0	80	290	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	7/11/2005	6.22	73.09	0	78	540	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	10/10/2005	5.52	73.79	0	150	1,000	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	1/16/2006	2.96	76.35	0	<50	120	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	4/12/2006	2.20	77.11	0	<50	150	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	7/12/2006	6.46	72.85	0	98	710	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	10/2/2006	7.25	72.06	0	91	540	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	1/2/2007	4.79	74.52	0	<50	260	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	4/2/2007	6.51	72.80	0	61	1,000	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	7/2/2007	6.90	72.41	0	<50	680	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	10/1/2007	7.27	72.04	0	<50	1,200	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	1/2/2008	4.46	74.85	0	<50	230	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	4/1/2008	5.25	74.06	0	<50	200	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	7/1/2008	6.46	72.85	0	<50	570	--	--	<0.5	<0.5	<0.5	<0.5	
	79.31	10/22/2008	3.87	75.44	0	--	<50	--	--	--	--	--	--	
	79.31	1/22/2009	5.45	73.86	0	--	400	--	--	--	--	--	--	
	79.31	4/22/2009	5.68	73.63	0	57	440	--	--	--	--	--	--	
	79.31	7/22/2009	6.76	72.55	0	--	780	--	--	--	--	--	--	
	79.31	10/29/2009	5.45	73.86	0	--	880	--	--	--	--	--	--	
	79.31	4/9/2010	5.20	74.11	0	<50	200	--	--	--	--	--	--	
	79.31	10/25/2010	5.08	74.23	0	--	620	--	--	--	--	--	--	
	79.31	4/26/2011	5.37	73.94	0	<50	--	--	--	--	--	--	--	
	79.31	10/14/2011	6.73	72.58	0	--	330	--	--	--	--	--	--	
	79.31	5/1/2012	5.21	74.10	0	<50	280	66J	--	--	--	--	--	
	79.31	11/13/2012	6.68	72.63	0	--	620	<50	--	--	--	--	--	
	79.31	**4/10/2013**	**5.47**	**73.84**	**0**	**72J**	**320**	**<50**	**<80**	**--**	**--**	**--**	**--**	
MW-A	--	10/21/1988	7.24	-7.24	--	--	--	--	--	--	--	--	--	
	--	1/16/1989	6.35	-6.35	--	--	--	--	--	--	--	--	--	
	80.7	6/28/1989	--	--	--	--	--	--	--	--	--	--	--	
	80.7	6/28/1989	6.81	74.08	0.25	--	--	--	--	--	--	--	--	
	80.7	10/11/1989	7.22	73.74	0.35	--	--	--	--	--	--	--	--	
	80.7	12/15/1989	7.37	73.64	0.42	--	--	--	--	--	--	--	--	
	80.7	3/15/1990	6.55	74.42	0.37	--	--	--	--	--	--	--	--	

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Historical Groundwater Monitoring Data and Analytical Results
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WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
MW-A cont.	80.7	3/19/1990	--	--	--	--	--	--	--	--	--	--	--	
	80.7	6/26/1990	8.85	72.14	0.39	--	--	--	--	--	--	--	--	
	80.7	5/24/1991	6.90	74.04	0.33	--	--	--	--	--	--	--	--	
	80.7	7/31/1991	7.27	73.73	0.41	--	--	--	--	--	--	--	--	
	80.7	8/26/1991	--	--	0.4	--	--	--	--	--	--	--	--	
	80.7	9/12/1991	--	--	0.41	--	--	--	--	--	--	--	--	
	80.7	10/30/1991	6.97	74.03	0.4	--	--	--	--	--	--	--	--	
	80.7	12/16/1991	--	--	0.48	--	--	--	--	--	--	--	--	
	80.7	1/27/1992	7.05	73.96	0.42	--	--	--	--	--	--	--	--	
	80.7	3/19/1992	--	--	0.19	--	--	--	--	--	--	--	--	
	80.7	4/30/1992	6.77	74.18	0.34	--	--	--	--	--	--	--	--	
	80.7	6/30/1992	--	--	0.36	--	--	--	--	--	--	--	--	
	80.7	10/20/1992	--	--	--	--	--	--	--	--	--	--	--	
	80.7	12/30/1992	4.91	75.82	0.04	--	--	--	--	--	--	--	--	
	80.7	7/27/1993	8.60	72.18	0.11	--	--	--	--	--	--	--	--	
	80.7	10/25/1993	7.79	72.98	0.09	--	--	--	--	--	--	--	--	
	80.7	1/12/1994	6.96	73.74	0	--	--	--	--	--	--	--	--	
	80.7	4/29/1994	8.84	71.91	0.07	--	--	--	--	--	--	--	--	
	80.7	7/19/1994	7.59	73.15	0.06	--	--	--	--	--	--	--	--	
	80.7	10/24/1994	10.04	70.71	0.07	--	--	--	--	--	--	--	--	
	80.7	1/23/1995	4.10	76.60	0	--	--	--	--	--	--	--	--	
	80.7	4/11/1995	9.93	70.79	0.03	--	--	--	--	--	--	--	--	
	80.7	7/20/1995	10.02	70.68	0	--	--	--	--	--	--	--	--	
	80.7	10/16/1995	10.04	70.67	0.02	--	--	--	--	--	--	--	--	
	80.7	1/29/1996	3.98	76.72	0	--	--	--	--	--	--	--	--	Sheen
	80.7	4/21/1996	7.88	72.82	0	--	--	--	--	--	--	--	--	
	80.7	7/30/1996	7.13	73.57	0	--	--	--	--	--	--	--	--	Sheen
	80.7	10/27/1996	7.45	73.25	0	--	--	--	--	--	--	--	--	Sheen
	80.7	1/31/1997	3.68	77.02	0	--	--	--	--	--	--	--	--	
	80.7	4/10/1997	6.68	74.02	0	--	--	--	--	--	--	--	--	Sheen
	80.7	7/29/1997	8.19	72.51	0	--	--	--	--	--	--	--	--	Sheen
	80.7	10/16/1997	8.20	72.50	0	--	--	--	--	--	--	--	--	Sheen
MW-B	80.54	10/21/1988	7.06	73.48	0	--	--	--	--	--	--	--	--	
	80.54	1/16/1989	6.45	74.09	0	--	--	--	--	--	--	--	--	
	80.54	6/28/1989	6.66	74.07	0.26	--	--	--	--	--	--	--	--	

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Sonoma, California

WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
MW-B cont.	80.54	10/11/1989	7.06	73.75	0.36	--	--	--	--	--	--	--	--	
	80.54	12/15/1989	7.21	73.65	0.43	--	--	--	--	--	--	--	--	
	80.54	3/15/1990	6.40	74.44	0.4	--	--	--	--	--	--	--	--	
	80.54	3/19/1990	--	--	--	--	--	--	--	--	--	--	--	
	80.54	6/26/1990	8.68	72.14	0.38	--	--	--	--	--	--	--	--	
	80.54	5/24/1991	6.73	74.04	0.31	--	--	--	--	--	--	--	--	
	80.54	7/31/1991	7.10	73.74	0.41	--	--	--	--	--	--	--	--	
	80.54	8/26/1991	--	--	1.37	--	--	--	--	--	--	--	--	
	80.54	9/12/1991	--	--	0.4	--	--	--	--	--	--	--	--	
	80.54	10/30/1991	6.81	74.04	0.42	--	--	--	--	--	--	--	--	
	80.54	12/16/1991	--	--	0.5	--	--	--	--	--	--	--	--	
	80.54	1/27/1992	6.89	73.95	0.41	--	--	--	--	--	--	--	--	
	80.54	3/19/1992	--	--	0.21	--	--	--	--	--	--	--	--	
	80.54	4/30/1992	6.59	74.19	0.33	320,000	--	--	--	34,000	2,600	33,000	14,000	
	80.54	6/30/1992	--	--	0.35	--	--	--	--	--	--	--	--	
	80.54	10/20/1992	--	--	--	--	--	--	--	--	--	--	--	
	80.54	12/30/1992	--	--	--	--	--	--	--	--	--	--	--	
	80.54	7/27/1993	8.11	72.47	0.06	--	--	--	--	--	--	--	--	
	80.54	10/25/1993	6.12	74.42	0	--	--	--	--	--	--	--	--	
	80.54	1/12/1994	--	--	--	--	--	--	--	--	--	--	--	
	80.54	4/29/1994	--	--	--	--	--	--	--	--	--	--	--	
	80.54	7/19/1994	--	--	--	--	--	--	--	--	--	--	--	
	80.54	10/24/1994	--	--	--	--	--	--	--	--	--	--	--	
	80.54	1/23/1995	3.60	76.94	0	--	--	--	--	--	--	--	--	
	80.54	4/11/1995	9.36	71.18	0	--	--	--	--	--	--	--	--	
	80.54	7/20/1995	9.40	71.14	0	--	--	--	--	--	--	--	--	
	80.54	10/16/1995	9.60	70.94	0	--	--	--	--	--	--	--	--	
	80.54	1/29/1996	3.45	77.09	0	--	--	--	--	--	--	--	--	
	80.54	4/21/1996	7.35	73.19	0	--	--	--	--	--	--	--	--	
	80.54	7/30/1996	6.53	74.01	0	--	--	--	--	--	--	--	--	
	80.54	10/27/1996	7.93	72.61	0	--	--	--	--	--	--	--	--	
	80.54	1/31/1997	3.18	77.36	0	--	--	--	--	--	--	--	--	
	80.54	4/10/1997	--	--		--	--	--	--	--	--	--	--	
	80.54	7/29/1997	6.17	74.37	0	--	--	--	--	--	--	--	--	
	80.54	10/16/1997	7.65	72.89	0	--	--	--	--	--	--	--	--	

Table 3
Historical Groundwater Monitoring Data and Analytical Results
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
QA	--	10/21/1988	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/16/1989	--	--	--	<50	--	--	--	<0.1	<1	<1	<1	
	--	6/28/1989	--	--	--	<50	--	--	--	<0.1	<1	<1	<1	
	--	10/11/1989	--	--	--	<250	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	12/15/1989	--	--	--	<250	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	3/19/1990	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	6/26/1990	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	5/24/1991	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	7/31/1991	--	--	--	<50	<1,000	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/30/1991	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/27/1992	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	4/30/1992	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/20/1992	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	12/30/1992	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/25/1993	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/12/1994	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	4/29/1994	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	7/19/1994	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	8/4/1994	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/24/1994	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/23/1995	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	4/11/1995	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	7/20/1995	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/16/1995	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/29/1996	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	4/21/1996	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	7/30/1996	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/27/1996	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/31/1997	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	4/10/1997	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	7/29/1997	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	3/27/1998	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	5/26/1998	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	6/29/1998	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	9/20/1998	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/20/1998	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	

Table 3
Historical Groundwater Monitoring Data and Analytical Results
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
QA cont.	--	1/27/1999	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	4/30/1999	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	7/28/1999	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/5/2000	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	4/26/2000	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	8/11/2000	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/25/2000	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/5/2001	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	4/24/2001	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	7/24/2001	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/10/2001	--	--	--	--	--	--	--	--	--	--	--	
	--	10/14/2001	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/27/2002	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<1.5	
	--	4/18/2002	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	7/12/2002	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<1.5	
	--	10/23/2002	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/16/2003	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<1.5	
	--	4/12/2004	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	7/12/2004	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/11/2004	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/10/2005	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	4/11/2005	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	7/11/2005	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/10/2005	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/16/2006	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	4/12/2006	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	7/12/2006	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/2/2006	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/2/2007	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	4/2/2007	--	--	--	<50	--	--	--	<0.5	0.5	<0.5	<0.5	
	--	7/2/2007	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/1/2007	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	1/2/2008	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	4/1/2008	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	7/1/2008	--	--	--	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	
	--	10/22/2008	--	--	--	--	--	--	--	--	--	--	--	

Table 3
Historical Groundwater Monitoring Data and Analytical Results
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	TOC*	DATE (ft)	DTW (ft)	GWE* (ft)	LNAPL (ft)	TPH-GRO (µg/L)	TPH-DRO (µg/L)	TPH-DRO WITH SGC (µg/L)	TPH STODDARD SOLVENT (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Comments
QA cont.	--	1/22/2009	--	--	--	--	--	--	--	--	--	--	--	
	--	4/22/2009	--	--	--	--	--	--	--	--	--	--	--	
	--	10/25/2010	--	--	--	--	--	--	--	--	--	--	--	
	--	4/26/2011	--	--	--	--	--	--	--	--	--	--	--	
	--	10/14/2011	--	--	--	--	--	--	--	--	--	--	--	
	--	5/1/2012	--	--	--	<50	--	--	--	--	--	--	--	
	--	11/13/2012	--	--	--	--	--	--	--	--	--	--	--	
	--	**4/10/2013**	**--**	**--**	**--**	**<50**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	

NOTES:
* TOC and GWE are in feet above mean sea level.
TPH-GRO, TPH-DRO, TPH-DRO with SGC, and TPH Stoddard Solvent analyzed by US Environmental Protection Agency (EPA) Method 8015B
BTEX analyzed by EPA Method 8260B

<# = Analyte not detected at or above indicated laboratory detection limit
TOC = Top of casing
ft = Feet
DTW = Depth to water
GWE = Groundwater elevation
-- = Not available
µg/L = Micrograms per liter
QA = Trip blank
ID = Identification
J = Laboratory estimated value

TPH = Total Petroleum Hydrocarbons
TPH-GRO = Total Petroleum Hydrocarbons-Gasoline Range Organics
TPH-DRO = Total Petroleum Hydrocarbons-Diesel Range Organics
SGC = Analyzed with Silica Gel Cleanup
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylenes
LNAPL = Light Non-Aqueous Phase Liquid

Table 4
Historical Groundwater Analytical Results - Oxygenate Compounds
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
C-1	10/21/1988	--	--	--	--	--	--
	1/16/1989	--	--	--	--	--	--
	4/4/1989	--	--	--	--	--	--
	6/28/1989	--	--	--	--	--	--
	10/11/1989	--	--	--	--	--	--
	12/15/1989	--	--	--	--	--	--
	3/15/1990	--	--	--	--	--	--
	3/19/1990	--	--	--	--	--	--
	6/26/1990	--	--	--	--	--	--
	5/24/1991	--	--	--	--	--	--
	7/31/1991	--	--	--	--	--	--
	10/30/1991	--	--	--	--	--	--
	1/27/1992	--	--	--	--	--	--
	4/30/1992	--	--	--	--	--	--
	10/20/1992	--	--	--	--	--	--
	12/30/1992	--	--	--	--	--	--
	7/27/1993	--	--	--	--	--	--
	10/25/1993	--	--	--	--	--	--
	1/12/1994	--	--	--	--	--	--
	4/29/1994	--	--	--	--	--	--
	7/19/1994	--	--	--	--	--	--
	10/24/1994	--	--	--	--	--	--
	1/23/1995	--	--	--	--	--	--
	4/11/1995	--	--	--	--	--	--
	7/20/1995	--	--	--	--	--	--
	10/16/1995	--	--	--	--	--	--
	1/29/1996	<2.5	--	--	--	--	--
	4/21/1996	<2.5	--	--	--	--	--
	7/30/1996	--	--	--	--	--	--
	10/27/1996	4.8	--	--	--	--	--
	1/31/1997	--	--	--	--	--	--
	4/10/1997	13	--	--	--	--	--
	7/29/1997	--	--	--	--	--	--
	10/16/1997	<2.5	--	--	--	--	--
	3/27/1998	--	--	--	--	--	--
	6/29/1998	500	--	--	--	--	--
	10/20/1998	270	--	--	--	--	--
	4/30/1999	84	--	--	--	--	--
	7/28/1999	43.8	--	--	--	--	--
	10/12/1999	15.8	--	--	--	--	--
	1/5/2000	12.9	--	--	--	--	--
	4/26/2000	31	--	--	--	--	--
	8/11/2000	38	--	--	--	--	--
	10/25/2000	<2.5	--	--	--	--	--

Table 4
Historical Groundwater Analytical Results - Oxygenate Compounds
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
C-1 cont.	1/5/2001	31	--	--	--	--	--
	4/24/2001	<2.5	--	--	--	--	--
	7/24/2001	<2	<20	<500	<2.0	<2.0	<2.0
	10/10/2001	--	--	--	--	--	--
	10/14/2001	2.2	<20	<500	<2.0	<2.0	<2.0
	1/27/2002	<2	<100	--	<2	<2	<2
	4/18/2002	1.2	<20	--	<1.0	<1.0	<1.0
	7/12/2002	9	<5	--	<0.5	<0.5	<0.5
	10/23/2002	12	<20	--	<0.5	<0.5	<0.5
	1/16/2003	0.8	<5	--	<0.5	<0.5	<0.5
	4/12/2004	--	--	--	--	--	--
	7/12/2004	2	<5	--	<0.5	<0.5	<0.5
	10/11/2004	1	<5	--	<0.5	<0.5	<0.5
	1/10/2005	<0.5	<5	--	<0.5	<0.5	<0.5
	4/11/2005	<0.5	<5	--	<0.5	<0.5	<0.5
	7/11/2005	0.9	<5	--	<0.5	<0.5	<0.5
	10/10/2005	0.6	<5	--	<0.5	<0.5	<0.5
	1/16/2006	<0.5	<5	--	<0.5	<0.5	<0.5
	4/12/2006	<0.5	<5	--	<0.5	<0.5	<0.5
	7/12/2006	<0.5	<5	--	<0.5	<0.5	<0.5
	10/2/2006	<0.5	<5	--	<0.5	<0.5	<0.5
	1/2/2007	<0.5	<2	--	<0.5	<0.5	<0.5
	4/2/2007	0.5	<2	--	<0.5	<0.5	<0.5
	7/2/2007	<0.5	<2	--	<0.5	<0.5	<0.5
	10/1/2007	<0.5	<2	--	<0.5	<0.5	<0.5
	1/2/2008	<0.5	<2	--	<0.5	<0.5	<0.5
	4/1/2008	<0.5	<2	--	<0.5	<0.5	<0.5
	7/1/2008	<0.5	<2	--	<0.5	<0.5	<0.5
	10/22/2008	--	--	--	--	--	--
	1/22/2009	--	--	--	--	--	--
	4/22/2009	<0.5	--	--	--	--	--
	7/22/2009	--	--	--	--	--	--
	10/29/2009	--	--	--	--	--	--
	4/9/2010	<0.5	--	--	--	--	--
	10/25/2010	--	--	--	--	--	--
	4/26/2011	<0.5	--	--	--	--	--
	10/14/2011	--	--	--	--	--	--
	5/1/2012	<0.5	--	--	--	--	--
	11/13/2012	--	--	--	--	--	--
	4/10/2013	**<0.5**	**--**	**--**	**--**	**--**	**--**
C-2	10/21/1988	--	--	--	--	--	--
	1/16/1989	--	--	--	--	--	--
	4/4/1989	--	--	--	--	--	--

Table 4
Historical Groundwater Analytical Results - Oxygenate Compounds
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
C-2 cont.	6/28/1989	--	--	--	--	--	--
	10/11/1989	--	--	--	--	--	--
	12/15/1989	--	--	--	--	--	--
	3/15/1990	--	--	--	--	--	--
	6/26/1990	--	--	--	--	--	--
	5/24/1991	--	--	--	--	--	--
	7/31/1991	--	--	--	--	--	--
	8/26/1991	--	--	--	--	--	--
	9/12/1991	--	--	--	--	--	--
	10/30/1991	--	--	--	--	--	--
	10/30/1991	--	--	--	--	--	--
	12/16/1991	--	--	--	--	--	--
	1/27/1992	--	--	--	--	--	--
	1/27/1992	--	--	--	--	--	--
	3/19/1992	--	--	--	--	--	--
	4/30/1992	--	--	--	--	--	--
	7/31/1992	--	--	--	--	--	--
	10/20/1992	--	--	--	--	--	--
	12/30/1992	--	--	--	--	--	--
	7/27/1993	--	--	--	--	--	--
	10/25/1993	--	--	--	--	--	--
	1/12/1994	--	--	--	--	--	--
	4/29/1994	--	--	--	--	--	--
	7/19/1994	--	--	--	--	--	--
	10/24/1994	--	--	--	--	--	--
	1/23/1995	--	--	--	--	--	--
	4/11/1995	--	--	--	--	--	--
	7/20/1995	--	--	--	--	--	--
	10/16/1995	--	--	--	--	--	--
	1/29/1996	170	--	--	--	--	--
	4/21/1996	120	--	--	--	--	--
	7/30/1996	<50	--	--	--	--	--
	10/27/1996	<120	--	--	--	--	--
	1/31/1997	34	--	--	--	--	--
	4/11/1997	20	--	--	--	--	--
	7/29/1997	54	--	--	--	--	--
	10/16/1997	420	--	--	--	--	--
	3/27/1998	210	--	--	--	--	--
	6/29/1998	<1,000	--	--	--	--	--
	9/20/1998	81	--	--	--	--	--
	10/20/1998	--	--	--	--	--	--
	1/27/1999	64.7	--	--	--	--	--
	4/30/1999	<2.5	--	--	--	--	--
	7/28/1999	<100	--	--	--	--	--

Table 4
Historical Groundwater Analytical Results - Oxygenate Compounds
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WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
C-2 cont.	10/12/1999	--	--	--	--	--	--
	1/5/2000	--	--	--	--	--	--
C-3	1/16/1989	--	--	--	--	--	--
	4/4/1989	--	--	--	--	--	--
	6/28/1989	--	--	--	--	--	--
	10/11/1989	--	--	--	--	--	--
	10/11/1989	--	--	--	--	--	--
	12/15/1989	--	--	--	--	--	--
	3/15/1990	--	--	--	--	--	--
	3/19/1990	--	--	--	--	--	--
	6/26/1990	--	--	--	--	--	--
	5/24/1991	--	--	--	--	--	--
	7/31/1991	--	--	--	--	--	--
	8/26/1991	--	--	--	--	--	--
	9/12/1991	--	--	--	--	--	--
	10/30/1991	--	--	--	--	--	--
	12/16/1991	--	--	--	--	--	--
	1/27/1992	--	--	--	--	--	--
	3/19/1992	--	--	--	--	--	--
	4/30/1992	--	--	--	--	--	--
	6/30/1992	--	--	--	--	--	--
	10/20/1992	--	--	--	--	--	--
	10/20/1992	--	--	--	--	--	--
	12/30/1992	--	--	--	--	--	--
	7/27/1993	--	--	--	--	--	--
	10/25/1993	--	--	--	--	--	--
	1/12/1994	--	--	--	--	--	--
	4/29/1994	--	--	--	--	--	--
	7/19/1994	--	--	--	--	--	--
	8/4/1994	--	--	--	--	--	--
	10/24/1994	--	--	--	--	--	--
	1/23/1995	--	--	--	--	--	--
	4/11/1995	--	--	--	--	--	--
	7/20/1995	--	--	--	--	--	--
	10/16/1995	--	--	--	--	--	--
	1/29/1996	1,200	--	--	--	--	--
	4/21/1996	12,000	--	--	--	--	--
	7/30/1996	2,800	--	--	--	--	--
	10/27/1996	2,100	--	--	--	--	--
	1/31/1997	8,600	--	--	--	--	--
	4/11/1997	20,000	--	--	--	--	--
	7/29/1997	18,000	--	--	--	--	--
	10/16/1997	19,000	--	--	--	--	--

Table 4
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WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
C-3 cont.	3/27/1998	780	--	--	--	--	--
	6/29/1998	1,800	--	--	--	--	--
	9/20/1998	660	--	--	--	--	--
	10/20/1998	--	--	--	--	--	--
	1/27/1999	877	--	--	--	--	--
	4/30/1999	910	--	--	--	--	--
	7/28/1999	833	--	--	--	--	--
	10/12/1999	972	--	--	--	--	--
	1/5/2000	732	--	--	--	--	--
	4/26/2000	340	--	--	--	--	--
	8/11/2000	1,180	--	--	--	--	--
	10/25/2000	786	--	--	--	--	--
	1/5/2001	780	--	--	--	--	--
	4/24/2001	900	--	--	--	--	--
	7/24/2001	620	<20	<500	<2.0	<2.0	20
	10/10/2001	--	--	--	--	--	--
	10/14/2001	620	100	<1,200	<5.0	<5.0	15
	1/27/2002	510	<100	--	<2	<2	17
	4/18/2002	370	<400	--	<20	<20	<20
	7/12/2002	--	--	--	--	--	--
C-4	5/24/1991	--	--	--	--	--	--
	7/31/1991	--	--	--	--	--	--
	10/30/1991	--	--	--	--	--	--
	1/27/1992	--	--	--	--	--	--
	4/30/1992	--	--	--	--	--	--
	10/20/1992	--	--	--	--	--	--
	12/30/1992	--	--	--	--	--	--
	7/27/1993	--	--	--	--	--	--
	10/25/1993	--	--	--	--	--	--
	1/12/1994	--	--	--	--	--	--
	4/29/1994	--	--	--	--	--	--
	7/19/1994	--	--	--	--	--	--
	10/24/1994	--	--	--	--	--	--
	1/23/1995	--	--	--	--	--	--
	4/11/1995	--	--	--	--	--	--
	7/20/1995	--	--	--	--	--	--
	10/16/1995	--	--	--	--	--	--
	1/29/1996	<2.5	--	--	--	--	--
	4/21/1996	<2.5	--	--	--	--	--
	7/30/1996	--	--	--	--	--	--
	10/27/1996	<2.5	--	--	--	--	--
	1/31/1997	--	--	--	--	--	--
	4/10/1997	<2.5	--	--	--	--	--

Table 4
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WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
C-4 cont.	7/29/1997	--	--	--	--	--	--
	10/16/1997	<2.5	--	--	--	--	--
	3/27/1998	--	--	--	--	--	--
	6/29/1998	31	--	--	--	--	--
	9/20/1998	--	--	--	--	--	--
	10/20/1998	59	--	--	--	--	--
	1/27/1999	--	--	--	--	--	--
	4/30/1999	86	--	--	--	--	--
	7/28/1999	10.3	--	--	--	--	--
	10/12/1999	147	--	--	--	--	--
	1/5/2000	85.1	--	--	--	--	--
	4/26/2000	120	--	--	--	--	--
	8/11/2000	82.1	--	--	--	--	--
	10/25/2000	113	--	--	--	--	--
	1/5/2001	130	--	--	--	--	--
	4/24/2001	170	--	--	--	--	--
	7/24/2001	190	<20	<500	<2.0	<2.0	5.4
	10/10/2001	--	--	--	--	--	--
	10/14/2001	150	<20	<500	<2.0	<2.0	3.4
	1/27/2002	130	<100	--	<2	<2	3
	4/18/2002	71	<40	--	<2.0	<2.0	<2.0
	7/12/2002	130	<5	--	<0.5	<0.5	2
	10/23/2002	110	<40	--	<1.0	<1.0	1.8
	1/16/2003	46	<5	--	<0.5	<0.5	0.5
	4/12/2004	31	<5	--	<0.5	<0.5	<0.5
	7/12/2004	49	<5	--	<0.5	<0.5	<0.5
	10/11/2004	37	<5	--	<0.5	<0.5	<0.5
	1/10/2005	33	<5	--	<0.5	<0.5	<0.5
	4/11/2005	25	<5	--	<0.5	<0.5	<0.5
	7/11/2005	31	<5	--	<0.5	<0.5	<0.5
	10/10/2005	24	<5	--	<0.5	<0.5	<0.5
	1/16/2006	23	<5	--	<0.5	<0.5	<0.5
	4/12/2006	15	<5	--	<0.5	<0.5	<0.5
	7/12/2006	40	<5	--	<0.5	<0.5	<0.5
	10/2/2006	14	<5	--	<0.5	<0.5	<0.5
	1/2/2007	16	<2	--	<0.5	<0.5	<0.5
	4/2/2007	15	<2	--	<0.5	<0.5	<0.5
	7/2/2007	27	<2	--	<0.5	<0.5	<0.5
	10/1/2007	32	<2	--	<0.5	<0.5	<0.5
	1/2/2008	8	<2	--	<0.5	<0.5	<0.5
	4/1/2008	12	<2	--	<0.5	<0.5	<0.5
	7/1/2008	45	<2	--	<0.5	<0.5	<0.5
	10/22/2008	18	--	--	--	--	--
	1/22/2009	--	--	--	--	--	--

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WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
C-4 cont.	4/22/2009	6	--	--	--	--	--
	7/22/2009	--	--	--	--	--	--
	10/29/2009	3	--	--	--	--	--
	4/9/2010	13	--	--	--	--	--
	10/25/2010	6	--	--	--	--	--
	4/26/2011	18	--	--	--	--	--
	10/14/2011	5	--	--	--	--	--
	5/1/2012	3	--	--	--	--	--
	11/13/2012	3	--	--	--	--	--
	4/10/2013	**2**	**--**	**--**	**--**	**--**	**--**
C-5	5/24/1991	--	--	--	--	--	--
	7/31/1991	--	--	--	--	--	--
	10/30/1991	--	--	--	--	--	--
	1/27/1992	--	--	--	--	--	--
	4/30/1992	--	--	--	--	--	--
	10/20/1992	--	--	--	--	--	--
	12/30/1992	--	--	--	--	--	--
	7/27/1993	--	--	--	--	--	--
	10/25/1993	--	--	--	--	--	--
	1/12/1994	--	--	--	--	--	--
	4/29/1994	--	--	--	--	--	--
	7/19/1994	--	--	--	--	--	--
	10/24/1994	--	--	--	--	--	--
	1/23/1995	--	--	--	--	--	--
	4/11/1995	--	--	--	--	--	--
	7/20/1995	--	--	--	--	--	--
	10/16/1995	--	--	--	--	--	--
	1/29/1996	14	--	--	--	--	--
	4/21/1996	4.8	--	--	--	--	--
	7/30/1996	<2.5	--	--	--	--	--
	10/27/1996	<2.5	--	--	--	--	--
	1/31/1997	<2.5	--	--	--	--	--
	4/10/1997	<2.5	--	--	--	--	--
	7/29/1997	<2.5	--	--	--	--	--
	10/16/1997	<2.5	--	--	--	--	--
	3/27/1998	<2.5	--	--	--	--	--
	6/29/1998	<2.5	--	--	--	--	--
	9/20/1998	<2.5	--	--	--	--	--
	10/20/1998	<2.5	--	--	--	--	--
	1/27/1999	<2	--	--	--	--	--
	4/30/1999	<2.5	--	--	--	--	--
	7/28/1999	23.6	--	--	--	--	--
	10/12/1999	<5	--	--	--	--	--

Table 4
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WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
C-5 cont.	1/5/2000	<5	--	--	--	--	--
	4/26/2000	<2.5	--	--	--	--	--
	8/11/2000	<2.5	--	--	--	--	--
	10/25/2000	<2.5	--	--	--	--	--
	1/5/2001	--	--	--	--	--	--
	4/24/2001	<2.5	--	--	--	--	--
	7/24/2001	<2	<20	<500	<2.0	<2.0	<2.0
	10/10/2001	--	--	--	--	--	--
	10/14/2001	<2	<20	<500	<2.0	<2.0	<2.0
	1/27/2002	<2	<100	--	<2	<2	<2
	4/18/2002	--	--	--	--	--	--
	7/12/2002	--	--	--	--	--	--
C-6	5/26/1998	14	--	--	--	--	--
	6/29/1998	<12	--	--	--	--	--
	9/20/1998	4.6	--	--	--	--	--
	10/20/1998	4.1	--	--	--	--	--
	10/22/1998	--	--	--	--	--	--
	1/27/1999	--	--	--	--	--	--
	4/30/1999	--	--	--	--	--	--
	7/28/1999	--	--	--	--	--	--
	10/12/1999	--	--	--	--	--	--
	1/5/2000	--	--	--	--	--	--
C-7	5/26/1998	290	--	--	--	--	--
	6/29/1998	94	--	--	--	--	--
	9/20/1998	1,100	--	--	--	--	--
	10/20/1998	680	--	--	--	--	--
	10/22/1998	--	--	--	--	--	--
	1/27/1999	<100	--	--	--	--	--
	4/30/1999	<2.5	--	--	--	--	--
	7/28/1999	3	--	--	--	--	--
	10/12/1999	--	--	--	--	--	--
	1/5/2000	2	--	--	--	--	--
	4/26/2000	<100	--	--	--	--	--
	8/11/2000	21.8	--	--	--	--	--
	10/25/2000	6.69	--	--	--	--	--
	1/5/2001	<2,500	--	--	--	--	--
	4/24/2001	<500	--	--	--	--	--
	7/24/2001	--	--	--	--	--	--
	10/10/2001	--	--	--	--	--	--
	10/14/2001	7.1	<20	<500	<2.0	<2.0	<2.0
	1/27/2002	<2	<100	--	<2	<2	<2
	4/18/2002	<100	<4,000	--	<200	<200	<200

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WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
C-7 cont.	7/12/2002	--	--	--	--	--	--
C-8	5/26/1998	--	--	--	--	--	--
	6/29/1998	42	--	--	--	--	--
	9/20/1998	--	--	--	--	--	--
	10/20/1998	--	--	--	--	--	--
	1/27/1999	--	--	--	--	--	--
	4/30/1999	--	--	--	--	--	--
	7/28/1999	--	--	--	--	--	--
	10/12/1999	--	--	--	--	--	--
	1/5/2000	--	--	--	--	--	--
C-9	10/10/2001	--	--	--	--	--	--
	10/14/2001	7.3	<20	<500	<2.0	<2.0	<2.0
	1/27/2002	<2	<100	--	<2	<2	<2
	4/18/2002	<0.5	<20	--	<1.0	<1.0	<1.0
	7/12/2002	<0.5	<5	--	<0.5	<0.5	<0.5
	10/23/2002	<0.5	<20	--	<0.5	<0.5	<0.5
	1/16/2003	<0.5	<5	--	<0.5	<0.5	<0.5
	4/12/2004	<0.5	<5	--	<0.5	<0.5	<0.5
	7/12/2004	<0.5	<5	--	<0.5	<0.5	<0.5
	10/11/2004	<0.5	<5	--	<0.5	<0.5	<0.5
	1/10/2005	<0.5	<5	--	<0.5	<0.5	<0.5
	4/11/2005	<0.5	<5	--	<0.5	<0.5	<0.5
	7/11/2005	<0.5	<5	--	<0.5	<0.5	<0.5
	10/10/2005	<0.5	<5	--	<0.5	<0.5	<0.5
	1/16/2006	<0.5	<5	--	<0.5	<0.5	<0.5
	4/12/2006	<0.5	<5	--	<0.5	<0.5	<0.5
	7/12/2006	<0.5	<5	--	<0.5	<0.5	<0.5
	10/2/2006	<0.5	<5	--	<0.5	<0.5	<0.5
	1/2/2007	<0.5	<2	--	<0.5	<0.5	<0.5
	4/2/2007	<0.5	<2	--	<0.5	<0.5	<0.5
	7/2/2007	<0.5	<2	--	<0.5	<0.5	<0.5
	10/1/2007	<0.5	<2	--	<0.5	<0.5	<0.5
	1/2/2008	<0.5	<2	--	<0.5	<0.5	<0.5
	4/1/2008	<0.5	<2	--	<0.5	<0.5	<0.5
	7/1/2008	<0.5	<2	--	<0.5	<0.5	<0.5
	10/22/2008	--	--	--	--	--	--
	1/22/2009	--	--	--	--	--	--
	4/22/2009	<0.5	--	--	--	--	--
	7/22/2009	--	--	--	--	--	--
	10/29/2009	--	--	--	--	--	--
	4/9/2010	<0.5	--	--	--	--	--
	10/25/2010	--	--	--	--	--	--

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WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
C-9 cont.	4/26/2011	<0.5	--	--	--	--	--
	10/14/2011	--	--	--	--	--	--
	5/1/2012	<0.5	--	--	--	--	--
	11/13/2012	--	--	--	--	--	--
	4/10/2013	**<0.5**	**--**	**--**	**--**	**--**	**--**
C-10	10/10/2001	--	--	--	--	--	--
	10/14/2001	3.2	<20	<500	<2.0	<2.0	<2.0
	1/27/2002	42	<100	--	<2	<2	<2
	4/18/2002	2.1	<20	--	<1.0	<1.0	<1.0
	7/12/2002	11	<5	--	<0.5	<0.5	<0.5
	10/23/2002	22	<20	--	<0.5	<0.5	0.5
	1/16/2003	5	<5	--	<0.5	<0.5	<0.5
	4/12/2004	3	<5	--	<0.5	<0.5	<0.5
	7/12/2004	5	<5	--	<0.5	<0.5	<0.5
	10/11/2004	15	<5	--	<0.5	<0.5	<0.5
	1/10/2005	8	<5	--	<0.5	<0.5	<0.5
	4/11/2005	1	<5	--	<0.5	<0.5	<0.5
	7/11/2005	5	<5	--	<0.5	<0.5	<0.5
	10/10/2005	13	<5	--	<0.5	<0.5	<0.5
	1/16/2006	12	<5	--	<0.5	<0.5	<0.5
	4/12/2006	1	<5	--	<0.5	<0.5	<0.5
	7/12/2006	6	<5	--	<0.5	<0.5	<0.5
	10/2/2006	8	<5	--	<0.5	<0.5	<0.5
	1/2/2007	5	<2	--	<0.5	<0.5	<0.5
	4/2/2007	7	<2	--	<0.5	<0.5	<0.5
	7/2/2007	9	<2	--	<0.5	<0.5	<0.5
	10/1/2007	7	<2	--	<0.5	<0.5	<0.5
	1/2/2008	8	<2	--	<0.5	<0.5	<0.5
	4/1/2008	7	<2	--	<0.5	<0.5	<0.5
	7/1/2008	8	<2	--	<0.5	<0.5	<0.5
	10/22/2008	8	--	--	--	--	--
	1/22/2009	--	--	--	--	--	--
	4/22/2009	<0.5	--	--	--	--	--
	7/22/2009	--	--	--	--	--	--
	10/29/2009	0.9	--	--	--	--	--
	4/9/2010	<0.5	--	--	--	--	--
	10/25/2010	3	--	--	--	--	--
	4/26/2011	2	--	--	--	--	--
	10/14/2011	2	--	--	--	--	--
	5/1/2012	0.7J	--	--	--	--	--
	11/13/2012	1	--	--	--	--	--
	4/10/2013	**<0.5**	**--**	**--**	**--**	**--**	**--**

Table 4
Historical Groundwater Analytical Results - Oxygenate Compounds
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
C-11	4/12/2004	13	<5	--	<0.5	<0.5	<0.5
	7/12/2004	19	<5	--	<0.5	<0.5	<0.5
	10/11/2004	14	<5	--	<0.5	<0.5	<0.5
	1/10/2005	12	<5	--	<0.5	<0.5	<0.5
	4/11/2005	6	<5	--	<0.5	<0.5	<0.5
	7/11/2005	12	<5	--	<0.5	<0.5	<0.5
	10/10/2005	10	<5	--	<0.5	<0.5	<0.5
	1/16/2006	3	<5	--	<0.5	<0.5	<0.5
	4/12/2006	3	<5	--	<0.5	<0.5	<0.5
	7/12/2006	5	<5	--	<0.5	<0.5	<0.5
	10/2/2006	4	<5	--	<0.5	<0.5	<0.5
	1/2/2007	3	<2	--	<0.5	<0.5	<0.5
	4/2/2007	6	<2	--	<0.5	<0.5	<0.5
	7/2/2007	6	<2	--	<0.5	<0.5	<0.5
	10/1/2007	4	<2	--	<0.5	<0.5	<0.5
	1/2/2008	2	<2	--	<0.5	<0.5	<0.5
	4/1/2008	4	<2	--	<0.5	<0.5	<0.5
	7/1/2008	6	<2	--	<0.5	<0.5	<0.5
	10/22/2008	0.9	--	--	--	--	--
	1/22/2009	--	--	--	--	--	--
	4/22/2009	2	--	--	--	--	--
	7/22/2009	--	--	--	--	--	--
	10/29/2009	2	--	--	--	--	--
	4/9/2010	1	--	--	--	--	--
	10/25/2010	0.7	--	--	--	--	--
	4/26/2011	<0.5	--	--	--	--	--
	10/14/2011	1	--	--	--	--	--
	5/1/2012	0.5J	--	--	--	--	--
	11/13/2012	0.7J	--	--	--	--	--
	4/10/2013	**0.7J**	**--**	**--**	**--**	**--**	**--**
C-12	4/12/2004	2	<5	--	<0.5	<0.5	<0.5
	7/12/2004	5	<5	--	<0.5	<0.5	<0.5
	10/11/2004	5	<5	--	<0.5	<0.5	<0.5
	1/10/2005	<0.5	<5	--	<0.5	<0.5	<0.5
	4/11/2005	<0.5	<5	--	<0.5	<0.5	<0.5
	7/11/2005	<0.5	<5	--	<0.5	<0.5	<0.5
	10/10/2005	0.9	<5	--	<0.5	<0.5	<0.5
	1/16/2006	<0.5	<5	--	<0.5	<0.5	<0.5
	4/12/2006	<0.5	<5	--	<0.5	<0.5	<0.5
	7/12/2006	<0.5	<5	--	<0.5	<0.5	<0.5
	10/2/2006	28	<5	--	<0.5	<0.5	<0.5
	1/2/2007	<0.5	<2	--	<0.5	<0.5	<0.5
	4/2/2007	<0.5	<2	--	<0.5	<0.5	<0.5

Table 4
Historical Groundwater Analytical Results - Oxygenate Compounds
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
C-12 cont.	7/2/2007	0.6	<2	--	<0.5	<0.5	<0.5
	10/1/2007	0.8	<2	--	<0.5	<0.5	<0.5
	1/2/2008	<0.5	<2	--	<0.5	<0.5	<0.5
	4/1/2008	<0.5	<2	--	<0.5	<0.5	<0.5
	7/1/2008	<0.5	<2	--	<0.5	<0.5	<0.5
	10/22/2008	--	--	--	--	--	--
	1/22/2009	--	--	--	--	--	--
	4/22/2009	<0.5	--	--	--	--	--
	7/22/2009	--	--	--	--	--	--
	10/29/2009	--	--	--	--	--	--
	4/9/2010	<0.5	--	--	--	--	--
	10/25/2010	--	--	--	--	--	--
	4/26/2011	<0.5	--	--	--	--	--
	10/14/2011	--	--	--	--	--	--
	5/1/2012	<0.5	--	--	--	--	--
	11/13/2012	--	--	--	--	--	--
	4/10/2013	**<0.5**	**--**	**--**	**--**	**--**	**--**
C-13	4/12/2004	110	16	--	<0.5	<0.5	2
	7/12/2004	45	14	--	<0.5	<0.5	<0.5
	10/11/2004	31	6	--	<0.5	<0.5	<0.5
	1/10/2005	1	<5	--	<0.5	<0.5	<0.5
	4/11/2005	9	<5	--	<0.5	<0.5	<0.5
	7/11/2005	48	<5	--	<0.5	<0.5	<0.5
	10/10/2005	29	<5	--	<0.5	<0.5	<0.5
	1/16/2006	3	<5	--	<0.5	<0.5	<0.5
	4/12/2006	<0.5	<5	--	<0.5	<0.5	<0.5
	7/12/2006	28	<5	--	<0.5	<0.5	<0.5
	10/2/2006	0.7	<5	--	<0.5	<0.5	<0.5
	1/2/2007	2	<2	--	<0.5	<0.5	<0.5
	4/2/2007	29	5	--	<0.5	<0.5	<0.5
	7/2/2007	54	2	--	<0.5	<0.5	<0.5
	10/1/2007	89	4	--	<0.5	<0.5	0.6
	1/2/2008	<0.5	<2	--	<0.5	<0.5	<0.5
	4/1/2008	0.6	<2	--	<0.5	<0.5	<0.5
	7/1/2008	44	7	--	<0.5	<0.5	<0.5
	10/22/2008	<0.5	--	--	--	--	--
	1/22/2009	--	--	--	--	--	--
	4/22/2009	20	--	--	--	--	--
	7/22/2009	--	--	--	--	--	--
	10/29/2009	20	--	--	--	--	--
	4/9/2010	4	--	--	--	--	--
	10/25/2010	21	--	--	--	--	--
	4/26/2011	--	--	--	--	--	--

Table 4
Historical Groundwater Analytical Results - Oxygenate Compounds
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
C-13 cont.	10/14/2011	4	--	--	--	--	--
	5/1/2012	4	--	--	--	--	--
	11/13/2012	43	--	--	--	--	--
	4/10/2013	**2**	**--**	**--**	**--**	**--**	**--**
MW-A	10/21/1988	--	--	--	--	--	--
	1/16/1989	--	--	--	--	--	--
	6/28/1989	--	--	--	--	--	--
	6/28/1989	--	--	--	--	--	--
	10/11/1989	--	--	--	--	--	--
	12/15/1989	--	--	--	--	--	--
	3/15/1990	--	--	--	--	--	--
	3/19/1990	--	--	--	--	--	--
	6/26/1990	--	--	--	--	--	--
	5/24/1991	--	--	--	--	--	--
	7/31/1991	--	--	--	--	--	--
	8/26/1991	--	--	--	--	--	--
	9/12/1991	--	--	--	--	--	--
	10/30/1991	--	--	--	--	--	--
	12/16/1991	--	--	--	--	--	--
	1/27/1992	--	--	--	--	--	--
	3/19/1992	--	--	--	--	--	--
	4/30/1992	--	--	--	--	--	--
	6/30/1992	--	--	--	--	--	--
	10/20/1992	--	--	--	--	--	--
	12/30/1992	--	--	--	--	--	--
	7/27/1993	--	--	--	--	--	--
	10/25/1993	--	--	--	--	--	--
	1/12/1994	--	--	--	--	--	--
	4/29/1994	--	--	--	--	--	--
	7/19/1994	--	--	--	--	--	--
	10/24/1994	--	--	--	--	--	--
	1/23/1995	--	--	--	--	--	--
	4/11/1995	--	--	--	--	--	--
	7/20/1995	--	--	--	--	--	--
	10/16/1995	--	--	--	--	--	--
	1/29/1996	--	--	--	--	--	--
	4/21/1996	--	--	--	--	--	--
	7/30/1996	--	--	--	--	--	--
	10/27/1996	--	--	--	--	--	--
	1/31/1997	--	--	--	--	--	--
	4/10/1997	--	--	--	--	--	--
	7/29/1997	--	--	--	--	--	--
	10/16/1997	--	--	--	--	--	--

Table 4
Historical Groundwater Analytical Results - Oxygenate Compounds
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
MW-B	10/21/1988	--	--	--	--	--	--
	1/16/1989	--	--	--	--	--	--
	6/28/1989	--	--	--	--	--	--
	10/11/1989	--	--	--	--	--	--
	12/15/1989	--	--	--	--	--	--
	3/15/1990	--	--	--	--	--	--
	3/19/1990	--	--	--	--	--	--
	6/26/1990	--	--	--	--	--	--
	5/24/1991	--	--	--	--	--	--
	7/31/1991	--	--	--	--	--	--
	8/26/1991	--	--	--	--	--	--
	9/12/1991	--	--	--	--	--	--
	10/30/1991	--	--	--	--	--	--
	12/16/1991	--	--	--	--	--	--
	1/27/1992	--	--	--	--	--	--
	3/19/1992	--	--	--	--	--	--
	4/30/1992	--	--	--	--	--	--
	6/30/1992	--	--	--	--	--	--
	10/20/1992	--	--	--	--	--	--
	12/30/1992	--	--	--	--	--	--
	7/27/1993	--	--	--	--	--	--
	10/25/1993	--	--	--	--	--	--
	1/12/1994	--	--	--	--	--	--
	4/29/1994	--	--	--	--	--	--
	7/19/1994	--	--	--	--	--	--
	10/24/1994	--	--	--	--	--	--
	1/23/1995	--	--	--	--	--	--
	4/11/1995	--	--	--	--	--	--
	7/20/1995	--	--	--	--	--	--
	10/16/1995	--	--	--	--	--	--
	1/29/1996	--	--	--	--	--	--
	4/21/1996	--	--	--	--	--	--
	7/30/1996	--	--	--	--	--	--
	10/27/1996	--	--	--	--	--	--
	1/31/1997	--	--	--	--	--	--
	4/10/1997	--	--	--	--	--	--
	7/29/1997	--	--	--	--	--	--
	10/16/1997	--	--	--	--	--	--
QA	10/21/1988	--	--	--	--	--	--
	1/16/1989	--	--	--	--	--	--
	6/28/1989	--	--	--	--	--	--
	10/11/1989	--	--	--	--	--	--

Table 4
Historical Groundwater Analytical Results - Oxygenate Compounds
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
QA cont.	12/15/1989	--	--	--	--	--	--
	3/19/1990	--	--	--	--	--	--
	6/26/1990	--	--	--	--	--	--
	5/24/1991	--	--	--	--	--	--
	7/31/1991	--	--	--	--	--	--
	10/30/1991	--	--	--	--	--	--
	1/27/1992	--	--	--	--	--	--
	4/30/1992	--	--	--	--	--	--
	10/20/1992	--	--	--	--	--	--
	12/30/1992	--	--	--	--	--	--
	10/25/1993	--	--	--	--	--	--
	1/12/1994	--	--	--	--	--	--
	4/29/1994	--	--	--	--	--	--
	7/19/1994	--	--	--	--	--	--
	8/4/1994	--	--	--	--	--	--
	10/24/1994	--	--	--	--	--	--
	1/23/1995	--	--	--	--	--	--
	4/11/1995	--	--	--	--	--	--
	7/20/1995	--	--	--	--	--	--
	10/16/1995	--	--	--	--	--	--
	1/29/1996	--	--	--	--	--	--
	4/21/1996	<2.5	--	--	--	--	--
	7/30/1996	<2.5	--	--	--	--	--
	10/27/1996	<2.5	--	--	--	--	--
	1/31/1997	<2.5	--	--	--	--	--
	4/10/1997	<2.5	--	--	--	--	--
	7/29/1997	<2.5	--	--	--	--	--
	3/27/1998	<2.5	--	--	--	--	--
	5/26/1998	<2.5	--	--	--	--	--
	6/29/1998	<2.5	--	--	--	--	--
	9/20/1998	<2.5	--	--	--	--	--
	10/20/1998	<2.5	--	--	--	--	--
	1/27/1999	<2	--	--	--	--	--
	4/30/1999	<2.5	--	--	--	--	--
	7/28/1999	<5	--	--	--	--	--
	1/5/2000	<5	--	--	--	--	--
	4/26/2000	<2.5	--	--	--	--	--
	8/11/2000	<2.5	--	--	--	--	--
	10/25/2000	<2.5	--	--	--	--	--
	1/5/2001	<2.5	--	--	--	--	--
	4/24/2001	<2.5	--	--	--	--	--
	7/24/2001	<2.5	--	--	--	--	--
	10/10/2001	--	--	--	--	--	--
	10/14/2001	<2.5	--	--	--	--	--

Table 4
Historical Groundwater Analytical Results - Oxygenate Compounds
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
QA cont.	1/27/2002	<2.5	--	--	--	--	--
	4/18/2002	<2.5	--	--	--	--	--
	7/12/2002	<2.5	--	--	--	--	--
	10/23/2002	<2.5	--	--	--	--	--
	1/16/2003	<2.5	--	--	--	--	--
	4/12/2004	<0.5	--	--	--	--	--
	7/12/2004	<0.5	--	--	--	--	--
	10/11/2004	<0.5	--	--	--	--	--
	1/10/2005	<0.5	--	--	--	--	--
	4/11/2005	<0.5	--	--	--	--	--
	7/11/2005	<0.5	--	--	--	--	--
	10/10/2005	<0.5	--	--	--	--	--
	1/16/2006	<0.5	--	--	--	--	--
	4/12/2006	<0.5	--	--	--	--	--
	7/12/2006	<0.5	--	--	--	--	--
	10/2/2006	<0.5	--	--	--	--	--
	1/2/2007	<0.5	--	--	--	--	--
	4/2/2007	<0.5	--	--	--	--	--
	7/2/2007	<0.5	--	--	--	--	--
	10/1/2007	<0.5	--	--	--	--	--
	1/2/2008	<0.5	--	--	--	--	--
	4/1/2008	<0.5	--	--	--	--	--
	7/1/2008	<0.5	--	--	--	--	--
	10/22/2008	<0.5	--	--	--	--	--
	1/22/2009	<0.5	--	--	--	--	--
	4/22/2009	<0.5	--	--	--	--	--
	10/25/2010	<0.5	--	--	--	--	--
	4/26/2011	<0.5	--	--	--	--	--
	10/14/2011	<0.5	--	--	--	--	--
	5/1/2012	<0.5	--	--	--	--	--
	11/13/2012	<0.5	--	--	--	--	--
	4/10/2013	**<0.5**	**--**	**--**	**--**	**--**	**--**

Table 4
Historical Groundwater Analytical Results - Oxygenate Compounds
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	DATE	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)

NOTES:

<# = Analyte not detected at or above indicated laboratory detection limit

Oxygenate compounds analyzed by US Environmental Protection Agency Method 8260B

-- = Not available

µg/L = Micrograms per liter

MTBE = Methyl Tertiary Butyl Ether

TBA = Tertiary Butyl Alcohol

DIPE = Diisopropyl ether

ETBE = Ethyl Tertiary Butyl Ether

TAME = Tertiary Amyl Methyl Ether

QA = Trip blank

ID = Identification

J = Laboratory estimated value

Table 5
Historical Groundwater Analytical Results - Monitored Natural Parameters
Chevron Former Service Station No. 90509
135 West Napa Street
Sonoma, California

WELL ID	DATE	CO2 BY HEADSPACE (µg/L)	METHANE (µg/L)	MANGANESE (µg/L)	NITRATE NITROGEN (µg/L)	SULFATE (µg/L)	FERROUS IRON (µg/L)
C-1	10/14/2011	51,500	--	--	690	30,900	<10
	11/13/2012	72,000	--	10.8	<250	37,700	<10
	4/10/2013	**120,000**	**<3.0**	**3.3J**	**<250**	**33,100**	**15J**
C-4	10/14/2011	120,000	--	--	870	61,500	83J
	11/13/2012	110,000	--	117	<250	22,900	95J
	4/10/2013	**81,000**	**8.8**	**37.7**	**810**	**23,300**	**17J**
C-9	10/14/2011	--	--	--	<250	--	--
	11/13/2012	42,000	--	1.3J	540	18,500	<10
	4/10/2013	**56,000**	**<3.0**	**1.7J**	**720**	**20,200**	**<10**
C-10	11/13/2012	150,000	--	116	<250	53,400	140
	4/10/2013	**140,000**	**3.7J**	**66.8**	**<250**	**42,100**	**490**
C-11	10/14/2011	45,000	--	--	<250	69,500	<10
	11/13/2012	56,000	--	2,540	960	57,200	82J
	4/10/2013	**41,000**	**<3.0**	**1,930**	**520**	**32,700**	**<10**
C-12	10/14/2011	89,000	--	--	<250	3,500J	17,800
	11/13/2012	99,000	--	2,860	<250	2,100J	11,400
	4/10/2013	**110,000**	**47**	**2,030**	**2,100**	**11,100**	**1,700**
C-13	10/14/2011	65,000	--	--	<250	41,600	5,800
	11/13/2012	150,000	--	5,890	<250	12,400	24,000
	4/10/2013	**140,000**	**2,700**	**4,030**	**<250**	**20,100**	**8,700**

NOTES:
CO2 by headspace and methane analyzed by US Environmental Protection Agency (EPA) Method 8015B
Manganese analyzed by EPA Method 6010B
Nitrate nitrogen and sulfate analyzed by EPA Method 300.0
ferrous iron analyzed by EPA Method SM 3500-FE B modified-1997

MTBE = Methyl Tertiary Butyl Ether
CO2 = Carbon Dioxide
<# = Analyte not detected at or above indicated laboratory detection limit
-- = Not available
µg/L = Micrograms per liter
QA = Trip blank
ID = Identification
J = Laboratory estimated value

Appendix A

Historical Soil Results

TABLE 1

HISTORICAL SOIL ANALYTICAL DATA
FORMER CHEVRON SERVICE STATION 9-0509
135 WEST NAPA STREET
SONOMA, CALIFORNIA

Sample ID	*Sample Depth (fbg)*	*Sample Date*	*Oil & Grease*	*TPHho*	*TPHss*	*TPHd*	*TPHg*	*Benzene*	*Toluene*	*Ethylbenzne*	*Xylenes*	*MTBE*	*Notes*
			← *Concentrations in mg/kg* →										
SV-1	3	10/29/1997	--	--	~~2,600~~	--	--	--	--	--	--	--	Overexcavated in July 2000
	6	10/29/1997	~~470~~	--	--	~~1,400~~	~~7,400~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
	10	10/29/1997	~~<50~~	--	--	~~<1~~	~~1.4~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
SV-2	3	10/29/1997	--	--	~~800~~	--	--	--	--	--	--	--	Overexcavated in July 2000
	6	10/29/1997	--	--	--	~~240~~	~~740~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
	10	10/29/1997	--	--	--	~~160~~	~~800~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
SV-3	3	10/29/1997	--	--	~~7.1~~	--	--	--	--	--	--	--	Overexcavated in July 2000
	6	10/29/1997	--	--	--	~~20~~	~~370~~	~~1.2~~	~~0.51~~	~~1.9~~	~~3.5~~	~~<0.05~~	Overexcavated in July 2000
	10	10/29/1997	--	--	--	~~1~~	~~<1~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
SV-4	3	10/29/1997	--	--	~~2,600~~	--	--	--	--	--	--	--	Overexcavated in July 2000
	6	10/29/1997	~~<240~~	--	--	~~330~~	~~2,700~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
	10	10/29/1997	~~550~~	--	--	~~1,100~~	~~3,400~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
G-1	5	10/29/1997	--	--	~~<1~~	~~<1~~	~~<1~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
	10	10/29/1997	--	--	~~<1~~	~~8.7~~	~~<1~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
G-2	5	10/29/1997	--	--	--	120	1,900	<0.005	<0.005	<0.005	<0.005	<0.05	
	10	10/29/1997	--	--	--	<1	<1	<0.005	<0.005	<0.005	<0.005	0.27	
G-3	5	10/29/1997	--	--	--	<1	4.4	<0.005	<0.005	<0.005	<0.005	<0.05	
	10	10/29/1997	--	--	--	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	
G-4	5	10/29/1997	--	--	--	<1	<1	<0.005	<0.005	<0.005	<0.005	0.096	
	10	10/29/1997	--	--	--	<1	<1	<0.005	<0.005	<0.005	<0.005	0.079	
G-5	5	10/29/1997	--	--	--	51	19	<0.005	<0.005	<0.005	<0.005	<0.05	
	10	10/29/1997	--	--	--	2.5	<1	<0.005	<0.005	<0.005	<0.005	<0.05	
G-6	5	10/29/1997	--	--	--	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	
	10	10/29/1997	--	--	--	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	

TABLE 1

HISTORICAL SOIL ANALYTICAL DATA
FORMER CHEVRON SERVICE STATION 9-0509
135 WEST NAPA STREET
SONOMA, CALIFORNIA

Sample ID	*Sample Depth (fbg)*	*Sample Date*	*Oil & Grease*	*TPHho*	*TPHss*	*TPHd*	*TPHg*	*Benzene*	*Toluene*	*Ethylbenzne*	*Xylenes*	*MTBE*	*Notes*
			← *Concentrations in mg/kg* →										
HH2-4.5	4.5	1/12/1998	--	~~7,200~~	~~3,800~~	~~<500~~	--	--	--	--	--	--	Overexcavated in July 2000
PLEX1-6	6	1/16/1998	--	--	~~3~~	--	~~47~~	~~<0.1~~	~~<0.1~~	~~<0.1~~	~~<0.1~~	--	Overexcavated in July 2000
HHEX1-6	6	1/16/1998	--	440	1,200	<100	--	--	--	--	--	--	
HHEX2-5	5	1/16/1998	--	1,600	4,400	<500	--	--	--	--	--	--	
HHEX3-5	5	1/16/1998	--	510	4,100	<200	--	--	--	--	--	--	
HHEX4-6	6	1/16/1998	--	~~130~~	~~1,100~~	~~<50~~	--	--	--	--	--	--	Overexcavated in July 2000
HHEX5-6	6	1/16/1998	--	~~470~~	~~1,600~~	~~<100~~	--	--	--	--	--	--	Overexcavated in July 2000
HHEX6-6	6	1/16/1998	--	~~520~~	~~1,300~~	~~<100~~	--	--	--	--	--	--	Overexcavated in July 2000
HHEX7-6	6	1/16/1998	--	~~460~~	~~680~~	~~<100~~	--	--	--	--	--	--	Overexcavated in July 2000
HHEX8-4	4	1/16/1998	--	~~4,200~~	~~4,600~~	~~<500~~	--	--	--	--	--	--	Overexcavated in July 2000
SB-2	4	5/5/1998	54	<2	<1	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	
SB-3	4	5/5/1998	<33	<2	<1	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	
	6.5	5/5/1998	<33	<2	5.69	<1	65	<0.1	<0.1	<0.1	<0.1	<1	
C-6	4.5	5/5/1998	780	<80	535	<40	4,700	<2.5	<2.5	<2.5	<2.5	<25	
	18.5	5/5/1998	<33	<2	<1	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	
C-7	5	5/5/1998	1,900	<200	8.61	<1	2,790	<2.5	<2.5	<2.5	<2.5	<25	
	18.5	5/5/1998	<33	<2	<1	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	
C-8	4	5/20/1998	~~6,300~~	~~5,460~~	~~4,220~~	~~<500~~	~~2,870~~	~~<2.5~~	~~<2.5~~	~~<2.5~~	~~<2.5~~	~~<25~~	Overexcavated in July 2000
	18.5	5/20/1998	77	<1	<1	<1	<1	<0.005	<0.005	<0.005	<0.005	<0.05	

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FORMER CHEVRON SERVICE STATION 9-0509
135 WEST NAPA STREET
SONOMA, CALIFORNIA

Sample ID	*Sample Depth (fbg)*	*Sample Date*	*Oil & Grease*	*TPHho*	*TPHss*	*TPHd*	*TPHg*	*Benzene*	*Toluene*	*Ethylbenzne*	*Xylenes*	*MTBE*	*Notes*
			← *Concentrations in mg/kg* →										
B-8	2.5	4/14/1999	--	~~<2~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	Overexcavated in July 2000
	8.5	4/14/1999	--	~~<40~~	~~<20~~	~~<20~~	~~1,040~~	~~3.37~~	~~1.08~~	~~7.61~~	~~<0.5~~	~~<0.5~~	Overexcavated in July 2000
	11	4/14/1999	--	~~<2~~	~~<1.0~~	~~<1.0~~	~~27.9~~	~~0.0051~~	~~0.0242~~	~~0.115~~	~~<0.005~~	~~<0.005~~	Overexcavated in July 2000
B-9	2.5	4/14/1999	--	~~<2~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	Overexcavated in July 2000
	5.5	4/14/1999	--	~~<2~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	Overexcavated in July 2000
	9	4/14/1999	--	<2	<1.0	<1.0	2.98	<0.005	<0.005	<0.005	<0.005	<0.005	
	10	4/14/1999	--	<2	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005	
B-10	2.5	4/14/1999	--	<2	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005	
	4.5	4/14/1999	--	<2	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005	
	8	4/14/1999	--	<2	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005	
	11	4/14/1999	--	<2	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005	
B-11	2	4/14/1999	--	<20	<10	<10	1,380	<0.250	<0.250	<0.250	<0.250	<2.5	
	5	4/14/1999	--	<4	<2	<2	266	<0.1	<0.1	<0.1	<0.1	<1.0	
	9	4/14/1999	--	<20	<10	<10	138	<0.1	<0.1	<0.1	<0.1	<1.0	
	11	4/14/1999	--	25.5	<1.0	<1.0	57	<0.05	<0.05	<0.05	<0.05	<0.5	
B-12	1.5	4/15/1999	--	~~<2~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
	4.5	4/15/1999	--	~~<2~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
	11	4/15/1999	--	~~<4~~	~~<2~~	~~<2~~	~~<1.0~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
B-13	2	4/15/1999	--	~~<2~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
	5.5	4/15/1999	--	~~<20~~	~~<10~~	~~<10~~	~~<1.0~~	~~<0.05~~	~~<0.05~~	~~<0.05~~	~~<0.05~~	~~<0.5~~	Overexcavated in July 2000
	8.5	4/15/1999	--	~~<100~~	~~<50~~	~~<50~~	~~<1.0~~	~~<0.1~~	~~<0.1~~	~~<0.1~~	~~<0.1~~	~~<1.0~~	Overexcavated in July 2000
	11.5	4/15/1999	--	~~<2~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000
B-14	1.5	4/15/1999	--	~~<200~~	~~<100~~	~~<100~~	~~<1.0~~	~~<0.05~~	~~<0.05~~	~~<0.05~~	~~<0.05~~	~~<0.5~~	Overexcavated in July 2000
	5.5	4/15/1999	--	~~<200~~	~~<100~~	~~<100~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<10~~	Overexcavated in July 2000
	9	4/15/1999	--	~~<80~~	~~<40~~	~~<40~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<10~~	Overexcavated in July 2000
	11.5	4/15/1999	--	~~<2~~	~~<1.0~~	~~<1.0~~	~~<1.0~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.005~~	~~<0.05~~	Overexcavated in July 2000

TABLE 1

HISTORICAL SOIL ANALYTICAL DATA
FORMER CHEVRON SERVICE STATION 9-0509
135 WEST NAPA STREET
SONOMA, CALIFORNIA

Sample ID	*Sample Depth (fbg)*	*Sample Date*	*Oil & Grease*	*TPHho*	*TPHss*	*TPHd*	*TPHg*	*Benzene*	*Toluene*	*Ethylbenzne*	*Xylenes*	*MTBE*	*Notes*
			← *Concentrations in mg/kg* →										
CS-11	12	7/11/2000	--	--	<1.0	--	38	0.062	0.07	0.12	0.41	<0.1	
CS-12	11	7/11/2000	--	--	<1.0	--	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1	
CS-13	11	7/19/2000	--	--	<1.0	--	613	0.987	0.822	1.97	<0.5	<0.1	
CS-14	11	7/19/2000	--	--	<1.0	--	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1	
CS-15	12	7/19/2000	--	--	<1.0	--	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1	
CS-16	12	7/19/2000	--	--	<1.0	--	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1	
CS-17	12	7/19/2000	--	--	<1.0	--	<1.0	<0.005	<0.005	<0.005	<0.005	0.102	
CS-18	11	7/19/2000	--	--	<1.0	--	15.2	<0.005	<0.005	0.0472	0.112	<0.1	
CS-19	12	7/19/2000	--	--	<1.0	--	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1	
CS-20	12	7/19/2000	--	--	<1.0	--	<1.0	<0.005	<0.005	<0.005	<0.005	0.329	
CS-21	13	7/19/2000	--	--	<1.0	--	3.05	<0.005	<0.005	0.0063	0.0199	<0.1	
CS-22	12	7/19/2000	--	--	<1.0	--	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1	
CS-23	11	7/20/2000	--	--	<1.0	--	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1	
CS-24	11	7/20/2000	--	--	<1.0	--	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1	
CS-25	12	7/20/2000	--	--	<1.0	--	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1	
C-9	6	8/17/2001	--	--	--	<10	<0.20	<0.002	<0.002	<0.002	<0.005	<0.005	
	11	8/17/2001	--	--	--	<10	<0.20	<0.002	<0.002	<0.002	<0.005	<0.005	

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HISTORICAL SOIL ANALYTICAL DATA
FORMER CHEVRON SERVICE STATION 9-0509
135 WEST NAPA STREET
SONOMA, CALIFORNIA

Sample ID	*Sample Depth (fbg)*	*Sample Date*	*Oil & Grease*	*TPHho*	*TPHss*	*TPHd*	*TPHg*	*Benzene*	*Toluene*	*Ethylbenzne*	*Xylenes*	*MTBE*	*Notes*
			← *Concentrations in mg/kg* →										
B22	5	11/29/2007	--	--	<4	4.7	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	
	10	11/29/2007	--	--	310	190	59	<0.023	<0.047	<0.047	<0.047	<0.023	
	12	11/29/2007	--	--	<4	<4	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	
	14.5	11/29/2007	--	--	<4	<4	<1	<0.0005	<0.001	<0.001	<0.001	0.002	
VP-3	3	1/16/2008	--	--	<4	9.9	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	
	5	1/16/2008	--	--	640	480	450	<0.026	<0.053	<0.053	<0.053	<0.026	
		ESLs	370	370	83	83	83	0.044	2.9	2.3	2.3	0.023	

Abbreviations and Notes:

Bold = the concentration exceeds Environmental Screening Levels

ESLs = Enviornmental Screening Levels

fbg = feet below grade

mg/kg = milligrams per kilogram

Total petroleum hydrocarbons as gasoline (TPHg), diesel (TPHd) and stoddard solvent (TPHss) by EPA Method 8015M

Benzene, toluene, ethylbenzene and xylenes by EPA Method 8260B

Methyl tertiary butyl ether (MTBE) by EPA Method 8260B

<x.xx = Not detected above method detection limit

-- = Not analyzed

~~xxx~~ = This sample location has since been overexcavated

SV-1 through SV-4 and G-1 through G-4:

TPHss by EPA 3550, DHS Luft
TPHg and BTEX by EPA 5030/8020, DHS Luft
MTBE by EPA 5030/8020 Modified
TPHd by EPA 3550, DHS Luft

Samples SV-4 @ 6 and 10, G-4 @ 5 and 10, and G-6 @ 10 were analyzed for CAM 17 metals. All metal detections were well below TTLC levels

Table 1. Historic Analytic Results for Soil Samples - Chevron Station 9-0509, 135 W. Napa Street, Sonoma, CA

Sample ID	Sample Depth (ft)	Sample Date	TPHg	TPHd	TPHss	B	T	E	X	MTBE
			Concentrations reported in milligrams per kilogram mg/kg = parts per million							
B-1	2.5	4/14/1999	**8.33**	<1.0	<1.0	<0.005	**0.0205**	<0.005	<0.005	<0.05
"	7	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
"	11.5	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
B-2	2.5	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	**0.0808**
"	6	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
"	9	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
B-3	2	4/14/1999	**5.55**	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	**0.182**
"	5	4/14/1999	**242**	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.5
"	8.5	4/14/1999	**3,740**	<100	<100	<1.25	**1.31**	**19.4**	**6.21**	<12.5
"	11	4/14/1999	**63.4**	<1.0	<1.0	<0.005	**0.14**	**0.114**	**0.0572**	<0.05
B-4*	2*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
"	5*	4/14/1999	**981**	<20	<20	<0.250	**0.521**	<0.250	<0.250	<2.50
"	9*	4/14/1999	**3,470**	<50	<50	<1.25	<1.25	<1.25	<1.25	<12.5
"	11*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
B-5*	1.5*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
"	4.5*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
"	9*	4/14/1999	**1.66**	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
"	11*	4/14/1999	**2.82**	<1.0	<1.0	**0.007**	<0.005	<0.005	<0.005	<0.05
B-6*	3*	4/14/1999	**2.29**	<10	<10	<0.005	**0.00974**	<0.005	**0.0106**	<0.05
"	5.5*	4/14/1999	**153**	<2	<2	**0.105**	**0.388**	<0.100	**0.228**	<1.0
"	9*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
"	12*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05

Abbreviations/Notes:

Total petroleum hydrocarbons as gasoline (TPHg), diesel (TPHd) and Stoddard solvent (TPHss) by EPA Method 8015M

Benzene, toluene, ethylhenzene and xylenes (BTEX) by EPA Method 8260B

Methyl tertiary butyl ether (MTBE) by EPA Method 8260B

<x = Not detected above method detection limit

* = This sample location has since been overexcavated

Table 1. Historic Analytic Results for Soil Samples - Chevron Station 9-0509, 135 W. Napa Street, Sonoma, CA

Sample ID	Sample Depth (ft)	Sample Date	TPHg	TPHd	TPHss	B	T	E	X	MTBE
			Concentrations reported in milligrams per kilogram mg/kg = parts per million							
B-7*	2.5*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005
"	6*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005
"	8.5*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005
"	12*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005
B-8*	2.5*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005
"	8.5*	4/14/1999	**1,040**	<20	<20	**3.37**	**1.08**	**7.61**	<0.5	<0.5
"	11*	4/14/1999	**27.9**	<1.0	<1.0	**0.0051**	**0.0242**	**0.115**	<0.005	<0.005
B-9*	2.5*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005
"	5.5*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005
"	9*	4/14/1999	**2.98**	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005
"	10*	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005
B-10	2.5	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005
"	4.5	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005
"	8	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005
"	11	4/14/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.005
B-11	2	4/14/1999	**1,380**	<10	<10	<0.250	<0.250	<0.250	<0.250	<2.5
"	5	4/14/1999	**266**	<2	<2	<0.1	<0.1	<0.1	<0.1	<1.0
"	9	4/14/1999	**138**	<10	<10	<0.1	<0.1	<0.1	<0.1	<1.0
"	11	4/14/1999	**57**	<1.0	<1.0	<0.05	<0.05	<0.05	<0.05	<0.5
B-12*	1.5*	4/15/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
"	4.5*	4/15/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
"	11*	4/15/1999	<1.0	<2	<2	<0.005	<0.005	<0.005	<0.005	<0.05

Abbreviations/Notes:

Total petroleum hydrocarbons as gasoline (TPHg), diesel (TPHd) and Stoddard solvent (TPHss) by EPA Method 8015M

Benzene, toluene, ethylbenzene and xylenes (BTEX) by EPA Method 8260B

Methyl tertiary butyl ether (MTBE) by EPA Method 8260B

<x = Not detected above method detection limit

* = This sample location has since been overexcavated

Table 1. Historic Analytic Results for Soil Samples - Chevron Station 9-0509, 135 W. Napa Street, Sonoma, CA

Sample ID	Sample Depth (ft)	Sample Date	TPHg	TPHd	TPHss	B	T	E	X	MTBE
			Concentrations reported in milligrams per kilogram mg/kg = parts per million							
B-13*	2*	4/15/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
"	5.5*	4/15/1999	<1.0	<10	<10	<0.05	<0.05	<0.05	<0.05	<0.5
"	8.5*	4/15/1999	<1.0	<50	<50	<0.1	<0.1	<0.1	<0.1	<1.0
"	11.5*	4/15/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
B-14*	1.5*	4/15/1999	<1.0	<100	<100	<0.05	<0.05	<0.05	<0.05	<0.5
"	5.5*	4/15/1999	<1.0	<100	<100	<1.0	<1.0	<1.0	<1.0	<10
"	9*	4/15/1999	<1.0	<40	<40	<1.0	<1.0	<1.0	<1.0	<10
"	11.5*	4/15/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
B-15	2	4/15/1999	<1.0	<50	<50	<0.5	<0.5	<0.5	<0.5	<5
"	5.5	4/15/1999	<1.0	<200	<200	<2.5	<2.5	<2.5	<2.5	<25
"	8	4/15/1999	<1.0	<5	<5	<0.1	<0.1	<0.1	<0.1	<1.0
"	11	4/15/1999	<1.0	<1.0	<1.0	<0.05	<0.05	<0.05	<0.05	<0.5
B-16*	2*	4/15/1999	<1.0	<5	<5	<0.25	<0.25	<0.25	<0.25	<2.5
"	6*	4/15/1999	<10	<500	<500	<2.5	<2.5	<2.5	<2.5	<25
"	9*	4/15/1999	<1.0	<1.0	<1.0	<0.05	<0.05	<0.05	<0.05	<0.5
"	11*	4/15/1999	<1.0	<1.0	<1.0	<0.005	<0.005	<0.005	<0.005	<0.05
B-17*	2*	4/15/1999	<1.0	<10	<10	<1.0	<1.0	<1.0	<1.0	<10
"	5.5*	4/15/1999	<1.0	<100	<100	<0.005	<0.005	<0.005	<0.005	<0.05
"	9*	4/15/1999	<1.0	<100	<100	<1.0	<1.0	<1.0	<1.0	<10
"	11*	4/15/1999	<1.0	<2	<2	<0.005	<0.005	<0.005	<0.005	<0.05

Abbreviations/Notes:

Total petroleum hydrocarbons as gasoline (TPHg), diesel (TPHd) and Stoddard solvent (TPHss) by EPA Method 8015M

Benzene, toluene, ethylbenzene and xylenes (BTEX) by EPA Method 8260B

Methyl tertiary butyl ether (MTBE) by EPA Method 8260B

<x = Not detected above method detection limit

* = This sample location has since been overexcavated

Table 1. Historic Analytic Results for Soil Samples - Chevron Station 9-0509, 135 W. Napa Street, Sonoma, CA

Sample ID	Sample Depth (ft)	Sample Date	TPHg	TPHd	TPHss	B	T	E	X	MTBE
			Concentrations reported in milligrams per kilogram mg/kg = parts per million							
CS-1	12	7/6/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-2	11	7/7/2000	**1.1**	NA	<1.0	<0.005	<0.005	**0.0061**	0.033	<0.1
CS-3	11	7/6/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-4	11	7/7/2000	**2.2**	NA	<1.0	<0.005	<0.005	<0.005	0.023	<0.1
CS-5	12	7/7/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-6	12	7/7/2000	**3.8**	NA	<1.0	<0.005	<0.005	<0.005	0.033	<0.1
CS-7	12	7/7/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-8	11	7/7/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-9	11	7/10/2000	**2.8**	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-10	12	7/10/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-11	12	7/11/2000	**38**	NA	<1.0	**0.062**	**0.07**	**0.12**	**0.41**	<0.1
CS-12	11	7/11/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-13	11	7/19/2000	**613**	NA	<1.0	**0.987**	**0.822**	**1.97**	<0.5	<0.1
CS-14	11	7/19/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-15	12	7/19/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-16	12	7/19/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-17	12	7/19/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	**0.102**
CS-18	11	7/19/2000	15.2	NA	<1.0	<0.005	<0.005	**0.0472**	**0.112**	<0.1
CS-19	12	7/19/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-20	12	7/19/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	**0.329**
CS-21	13	7/19/2000	3.05	NA	<1.0	<0.005	<0.005	**0.0063**	**0.0199**	<0.1
CS-22	12	7/19/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-23	11	7/20/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-24	11	7/20/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1
CS-25	12	7/20/2000	<1.0	NA	<1.0	<0.005	<0.005	<0.005	<0.005	<0.1

Abbreviations/Notes:

Total petroleum hydrocarbons as gasoline (TPHg), diesel (TPHd) and Stoddard solvent (TPHss) by EPA Method 8015M

Benzene, toluene, ethylbenzene and xylenes (BTEX) by EPA Method 8260B

Methyl tertiary butyl ether (MTBE) by EPA Method 8260B

<x = Not detected above method detection limit

Table 1. Historic Analytic Results for Soil Samples - Chevron Station 9-0509, 135 W. Napa Street, Sonoma, CA

Sample ID	Sample Depth (ft)	Sample Date	TPHg	TPHd	TPHss	B	T	E	X	MTBE
			Concentrations reported in milligrams per kilogram mg/kg = parts per million							
C-9	6	8/17/2001	<0.20	<10	NA	<0.002	<0.002	<0.002	<0.005	<0.005
"	11	8/17/2001	<0.20	<10	NA	<0.002	<0.002	<0.002	<0.005	<0.005
C-10	6	8/17/2001	<0.20	<10	NA	<0.002	<0.002	<0.002	<0.005	<0.005
"	11	8/17/2001	<0.20	<10	NA	<0.002	<0.002	<0.002	<0.005	<0.005
C-11	5	2/10/2004	<1.0	<10	<4	<0.0005	<0.001	<0.001	<0.001	<0.0005
"	11	2/10/2004	<1.0	<10	<4	<0.0005	<0.001	<0.001	<0.001	<0.0005
"	16	2/10/2004	<1.0	<10	<4	<0.0005	<0.001	<0.001	<0.001	**0.001**
"	20	2/10/2004	<1.0	<10	<4	<0.0005	<0.001	<0.001	<0.001	**0.018**
C-12	5	2/10/2004	**68**	<10	**62**	<0.0005	<0.001	<0.001	<0.001	<0.0005
"	10.5	2/10/2004	**1.1**	<10	<4	<0.0005	<0.001	<0.001	<0.001	<0.0005
"	15.5	2/10/2004	<1.0	**16**	<4	<0.0005	<0.001	<0.001	<0.001	**0.0007**
"	19.5	2/10/2004	<1.0	**14**	<8	<0.0005	<0.001	<0.001	<0.001	<0.0005
C-13	5	2/10/2004	<1.0	<10	<4	<0.0005	<0.001	<0.001	<0.001	<0.0005
"	16	2/10/2004	<1.0	<10	<4	<0.0005	<0.001	<0.001	<0.001	<0.0005
"	20	2/10/2004	<1.0	<10	<4	<0.0005	<0.001	<0.001	<0.001	<0.0005

Abbreviations/Notes:

Total petroleum hydrocarbons as gasoline (TPHg), diesel (TPHd) and Stoddard solvent (TPHss) by EPA Method 8015M

Benzene, toluene, ethylbenzene and xylenes (BTEX) by EPA Method 8260B

Methyl tertiary butyl ether (MTBE) by EPA Method 8260B

<x = Not detected above method detection limit

NA = Not analyzed

ND = Not detected; method detection limit unknown

Table 1. Historic Analytic Results for Soil Samples - Chevron Station 9-0509, 135 W. Napa Street, Sonoma, CA

Sample ID	Sample Depth (ft)	Sample Date	TPHg	TPHd	TPHss	B	T	E	X	MTBE
			Concentrations reported in milligrams per kilogram mg/kg = parts per million							
G-1*	5*	10/29/1997	ND	ND	NA	ND	NA	NA	NA	ND
	10*	10/29/1997	ND	**8.7**	NA	ND	NA	NA	NA	ND
G-2	5	10/29/1997	**1,900**	**120**	NA	ND	NA	NA	NA	ND
	10	10/29/1997	ND	ND	NA	ND	NA	NA	NA	**0.27**
G-3	5	10/29/1997	**4.4**	ND	NA	ND	NA	NA	NA	ND
	10	10/29/1997	ND	ND	NA	ND	NA	NA	NA	ND
G-4	5	10/29/1997	ND	ND	NA	ND	NA	NA	NA	**0.096**
	10	10/29/1997	ND	ND	NA	ND	NA	NA	NA	**0.079**
G-5	5	10/29/1997	**19**	**51**	NA	ND	NA	NA	NA	ND
	10	10/29/1997	ND	**2.5**	NA	ND	NA	NA	NA	ND
G-6	5	10/29/1997	ND	ND	NA	ND	NA	NA	NA	ND
	10	10/29/1997	ND	ND	NA	ND	NA	NA	NA	ND
G-7	5	10/29/1997	ND	ND	NA	ND	NA	NA	NA	ND
	10	10/29/1997	ND	ND	NA	ND	NA	NA	NA	ND

Abbreviations/Notes:

Total petroleum hydrocarbons as gasoline (TPHg), diesel (TPHd) and Stoddard solvent (TPHss) by EPA Method 8015M

Benzene, toluene, ethylbenzene and xylenes (BTEX) by EPA Method 8260B

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* = This sample location has since been overexcavated

Table 1. Historic Analytic Results for Soil Samples - Chevron Station 9-0509, 135 W. Napa Street, Sonoma, CA

Sample ID	Sample Depth (ft)	Sample Date	TPHg	TPHd	TPHss	B	T	E	X	MTBE
			Concentrations reported in milligrams per kilogram mg/kg = parts per million							
SV-1*	3*	10/29/1997	NA	NA	**2,600**	NA	NA	NA	NA	NA
	6*	10/29/1997	**7,400**	**1,400**	NA	ND	ND	ND	ND	ND
	10*	10/29/1997	**1.4**	ND	NA	ND	ND	ND	ND	ND
SV-2*	3*	10/29/1997	NA	NA	**800**	NA	NA	NA	NA	NA
	6*	10/29/1997	**740**	**240**	NA	ND	ND	ND	ND	ND
	10*	10/29/1997	**800**	**160**	NA	ND	ND	ND	ND	ND
SV-3*	3*	10/29/1997	NA	NA	**7.1**	NA	NA	NA	NA	NA
	6*	10/29/1997	**370**	**20**	NA	**1.2**	**0.51**	**1.9**	**3.5**	ND
	10*	10/29/1997	ND	**1**	NA	ND	ND	ND	ND	ND
SV-4*	3*	10/29/1997	NA	NA	**2,600**	NA	NA	NA	NA	NA
	6*	10/29/1997	**2,700**	**330**	NA	ND	ND	ND	ND	ND
	10*	10/29/1997	**3,400**	**1,100**	NA	ND	ND	ND	ND	ND

Abbreviations/Notes:

Total petroleum hydrocarbons as gasoline (TPHg), diesel (TPHd) and Stoddard solvent (TPHss) by EPA Method 8015M

Benzene, toluene, ethylbenzene and xylenes (BTEX) by EPA Method 8260B

Methyl tertiary butyl ether (MTBE) by EPA Method 8260B

<x = Not detected above method detection limit

NA = Not analyzed

ND = Not detected; method detection limit unknown

* = This sample location has since been overexcavated

Table 1
Soil Sample Results
Chevron Service Station #9-0509, 135 West Napa Street, Sonoma, California

Well ID	Sample Depth (fbg)	Date Sampled	TPHss[a]	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	TBA	TAME	DIPE	ETBE	1,2-DCA	EDB	Total Lead
									(Concentrations in mg/kg)								
B18	8	11/29/2007	<4	<4	**4.8**	<0.0005	<0.001	<0.001	<0.001	**0.004**	<0.020	<0.001	<0.001	<0.001	<0.001	<0.001	-
	12	11/29/2007	<6	<4	<1	<0.0005	<0.001	<0.001	<0.001	**0.004**	<0.019	<0.001	<0.001	<0.001	<0.001	<0.001	-
	15	11/29/2007	<4	<4	<1	<0.0005	<0.001	<0.001	<0.001	**0.035**	<0.020	<0.001	<0.001	<0.001	<0.001	<0.001	-
B19	5	11/28/2007	<4	<4	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.021	<0.001	<0.001	<0.001	<0.001	<0.001	-
	8	11/29/2007	**20**	**21**	**550**	<0.027[b]	<0.055[b]	<0.055[b]	<0.055[b]	<0.027[b]	<1.1[b]	<0.055[b]	<0.055[b]	<0.055[b]	<0.055[b]	<0.055[b]	-
	12	11/29/2007	<4	<4	<1	<0.0005	<0.0009	<0.0009	<0.0009	**0.017**	<0.019	<0.0009	<0.0009	<0.0009	<0.0009	<0.0009	-
	15	11/29/2007	<4	<4	<1	<0.0005	<0.001	<0.001	<0.001	**0.21**	<0.020	**0.002**	<0.001	<0.001	<0.001	<0.001	-
B20	5	11/28/2007	**54**	**240**	**120**	<0.028[b]	<0.055[b]	<0.055[b]	<0.055[b]	<0.028[b]	<1.1[b]	<0.055[b]	<0.055[b]	<0.055[b]	<0.055[b]	<0.055[b]	-
	8	11/29/2007	**820**	**570**	**680**	<0.052[b]	<0.10[b]	<0.10[b]	<0.10[b]	<0.052[b]	<2.1[b]	<0.10[b]	<0.10[b]	<0.10[b]	<0.10[b]	<0.10[b]	-
	12	11/29/2007	<4	<4	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.019	<0.001	<0.001	<0.001	<0.001	<0.001	-
	15	11/29/2007	<4	<4	<1	<0.0005	<0.001	<0.001	<0.001	**0.005**	<0.021	<0.001	<0.001	<0.001	<0.001	<0.001	-
B21	8	11/29/2007	**180**	**130**	**340**	<0.024[b]	<0.047[b]	<0.047[b]	<0.047[b]	<0.024[b]	<0.94[b]	<0.047[b]	<0.047[b]	<0.047[b]	<0.047[b]	<0.047[b]	-
	12	11/29/2007	<4	<4	<1	<0.0005	<0.001	<0.001	<0.001	**0.054**	<0.020	<0.001	<0.001	<0.001	<0.001	<0.001	-
	15	11/29/2007	<4	<4	<1	<0.0005	<0.001	<0.001	<0.001	**0.001**	<0.020	<0.001	<0.001	<0.001	<0.001	<0.001	-
B22	5	11/29/2007	<4	**4.7**	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.020	<0.001	<0.001	<0.001	<0.001	<0.001	-
	10	11/29/2007	**310**	**190**	**59**	<0.023[b]	<0.047[b]	<0.047[b]	<0.047[b]	<0.023[b]	<0.94[b]	<0.047[b]	<0.047[b]	<0.047[b]	<0.047[b]	<0.047[b]	-
	12	11/29/2007	<4	<4	<1	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.019	<0.001	<0.001	<0.001	<0.001	<0.001	-
	14.5	11/29/2007	<4	<4	<1	<0.0005	<0.001	<0.001	<0.001	**0.002**	<0.021	<0.001	<0.001	<0.001	<0.001	<0.001	-
Waste-1		11/29/2007	<4	<4	**1.8**	<0.005	<0.005	<0.005	<0.02	**0.025**	-	-	-	-	-	-	**4.85**

Abbreviations and Methods:

Total petrolum hydrocarbons as stoddard solvents (TPHss), total petroleum hydrocarbons as diesel (TPHd), and total petroleum hdyrocarbons as gasoline (TPHg) by EPA Method 8015

Benzene, toluene, ethylbenzene, xylenes (BTEX), methyl tertiary butyl ether (MTBE), tertiary butyl alcohol (TBA), tertiary amyl methyl ether (TAME), di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), 1,2-dichloroethane (1,2-DCA), and 1,2-dibromoethane (EDB) by EPA Method 8260

Total lead by EPA Method 6010

fbg = feet below grade

mg/kg = Milligrams per kilogram

<x.xx = not detected above the laboratory detection limit

"-" = not analyzed

[a] TPH quantitation is based on peak area comparison of the sample pattern to that of a hydrocarbon component mix calibration in a range that includes C8 (n-octane) through C40 (n-tetracontane) normal hydrocarbons.

[b] The GC/MS volatile analysis was performed according to the high level soil method due to the level of non-target compounds. Therefore, the reporting limits were raised.

Table 1
Soil Sample Results
Chevron Service Station #9-0509, 135 West Napa Street, Sonoma, California

Well ID	Sample Depth (fbg)	Date Sampled	TPHss[a]	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	TBA	TAME	DIPE	ETBE	1,2-DCA	EDB	Total Lead
			(Concentrations in mg/kg)														
VP-3	3	1/16/2008	<4	**9.9**	<1.0	<0.0005	<0.001	<0.001	<0.001	<0.0005	<0.019	<0.001	<0.001	<0.001	<0.001	<0.001	-
	5	1/16/2008	**640**	**480**	**450**	<0.026	<0.053	<0.053	<0.053	<0.026	<1.1	<0.053	<0.053	<0.053	<0.053	<0.053	-
Waste-1		11/29/2007	<4	<4	**1.8**	<0.005	<0.005	<0.005	<0.02	**0.025**	-	-	-	-	-	-	**4.85**

Abbreviations and Methods:

Total petrolum hydrocarbons as stoddard solvents (TPHss), total petroleum hydrocarbons as diesel (TPHd), and total petroleum hdyrocarbons as gasoline (TPHg) by EPA Method 8015

Benzene, toluene, ethylbenzene, xylenes (BTEX), methyl tertiary butyl ether (MTBE), tertiary butyl alcohol (TBA), tertiary amyl methyl ether (TAME), di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), 1,2-dichloroethane (1,2-DCA), and 1,2-dibromoethane (EDB) by EPA Method 8260

Total lead by EPA Method 6010

fbg = feet below grade

mg/kg = Milligrams per kilogram

<x = not detected above the laboratory detection limit

"-" = not analyzed

[a] TPH quantitation is based on peak area comparison of the sample pattern to that of a hydrocarbon component mix calibration in a range that includes C8 (n-octane) through C40 (n-tetracontane) normal hydrocarbons.

TABLE 2.
SOIL SAMPLE ANALYTICAL RESULTS
CHEVRON FORMER SERVICE STATION #9-0509, SONOMA, CALIFORNIA

SAMPLE SOURCE	SAMPLING DATE	SAMPLING DEPTH (fbg)	SAMPLE ID	TPH AS GASOLINE (mg/kg)	TPH AS DIESEL (mg/kg)	TPH AS STODDARD SOLVENT (mg/kg)	BENZENE (mg/kg)	TOLUENE (mg/kg)	ETHYL-BENZENE (mg/kg)	TOTAL XYLENES (mg/kg)	MTBE (mg/kg)	TBA (mg/kg)	REF
EPA ANALYTICAL METHOD				8015			8260						N/A
B-23	11-10-10	3	B-23-3	<0.10	1.0 J	<5.0	<0.0013	<0.0012	<0.0015	<0.0034	<0.00050	<0.017	A
B-24	11-10-10	3	B-24-3	<0.10	1.6 J	<5.0	<0.0013	<0.0012	<0.0015	<0.0034	<0.00050	<0.017	A
B-25	11-10-10	3	B-25-3	<0.10	1.7 J	<5.0	<0.0013	<0.0012	<0.0015	<0.0034	<0.00050	<0.017	A

<# = not detected at the method detection limit indicated.

A = Holguin, Fahan & Associates, Inc.'s current report.

TABLE 3

HISTORICAL SOIL VAPOR ANALYTICAL DATA
FORMER CHEVRON SERVICE STATION 9-0509
135 WEST NAPA STREET
SONOMA, CALIFORNIA

Sample ID	*Sample Date*	*TPHg*	*Benzene*	*Toluene*	*Ethyl-benzene*	*Xylenes*	*MTBE*	*TBA*	*1,2-DCA*	*EDB*	*Napthalene*	*Helium*	*Oxygen*	*Carbon dioxide*
		Concentrations reported in µg/m³										*Reported in percent*		
VP-2	2/19/08	370,000	<34	<40	<46	<46	<38	<130	<43	<82	<220	ND	11%	6.9%
	4/30/08	450,000	<33	<39	<45	<45	<37	<120	<42	<79	<220	ND	10%	9.7%
VP-3	2/19/08	6,800,000	<35	<41	<48	<48	<40	<33	<44	<84	<230	ND	11%	6.5%
	4/30/08	9,900,000	<260	<300	<350	<350	<290	<980	<330	<620	<1,700	ND	3.6%	9.2%
	ESL or CHHSL	10,000	36.2	63,000	980	10,000	4,000	2,600	49.6	4.1	31.9			

Abbreviations and Notes:

µg/m³ = Micrograms per cubic meter
<x = not detected above method detection limit.
ND = Not detected above method detection limit.
- - = not analyzed
Total petroleum hydrocarbons as gasoline (TPHg) by EPA Method TO-3.
Benzene, toluene, ethylbenzene and xylenes by EPA Method TO-15.
Methyl tertiary butyl ether (MTBE) by EPA Method TO-15.
Tertiary butyl alcohol (TBA) by EPA Method TO-15.
1,2-Dichloroethane (1,2-DCA) by EPA Method TO-15.
1,2 Dibromoethane (EDB) by EPA Method TO-15.
Napthalene by EPA Method TO-15.
Oxygen, carbon dioxide and helium by modified ASTM D-1946.
ESL = Environmental Screening Level
CHHSL = California Human Health Screening Level
For SV-1 through SV-4:
TPHg and BTEX by EPA 5030/8020, DHS Luft
MTBE by EPA 5030/8020 Modified

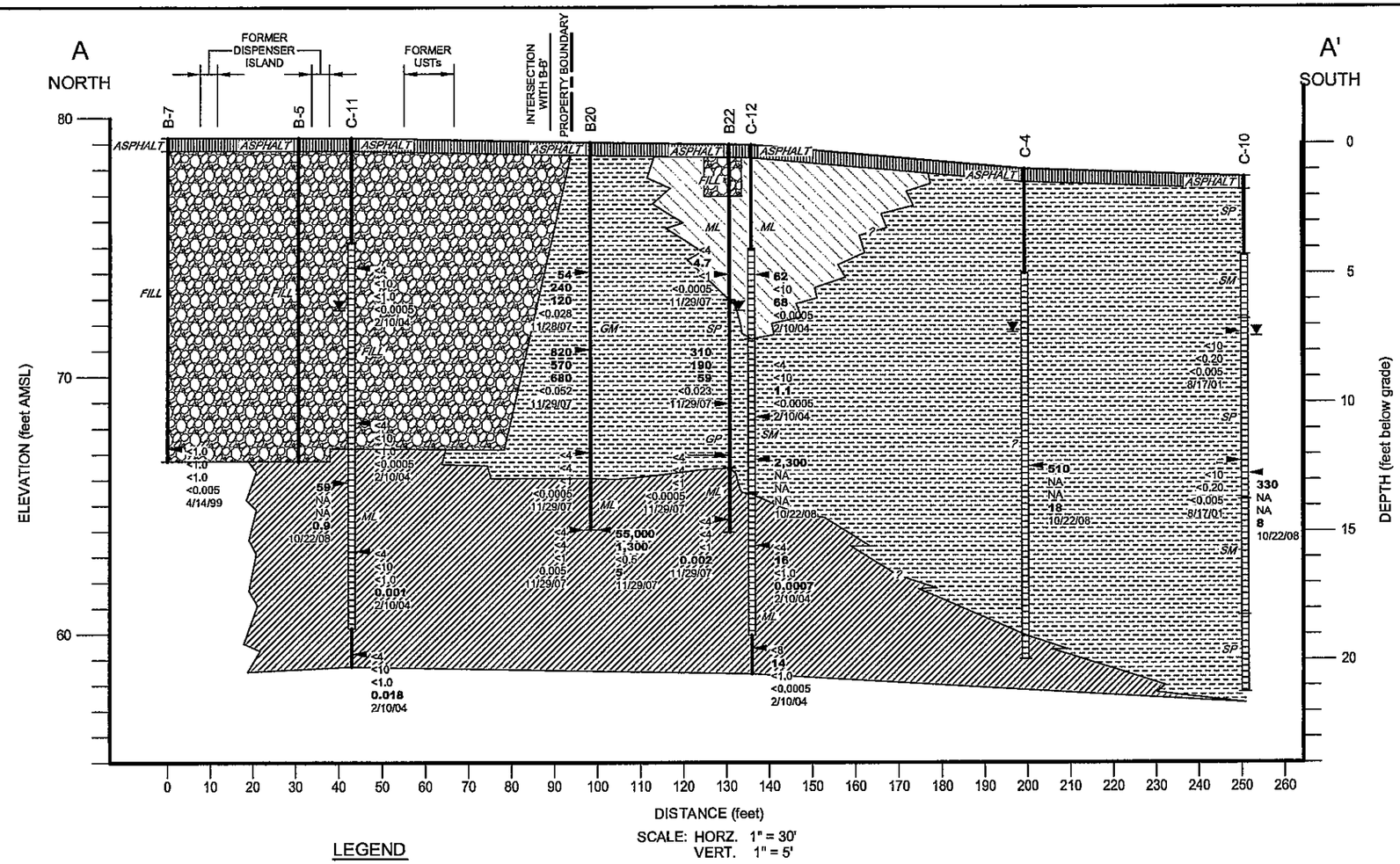
For B-1 through B-17:
TPHg, BTEX, MTBE by DHS Luft

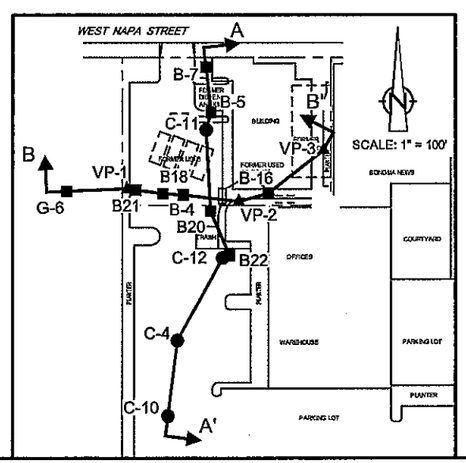
TABLE 1.
SOIL GAS ANALYTICAL RESULTS
CHEVRON FORMER SERVICE STATION #9-0509, SONOMA, CALIFORNIA

SAMPLE SOURCE	SAMPLING DATE	SAMPLE ID	SAMPLE TYPE	TPH AS GASOLINE ($\mu g/m^3$)	BENZENE ($\mu g/m^3$)	TOLUENE ($\mu g/m^3$)	ETHYL-BENZENE ($\mu g/m^3$)	TOTAL XYLENES ($\mu g/m^3$)	MTBE ($\mu g/m^3$)	NAPHTHALENE ($\mu g/m^3$)	OXYGEN (%)	CARBON DIOXIDE (%)	NITROGEN (%)	HELIUM (%)	REF
ANALYTICAL METHOD				EPA TO-15							ASTM 1945-96			ASTM D1945M	N/A
G-8	11-17-10	G-8	sub-slab sample	220	<5.0	10	<5.0	8.6	<5.0	<10	12	9.5	78	<1.0	A
G-9	11-17-10	G-9	sub-slab sample	360	10	29	6.3	35	<5.0	<10	16	3.2	80	<1.0	A
	11-17-10	G-9 DUP	sub-slab sample	160	10	34	6.0	31	<5.0	<10	16	3.2	82	<1.0	A
G-10	11-17-10	G-10	sub-slab sample	4300	<5.0	12	<5.0	9.2	<5.0	<10	19	1.6	77	<1.0	A
G-11	11-17-10	G-11	sub-slab sample	<100	<50	5,200	<50	<50	<50	<100	20	0.4	78	<1.0	A
G-12	11-17-10	G-12	indoor air sample	<100	<5.0	9.2	<5.0	<5.0	<5.0	<10	21	<0.2	79	<1.0	A
G-13	11-17-10	G-13	outdoor air sample	200	6.0	43	<5.0	24	<5.0	<10	21	<0.2	79	<1.0	A

<# = not detected at the method detection limit indicated.

A = Holguin, Fahan & Associates, Inc.'s current report.





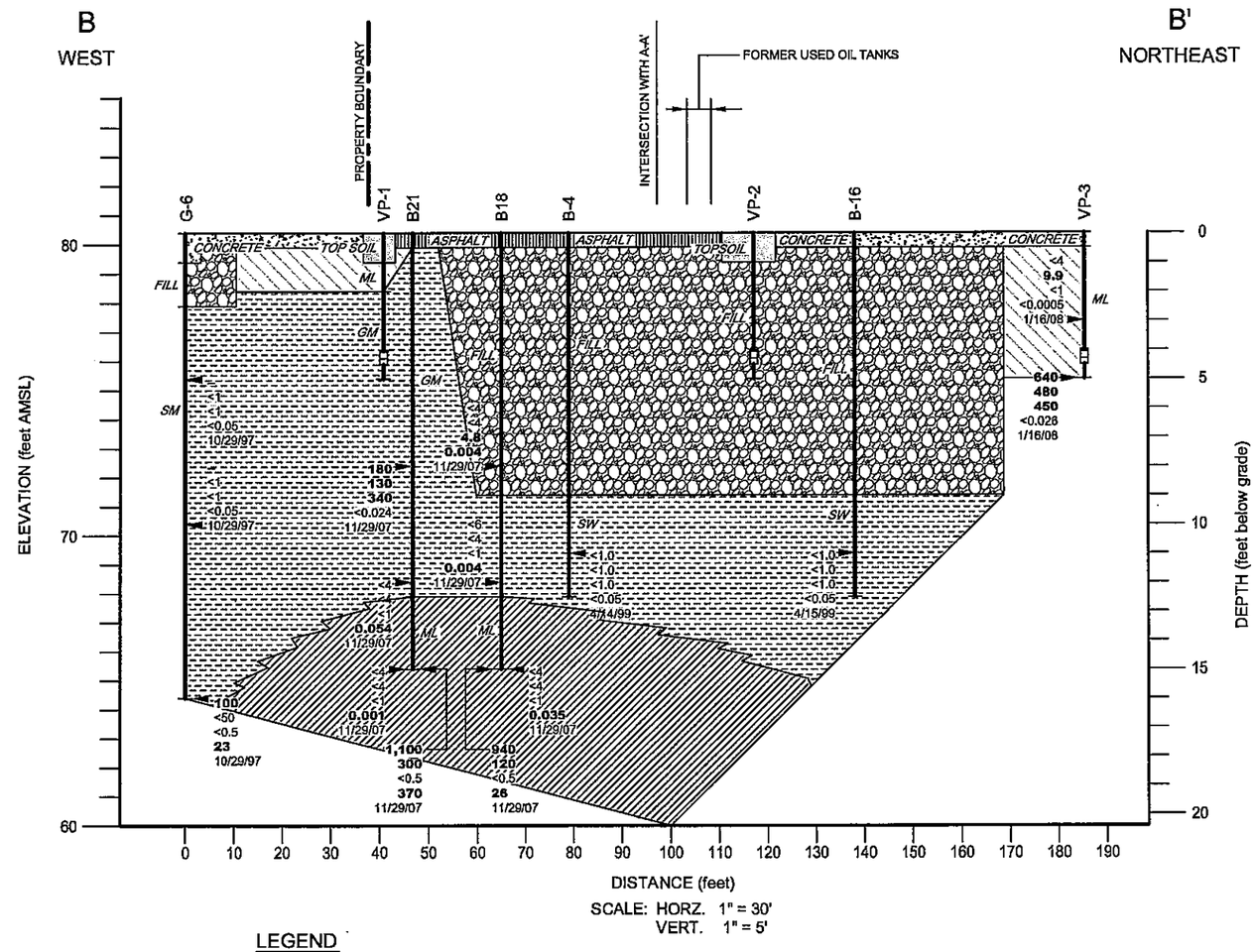
LEGEND

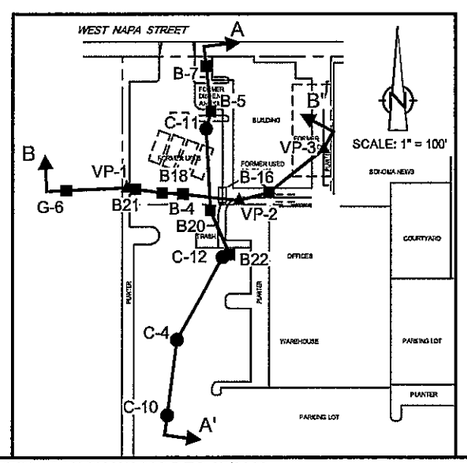
- C-11 — WELL DESIGNATION
- GROUND SURFACE
- OBSERVATION WELL INSTALLATION
- STRATIGRAPHIC BOUNDARY
- ML — TYPICAL SOIL CLASSIFICATION
- SCREENED INTERVAL
- BOTTOM OF BORING
- TPHss, TPHd, TPHg, MTBE, DATE — APPROXIMATE SAMPLE LOCATION HYDROCARBON CONCENTRATIONS IN SOIL (mg/kg)
- TPHd, TPHg, BENZENE, MTBE, DATE — APPROXIMATE GROUNDWATER SAMPLE LOCATION HYDROCARBON CONCENTRATIONS IN GROUNDWATER (µg/L)
- ASPHALT
- FILL
- ML-CLAYEY SILT
- ML-SANDY SILT
- SP, GP, GM, SM, GW, SW
- -- NOT SAMPLED / NOT ANALYZED
- NA NOT ANALYZED
- GROUNDWATER DEPTH (7/01/08)

figure 4

GEOLOGIC CROSS SECTION A-A'
FORMER CHEVRON STATION 9-0509
135 WEST NAPA STREET
Sonoma, California

632289-120(PRES002)GN-WA002 DEC 18/2008





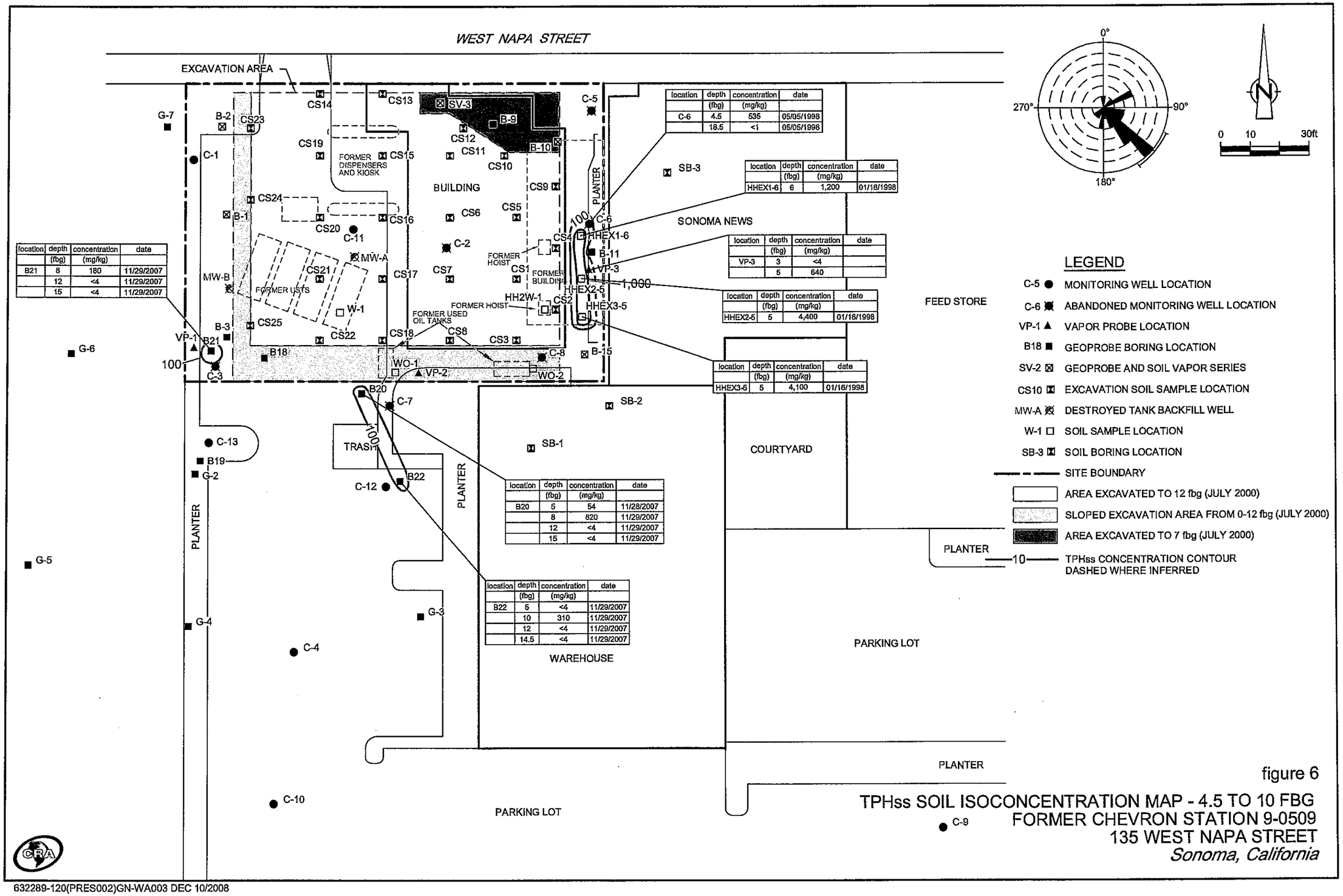
LEGEND

- C-8 — WELL DESIGNATION
- GROUND SURFACE
- OBSERVATION WELL INSTALLATION
- STRATIGRAPHIC BOUNDARY
- ML — TYPICAL SOIL CLASSIFICATION
- SCREENED INTERVAL
- BOTTOM OF BORING
- TPHss, TPHd, TPHg, MTBE, DATE — APPROXIMATE SAMPLE LOCATION HYDROCARBON CONCENTRATIONS IN SOIL (mg/kg)
- TPHd, TPHg, BENZENE, MTBE, DATE — APPROXIMATE GROUNDWATER SAMPLE LOCATION HYDROCARBON CONCENTRATIONS IN GROUNDWATER (µg/L)
- TOPSOIL
- CONCRETE
- ASPHALT
- FILL
- ML-CLAYEY SILT
- ML-SANDY SILT
- SP, GP, GM, SM, GW, SW
- -- NOT SAMPLED / NOT ANALYZED
- GROUNDWATER DEPTH

figure 5

GEOLOGIC CROSS SECTION B-B'
FORMER CHEVRON STATION 9-0509
135 WEST NAPA STREET
Sonoma, California

632289-120(PRES002)GN-WA002 DEC 17/2008



location	depth (fbg)	concentration (mg/kg)	date
C-6	4.5	535	05/05/1998
	18.5	<1	05/05/1998

location	depth (fbg)	concentration (mg/kg)	date
HHEX1-6	6	1,200	01/16/1998

location	depth (fbg)	concentration (mg/kg)	date
VP-3	3	<4	
	5	640	

location	depth (fbg)	concentration (mg/kg)	date
HHEX2-5	5	4,400	01/16/1998

location	depth (fbg)	concentration (mg/kg)	date
HHEX3-5	5	4,100	01/16/1998

location	depth (fbg)	concentration (mg/kg)	date
B21	8	180	11/29/2007
	12	<4	11/29/2007
	15	<4	11/29/2007

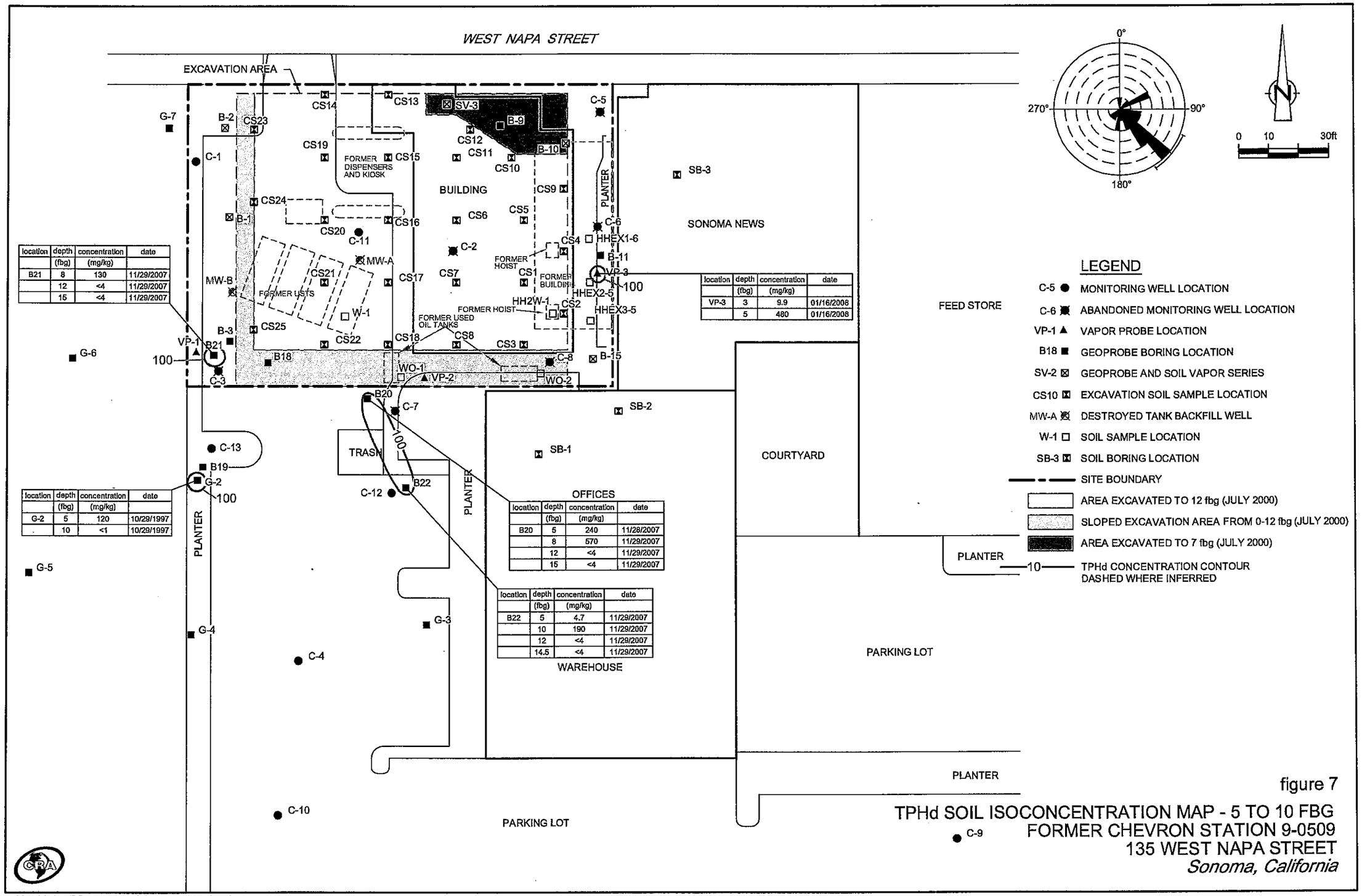
location	depth (fbg)	concentration (mg/kg)	date
B20	5	54	11/28/2007
	8	820	11/29/2007
	12	<4	11/29/2007
	15	<4	11/29/2007

location	depth (fbg)	concentration (mg/kg)	date
B22	5	<4	11/29/2007
	10	310	11/29/2007
	12	<4	11/29/2007
	14.5	<4	11/29/2007

figure 6

TPHss SOIL ISOCONCENTRATION MAP - 4.5 TO 10 FBG
FORMER CHEVRON STATION 9-0509
135 WEST NAPA STREET
Sonoma, California

632289-120(PRES002)GN-WA003 DEC 10/2008



location	depth (fbg)	concentration (mg/kg)	date
B21	8	130	11/29/2007
	12	<4	11/29/2007
	15	<4	11/29/2007

location	depth (fbg)	concentration (mg/kg)	date
VP-3	3	9.9	01/16/2008
	5	480	01/16/2008

location	depth (fbg)	concentration (mg/kg)	date
G-2	5	120	10/29/1997
	10	<1	10/29/1997

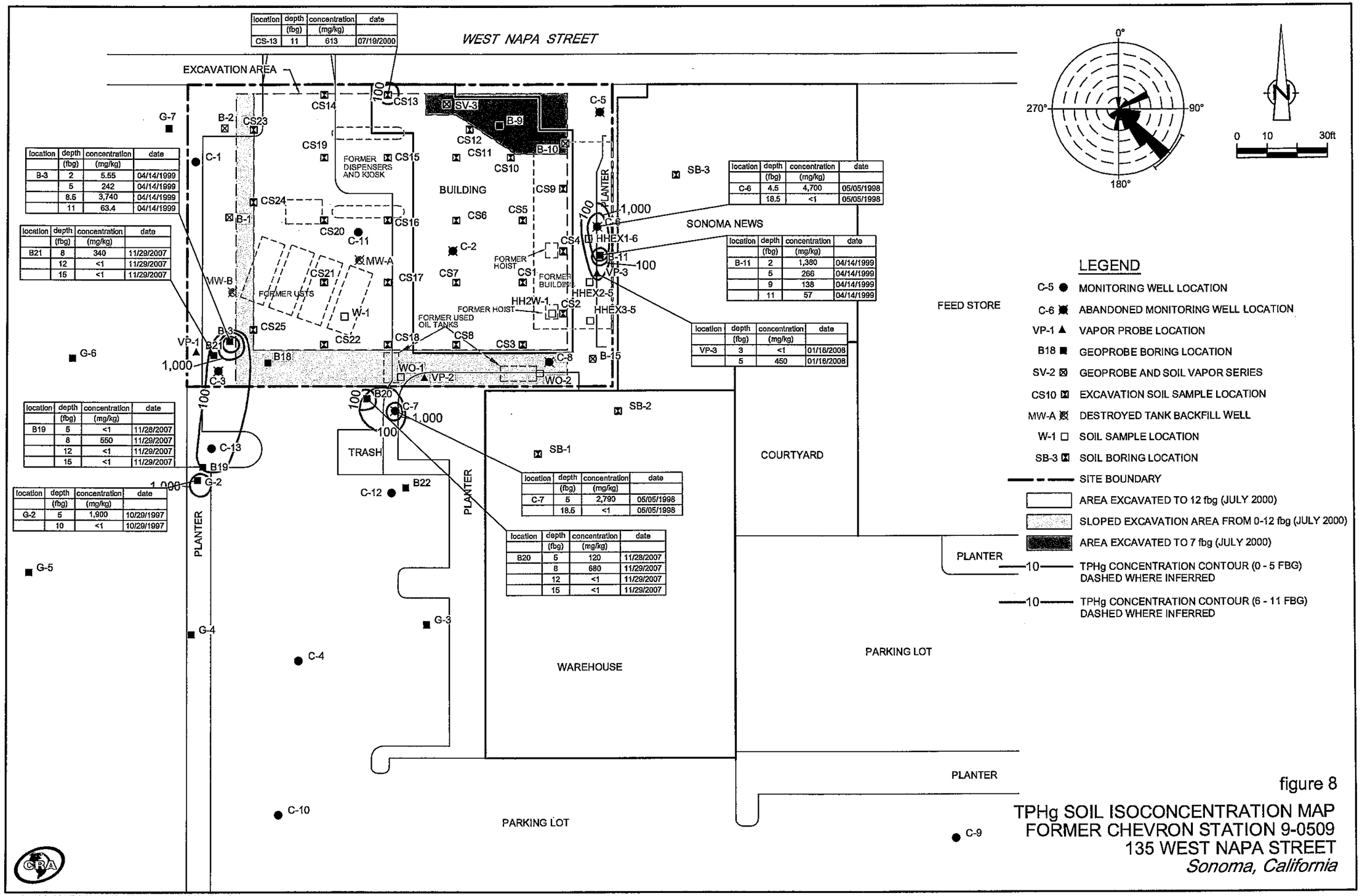
location	depth (fbg)	concentration (mg/kg)	date
B20	5	240	11/28/2007
	8	570	11/29/2007
	12	<4	11/29/2007
	15	<4	11/29/2007

location	depth (fbg)	concentration (mg/kg)	date
B22	5	4.7	11/29/2007
	10	190	11/29/2007
	12	<4	11/29/2007
	14.5	<4	11/29/2007

figure 7

TPHd SOIL ISOCONCENTRATION MAP - 5 TO 10 FBG
FORMER CHEVRON STATION 9-0509
135 WEST NAPA STREET
Sonoma, California

632289-120(PRES002)GN-WA004 NOV 24/2008



location	depth (fbg)	concentration (mg/kg)	date
CS-13	11	613	07/19/2000

location	depth (fbg)	concentration (mg/kg)	date
B-3	2	5.55	04/14/1999
	5	242	04/14/1999
	8.5	3,740	04/14/1999
	11	63.4	04/14/1999

location	depth (fbg)	concentration (mg/kg)	date
B21	8	340	11/29/2007
	12	<1	11/29/2007
	15	<1	11/29/2007

location	depth (fbg)	concentration (mg/kg)	date
B19	5	<1	11/28/2007
	8	550	11/29/2007
	12	<1	11/29/2007
	15	<1	11/29/2007

location	depth (fbg)	concentration (mg/kg)	date
G-2	5	1,900	10/29/1997
	10	<1	10/29/1997

location	depth (fbg)	concentration (mg/kg)	date
C-6	4.5	4,700	05/05/1998
	18.5	<1	05/05/1998

location	depth (fbg)	concentration (mg/kg)	date
B-11	2	1,380	04/14/1999
	5	266	04/14/1999
	9	138	04/14/1999
	11	57	04/14/1999

location	depth (fbg)	concentration (mg/kg)	date
VP-3	3	<1	01/16/2008
	5	450	01/16/2008

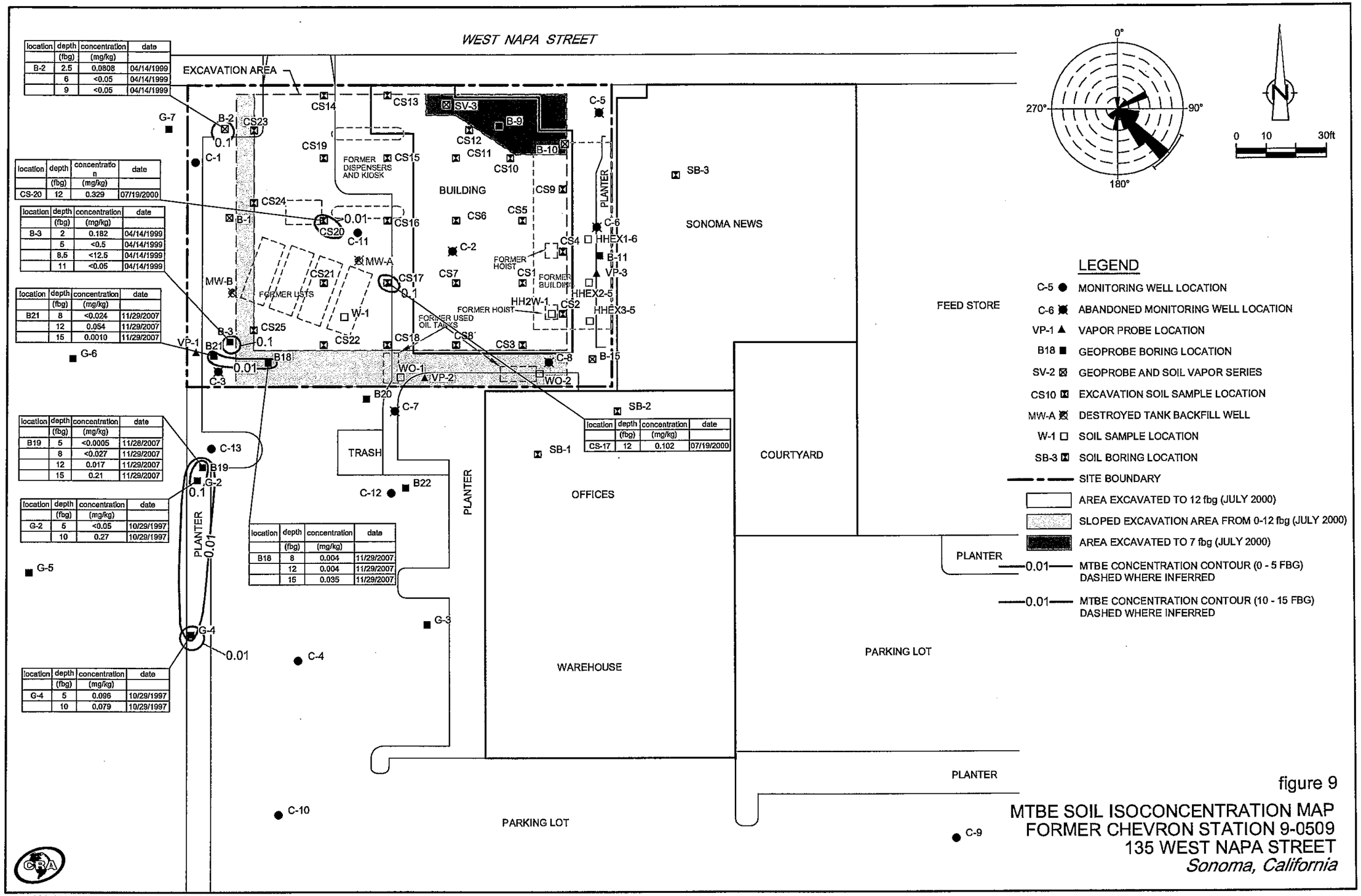
location	depth (fbg)	concentration (mg/kg)	date
C-7	5	2,790	05/05/1998
	18.5	<1	05/05/1998

location	depth (fbg)	concentration (mg/kg)	date
B20	5	120	11/28/2007
	8	680	11/29/2007
	12	<1	11/29/2007
	15	<1	11/29/2007

figure 8

TPHg SOIL ISOCONCENTRATION MAP
FORMER CHEVRON STATION 9-0509
135 WEST NAPA STREET
Sonoma, California

632289-120(PRES002)GN-WA005 NOV 24/2008



location	depth (fbg)	concentration (mg/kg)	date
B-2	2.5	0.0808	04/14/1999
	6	<0.05	04/14/1999
	9	<0.05	04/14/1999

location	depth (fbg)	concentration (mg/kg)	date
CS-20	12	0.329	07/19/2000

location	depth (fbg)	concentration (mg/kg)	date
B-3	2	0.182	04/14/1999
	5	<0.5	04/14/1999
	8.5	<12.5	04/14/1999
	11	<0.05	04/14/1999

location	depth (fbg)	concentration (mg/kg)	date
B21	8	<0.024	11/29/2007
	12	0.054	11/29/2007
	15	0.0010	11/29/2007

location	depth (fbg)	concentration (mg/kg)	date
B19	5	<0.0005	11/28/2007
	8	<0.027	11/29/2007
	12	0.017	11/29/2007
	15	0.21	11/29/2007

location	depth (fbg)	concentration (mg/kg)	date
G-2	5	<0.05	10/29/1997
	10	0.27	10/29/1997

location	depth (fbg)	concentration (mg/kg)	date
G-4	5	0.096	10/29/1997
	10	0.079	10/29/1997

location	depth (fbg)	concentration (mg/kg)	date
B18	8	0.004	11/29/2007
	12	0.004	11/29/2007
	15	0.035	11/29/2007

location	depth (fbg)	concentration (mg/kg)	date
CS-17	12	0.102	07/19/2000

figure 9

MTBE SOIL ISOCONCENTRATION MAP
FORMER CHEVRON STATION 9-0509
135 WEST NAPA STREET
Sonoma, California

632289-120(PRES002)GN-WA006 NOV 24/2008

Appendix B

Hydrographs

Chart 1 - Hydrograph for Well C-1

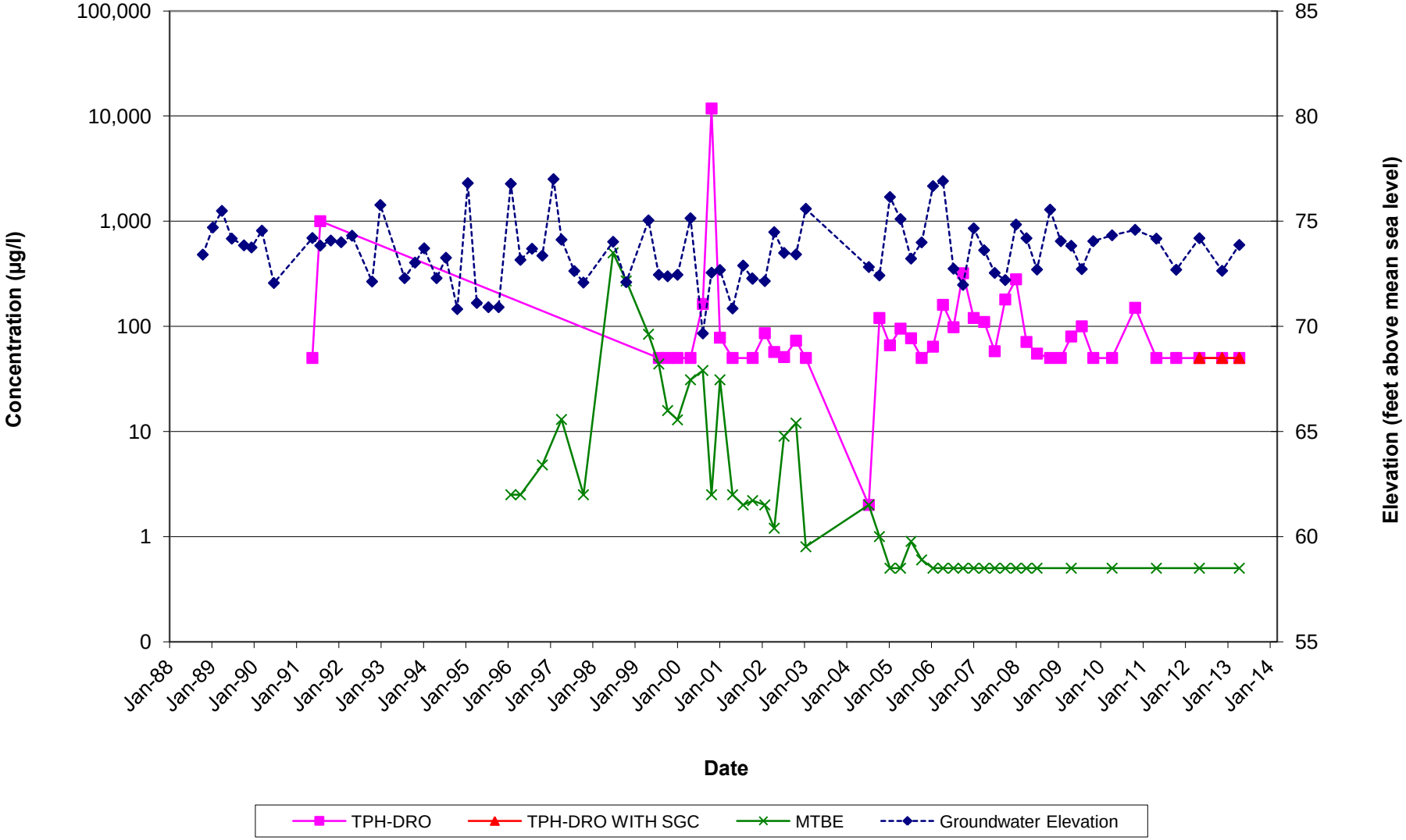


Chart 2 - Hydrograph for Well C-4

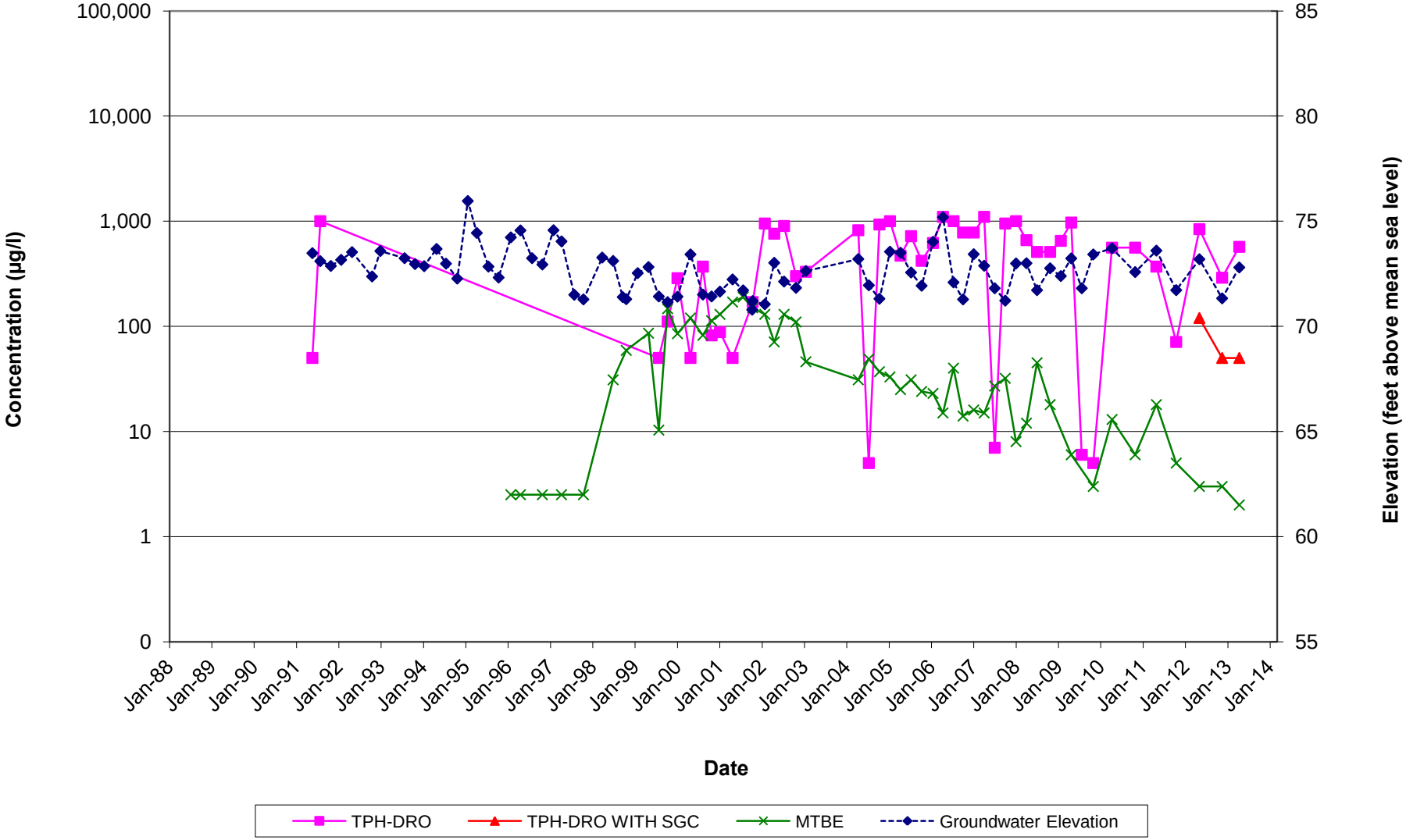


Chart 3 - Hydrograph for Well C-9

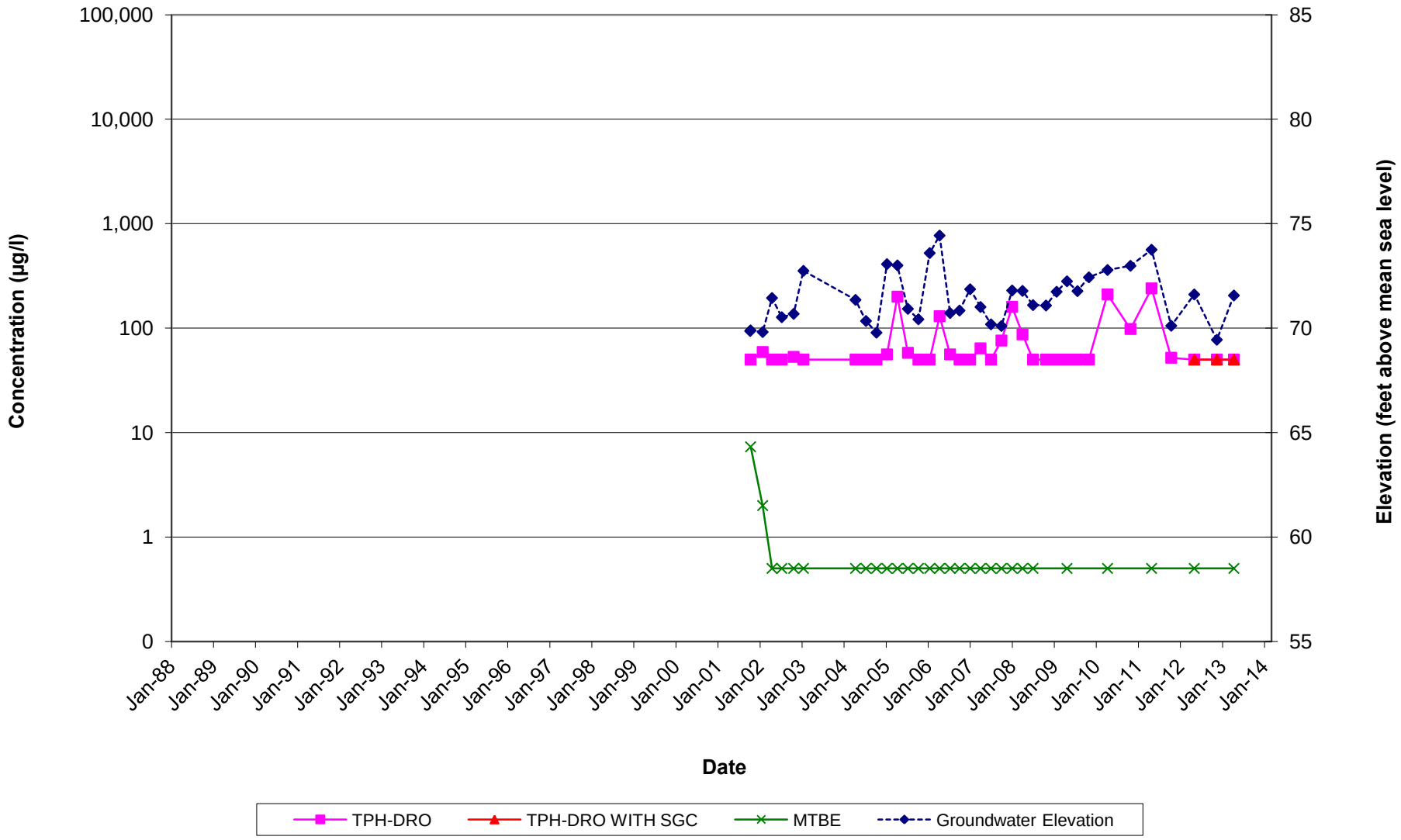


Chart 4 - Hydrograph for Well C-10

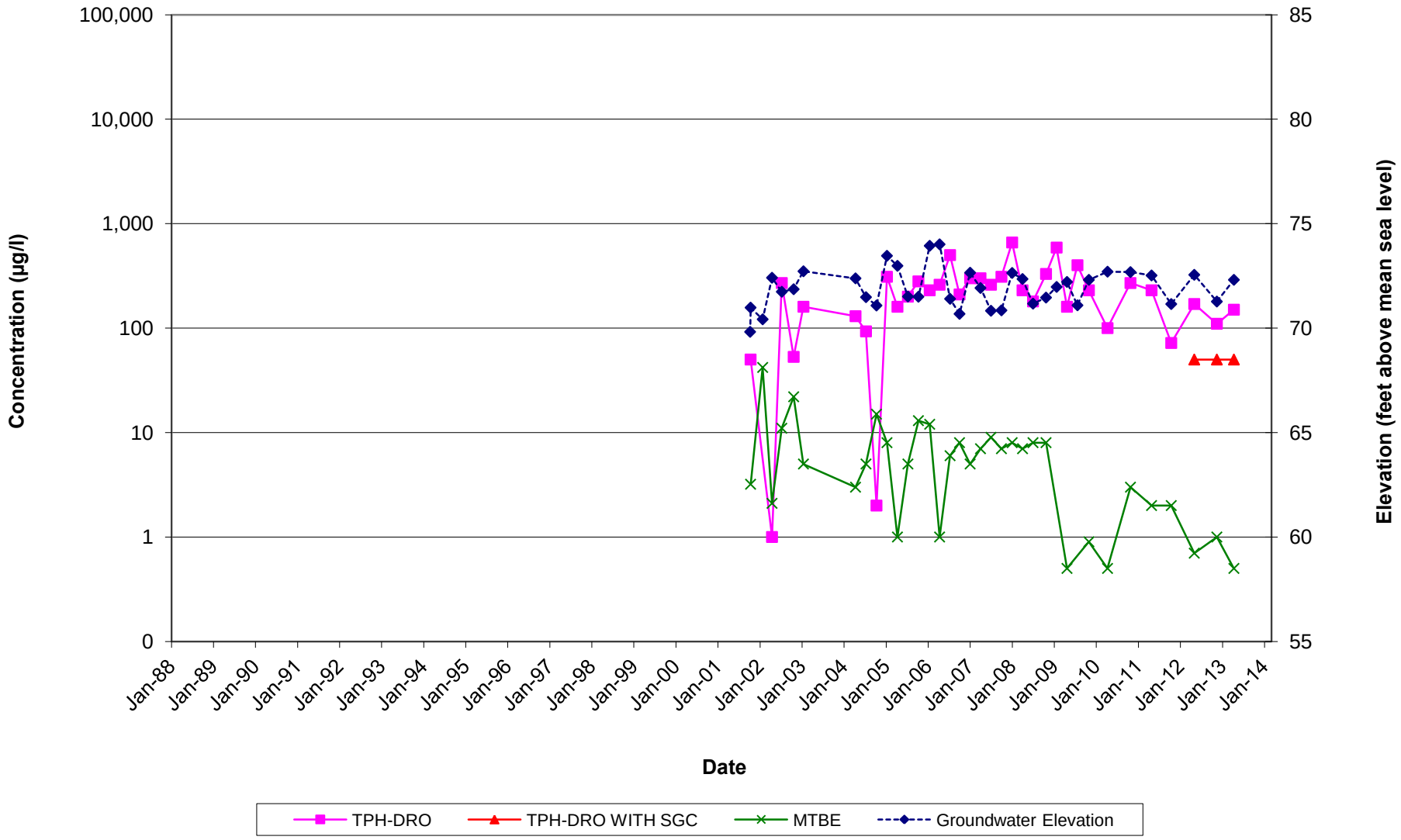


Chart 5 - Hydrograph for Well C-11

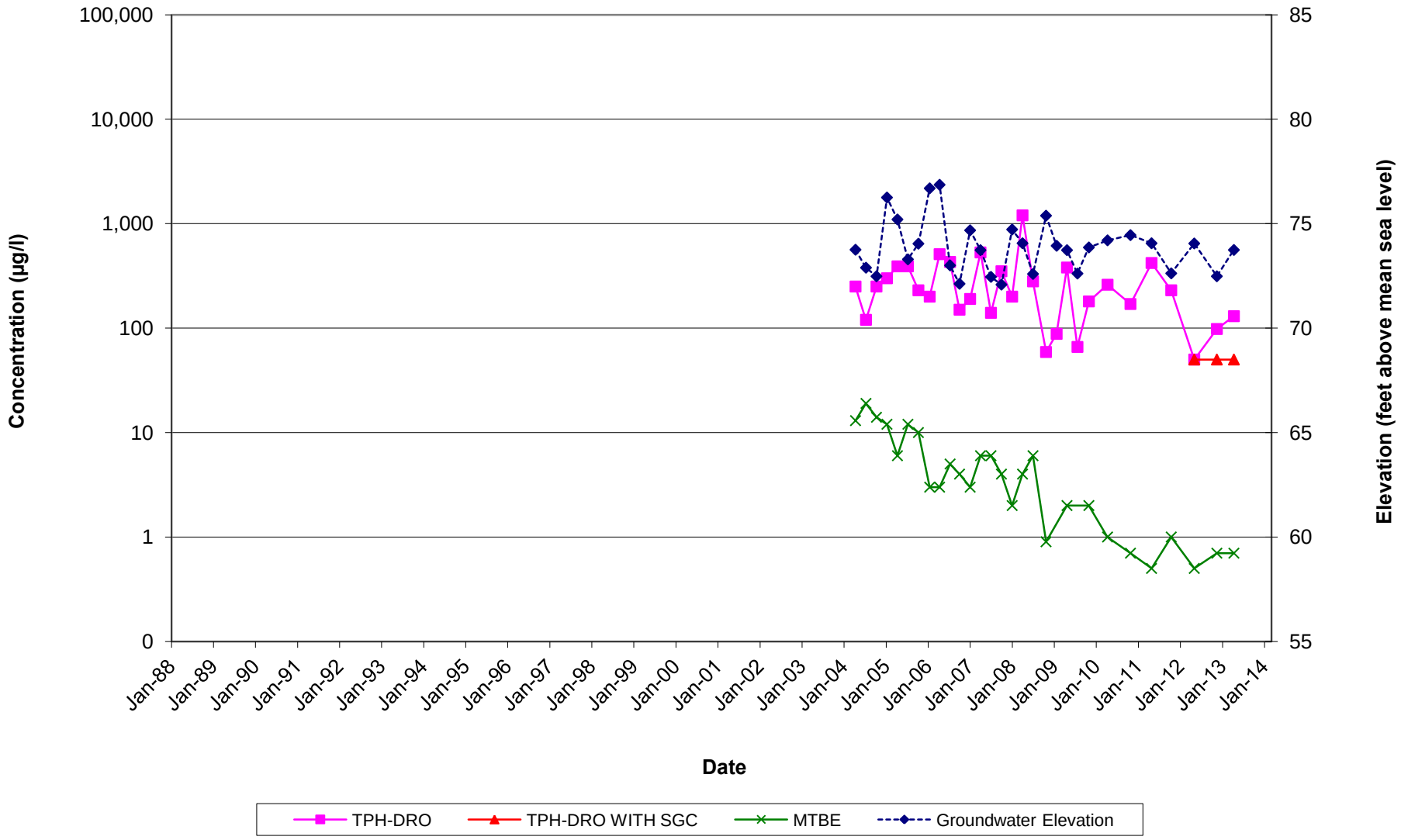


Chart 6 - Hydrograph for Well C-12

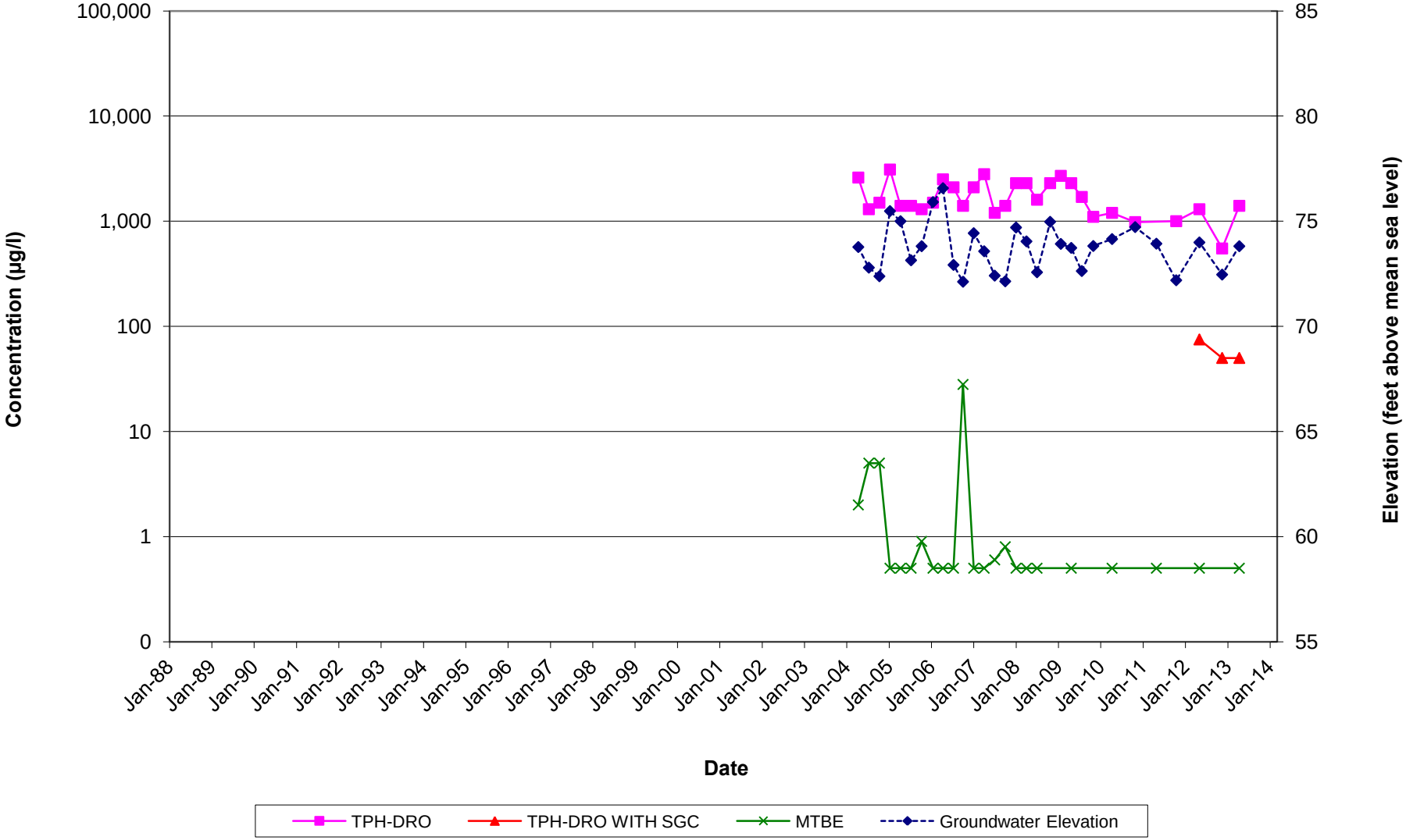
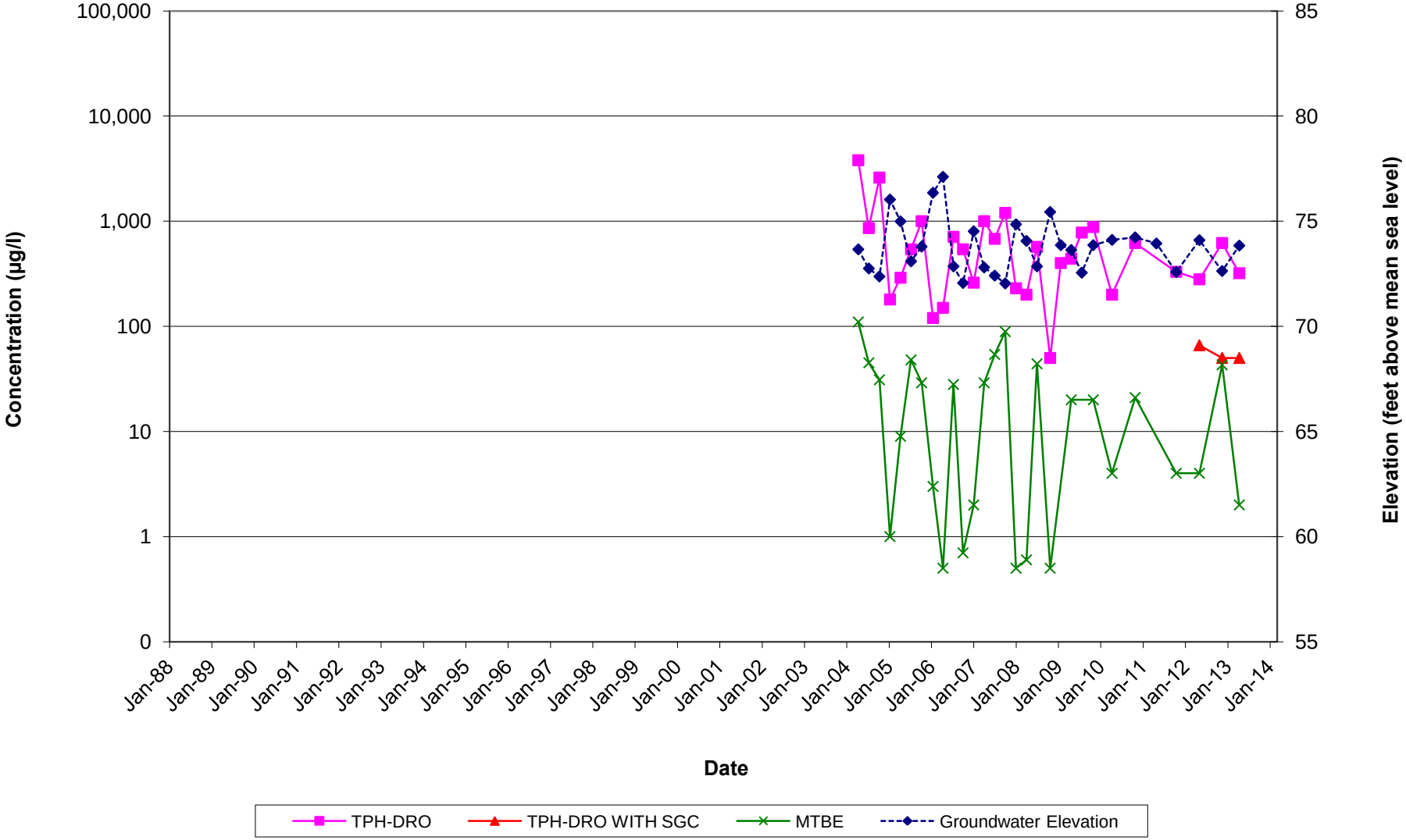
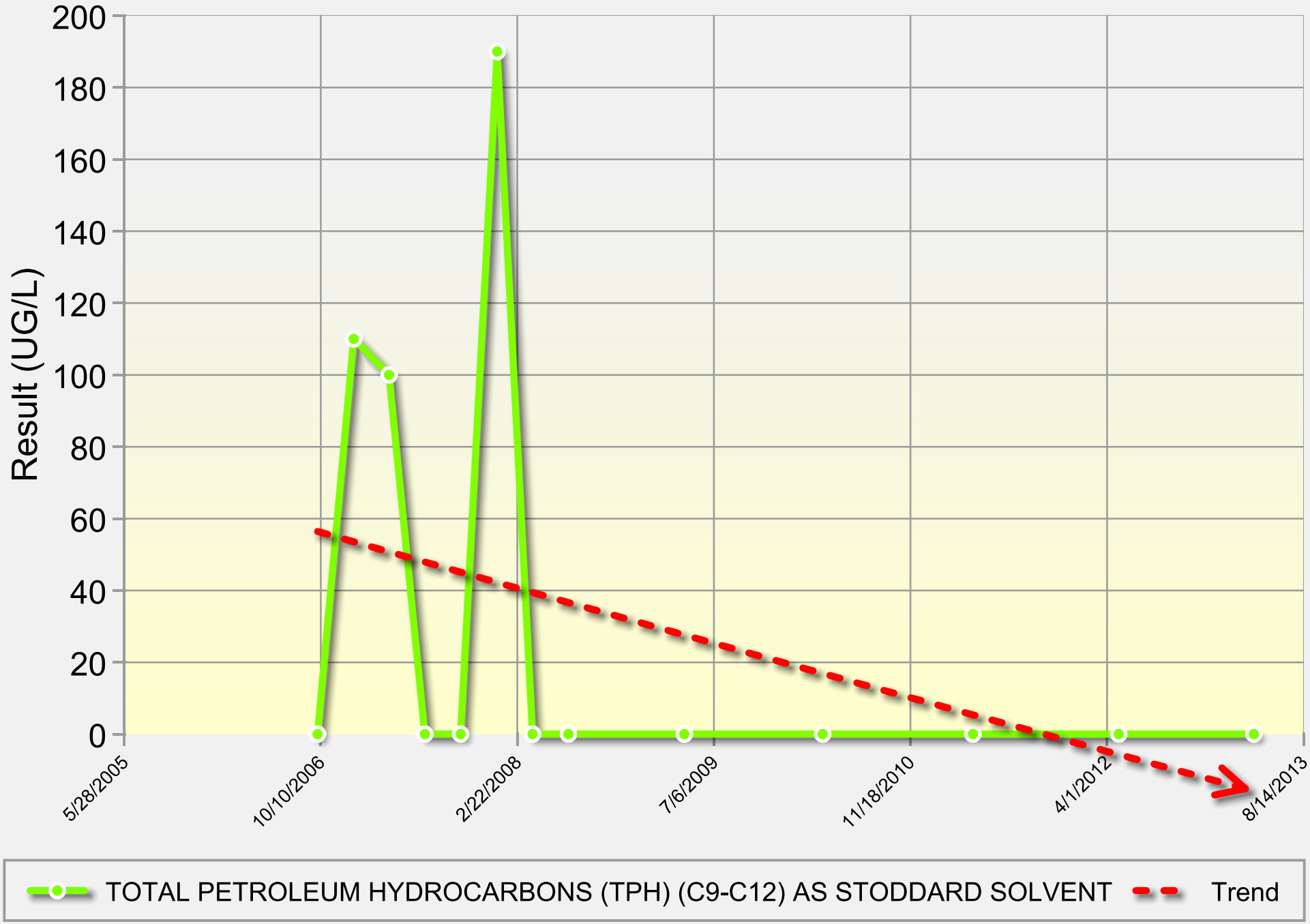


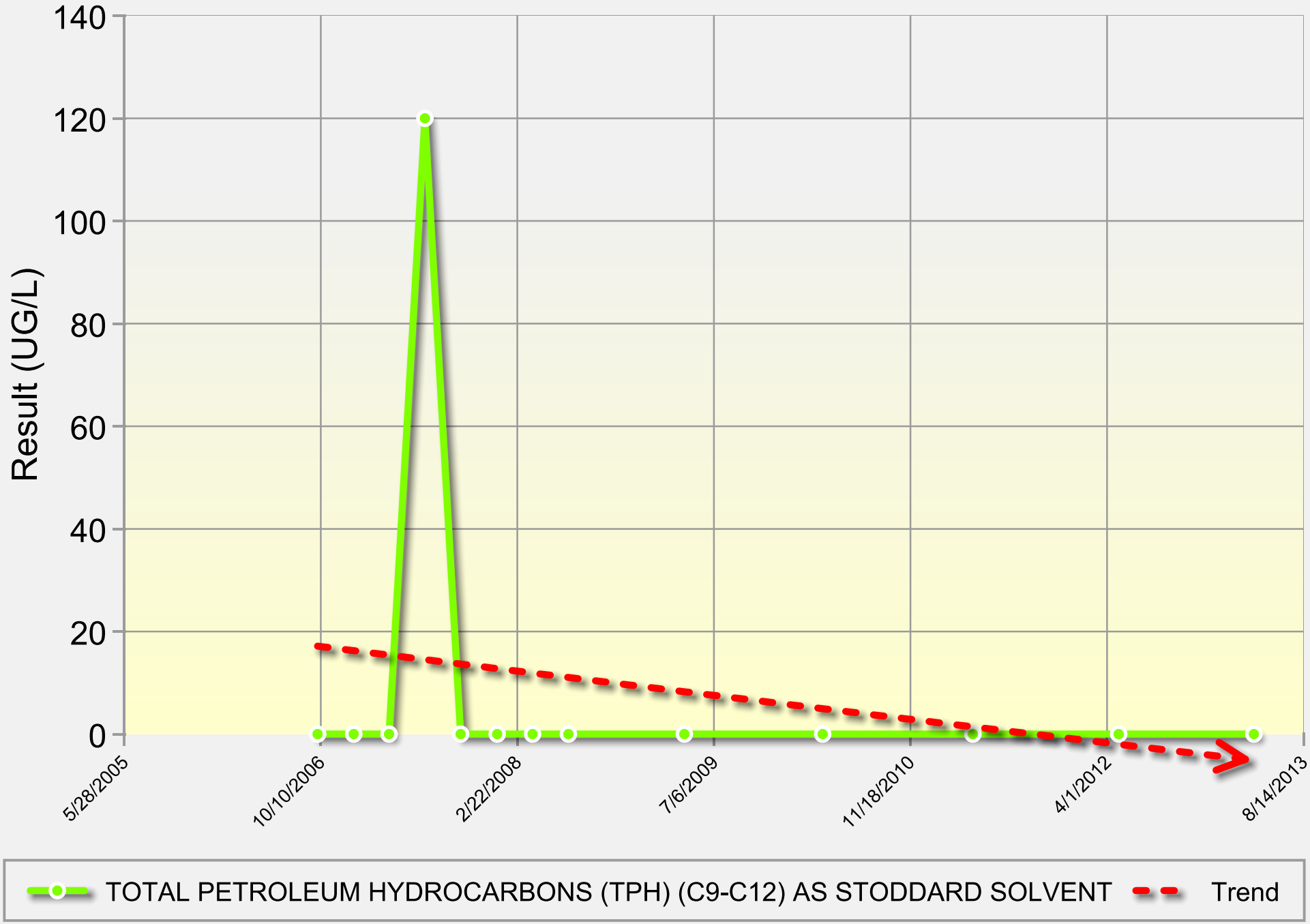
Chart 7 - Hydrograph for Well C-13



TOTAL PETROLEUM HYDROCARBONS (TPH) (C9-C12) AS STODDARD SOLVENT Results for C-12

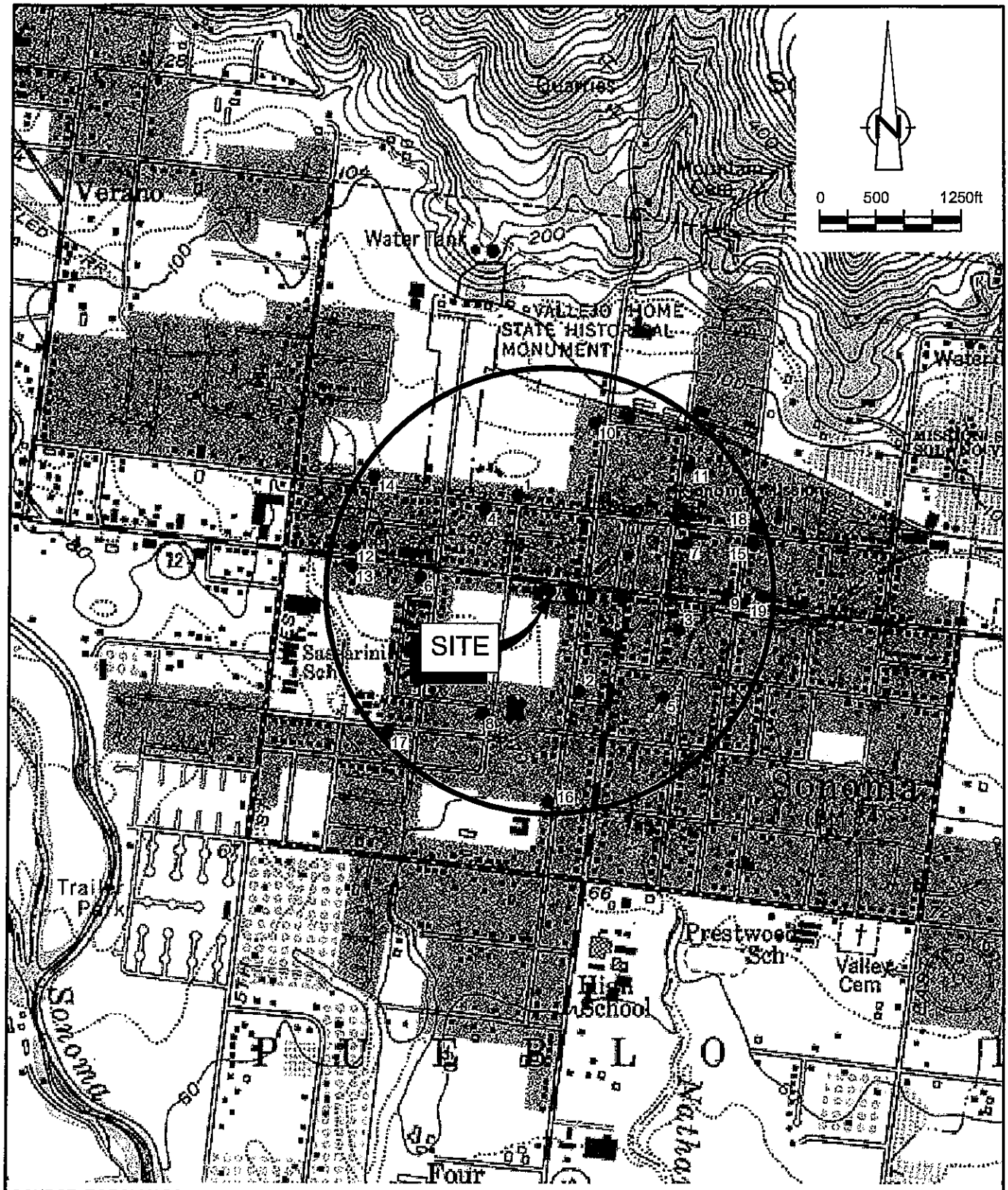


TOTAL PETROLEUM HYDROCARBONS (TPH) (C9-C12) AS STODDARD SOLVENT Results for C-13



Appendix C

Sensitive Receptor Survey



SOURCE: TOPO! MAPS.

figure 1

SENSITIVE RECEPTOR SURVEY MAP
FORMER CHEVRON STATION 9-0509
135 WEST NAPA STREET
Sonoma, California

632289-120(PRES002)GN-WA001 OCT 14/2008

SENSITIVE RECEPTOR TABLE

FORMER CHEVRON SERVICE STATION 9-0509
135 WEST NAPA STREET
SONOMA, CALIFORNIA

Figure 1 I.D.	*Water Well Drillers Report Number*	*Township/Range Section/Track*	*Name/Owner*	*Location*	*Sensitive Receptor Type*	*Date Installed*	*Depth (fbg)*	*Screened Interval (fbg)*	*Approximate Distance from Site*
1	153625	05N-05W-7	James E. Rasmussen	190 West Spain Street	Domestic well	5/12/1977	230	210-230	780 feet
2	108648	05N-05W-7	Myron Freiberg	651 Broadway	Domestic well	8/21/1977	433	393-433	900 feet
3	NA	05N-05W-7	Sonoma Valley Christian School	542 1st Street East	School	NA	NA	NA	900 feet
4	NA	05N-05W-7	Old Adobe School	252 West Spain Street	School	NA	NA	NA	900 feet
5	NA	05N-05W-7	Sunshine School	109 Patten Street	Daycare	NA	NA	NA	1,050 feet
6	NA	05N-05W-7	St. Francis Solano School	342 West Napa Street	School	NA	NA	NA	1,050 feet
7	38940	05N-05W-7	Al Gordon	414 1st Street East	Domestic well	3/31/1977	313	173-313	1,150 feet
8	NA	05N-05W-7	Petie's Playhouse	213 Adrieux Street	Daycare	NA	NA	NA	1,450 feet
9	67730	05N-05W-7	August Pinelli	473 2nd Street East	Domestic well	9/5/1961	315	170-315	1,500 feet
10	49L027	05N-05W-7	Mr. E Garzoli	277 1st Street West	Domestic well	6/7/1984	210	150-210	1,500 feet
11	NA	05N-05W-7	Valley of the Moon Nursery	136 Mission Terrace	Daycare	NA	NA	NA	1,500 feet
12	NA	05N-05W-12	Solo Quest Learning Center	414 West Napa Street	School	NA	NA	NA	1,700 feet
13	NA	05N-05W-12	Sonoma Valley Community Health Center	430 Napa Street, #F	Hospital	NA	NA	NA	1,750 feet
14	NA	05N-05W-12	Ramekins Sonoma Valley School	450 West Spain Street	School	NA	NA	NA	1,850 feet
15	34192	05N-05W-7	D.C. Tubbs	426 2nd Street East	Domestic well	9/1/1977	225	100-225	1,850 feet
16	49-191	05N-05W-7	Mike Horseplan	903 West 1st Street	Domestic/Irrigation well	5/1/1951	80	58-78	1,900 feet
17	NA	05N-05W-12	Sonoma Valley Hospital	347 Andrieux Street	Hospital		NA	NA	1,900 feet
18	49L058	05N-05W-7	Mr. Dikinis	236 East Spain Street	Domestic well	5/28/1985	235	195-235	1,950 feet
19	NA	05N-05W-7	Sonoma Valley Academy	276 East Napa Street	School	NA	NA	NA	2,000 feet
**	49L025	05N-05W-12	Scotto Fernandez	--	Domestic well	5/31/1984	330	70-330	--
**	38905	05N-05W-7	Peter Glassford	--	Domestic well	2/16/1977	550	none	--

SENSITIVE RECEPTOR TABLE

FORMER CHEVRON SERVICE STATION 9-0509
135 WEST NAPA STREET
SONOMA, CALIFORNIA

Figure 1 I.D.	*Water Well Drillers Report Number*	*Township/Range Section/Track*	*Name/Owner*	*Location*	*Sensitive Receptor Type*	*Date Installed*	*Depth (fbg)*	*Screened Interval (fbg)*	*Approximate Distance from Site*
**	104806	05N-05W-7	Mr. Fano	--	Domestic well	4/24/1978	110	30-70	--
**	121357	05N-05W-12	Peter Patrabas	--	Domestic well	6/30/1977	88	42-88	--
**	49L106	05N-05W-12	Carole Dunn	--	Domestic well	5/22/1986	250	70-250	--
**	49-194	05N-05W-7	L.H. Tryon	East Napa Street	Domestic well	May 1950	335	none	--
**	50057	05N-05W-7	City of Sonoma	2nd Street East	Domestic well	8/14/1959	400	100-395	--
**	38927	05N-05W-12	Mr. Lindeburg	--	Domestic well	3/1/1977	113	53-93	--
			SURFACE WATER Nathanson Creek						1,320 feet southeast

Abbreviations & Notes
NA = not applicable
-- = No Data
fbg = feet below grade
** = Unable to determine location - possibly within the 2000 foot survey area
Well Locations provided by the State of California Department of Water Resources

Appendix D

Low-Threat Closure Checklists

Site Name:
Site Address:

Site meets the criteria of the Low-Threat Underground Storage Tank (UST) Case Closure Policy as described below.[1]

General Criteria General criteria that must be satisfied by all candidate sites:	
Is the unauthorized release located within the service area of a public water system?	☐Yes ☐No
Does the unauthorized release consist only of petroleum?	☐Yes ☐No
Has the unauthorized ("primary") release from the UST system been stopped?	☐Yes ☐No
Has free product been removed to the maximum extent practicable?	☐Yes ☐No ☐NA
Has a conceptual site model that assesses the nature, extent, and mobility of the release been developed?	☐Yes ☐No
Has secondary source been removed to the extent practicable?	☐Yes ☐No
Has soil or groundwater been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15?	☐Yes ☐No
Does nuisance as defined by Water Code section 13050 exist at the site?	☐Yes ☐No
Are there unique site attributes or site-specific conditions that demonstrably increase the risk associated with residual petroleum constituents?	☐Yes ☐No
Media-Specific Criteria Candidate sites must satisfy all three of these media-specific criteria: **1. Groundwater:** To satisfy the media-specific criteria for groundwater, the contaminant plume that exceeds water quality objectives must be stable or decreasing in areal extent, and meet all of the additional characteristics of one of the five classes of sites:	
Is the contaminant plume that exceeds water quality objectives stable or decreasing in areal extent?	☐Yes ☐No ☐NA
Does the contaminant plume that exceeds water quality objectives meet all of the additional characteristics of one of the five classes of sites?	☐Yes ☐No ☐NA
If YES, check applicable class: ☐**1** ☐**2** ☐**3** ☐**4** ☐**5**	

[1] Refer to the Low-Threat Underground Storage Tank Case Closure Policy for closure criteria for low-threat petroleum UST sites.

Site Name:
Site Address:

For sites with releases that have not affected groundwater, do mobile constituents (leachate, vapors, or light non-aqueous phase liquids) contain sufficient mobile constituents to cause groundwater to exceed the groundwater criteria?	☐Yes ☐No ☐NA
2. Petroleum Vapor Intrusion to Indoor Air: The site is considered low-threat for vapor intrusion to indoor air if site-specific conditions satisfy all of the characteristics of one of the three classes of sites (a through c) or if the exception for active commercial fueling facilities applies. **Is the site an active commercial petroleum fueling facility?** Exception: Satisfaction of the media-specific criteria for petroleum vapor intrusion to indoor air is not required at active commercial petroleum fueling facilities, except in cases where release characteristics can be reasonably believed to pose an unacceptable health risk. **a. Do site-specific conditions at the release site satisfy all of the applicable characteristics and criteria of scenarios 1 through 3 or all of the applicable characteristics and criteria of scenario 4?** If YES, check applicable scenarios: ☐**1** ☐**2** ☐**3** ☐**4** **b. Has a site-specific risk assessment for the vapor intrusion pathway been conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency?** **c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, has the regulatory agency determined that petroleum vapors migrating from soil or groundwater will have no significant risk of adversely affecting human health?**	 ☐Yes ☐No ☐Yes ☐No ☐NA ☐Yes ☐No ☐NA ☐Yes ☐No ☐NA
3. Direct Contact and Outdoor Air Exposure: The site is considered low-threat for direct contact and outdoor air exposure if site-specific conditions satisfy one of the three classes of sites (a through c). **a. Are maximum concentrations of petroleum constituents in soil less than or equal to those listed in Table 1 for the specified depth below ground surface (bgs)?** **b. Are maximum concentrations of petroleum constituents in soil less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health?** **c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, has the regulatory agency determined that the concentrations of petroleum constituents in soil will have no significant risk of adversely affecting human health?**	 ☐Yes ☐No ☐NA ☐Yes ☐No ☐NA ☐Yes ☐No ☐NA

STATE WATER RESOURCES CONTROL BOARD
GEOTRACKER

CHEVRON #9-0509 (T0609700797) - (MAP)

135 NAPA ST W
SONOMA, CA 95476
SONOMA COUNTY
LUST CLEANUP SITE

CLEANUP OVERSIGHT AGENCIES
SONOMA COUNTY LOP *(LEAD) - CASE #: 00002731*
CASEWORKER: *BECKY VERMEER*
SAN FRANCISCO BAY RWQCB (REGION 2) *- CASE #: 49-0027*
CASEWORKER: *JOHN JANG*

CUF Claim #:	5991
CUF Priority Assigned:	D
CUF Amount Paid:	$911,741

LTCP CHECKLIST AS OF 1/23/2013

General Criteria - *The site satisfies the policy general criteria*	**NO**
a. Is the unauthorized release located within the service area of a public water system? **Name of Water System : City of Sonoma**	**YES**
b. The unauthorized release consists only of petroleum (info).	**YES**
c. The unauthorized ("primary") release from the UST system has been stopped.	**YES**
d. Free product has been removed to the maximum extent practicable (info).	**YES**
e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed (info). **Description:** **- Other -** CSM will need updating after remedial	**NO**
f. Secondary source has been removed to the extent practicable (info).	**YES**
g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15.	**YES**
h. Does a nuisance exist, as defined by Water Code section 13050.	**NO**

1. Media-Specific Criteria: Groundwater - *The contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent, and meets all of the additional characteristics of one of the five classes of sites listed below.*	**YES**
EXEMPTION - Soil Only Case (Release has not Affected Groundwater - Info)	**NO**
Does the site meet any of the Groundwater specific criteria scenarios?	**YES**
1.1 - The contaminant plume that exceeds water quality objectives is <100 feet in length. There is no free product. The nearest existing water supply well or surface water body is >250 feet from the defined plume boundary.	YES

2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - *The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c*	**YES**
EXEMPTION - Active Commercial Petroleum Fueling Facility	**NO**
Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios?	**YES**
2b - Petroleum Vapor Intrusion to Indoor Air - A site-specific risk assessment for the vapor intrusion pathway has been prepared that demonstrates human health is protected to the satisfaction of the regulatory agency.	YES

3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure - *The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below.*	**YES**
EXEMPTION - The upper 10 feet of soil is free of petroleum contamination	**NO**
Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios?	**YES**
3.1 - Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in the following table (LINK) for the specified depth below ground surface.	YES

Additional Information	
Should this case be closed in spite of NOT meeting policy criteria?	NO

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APPENDIX P:
Trip Generation Study

Memorandum

Date: September 7, 2016

Project: SON037

To: Mr. Kyle Simpson
Placeworks

From: Dalene J. Whitlock
dwhitlock@w-trans.com

Subject: Trip Generation Study for Sonoma Hotel

As requested, W-Trans has obtained data relative to the actual trip generation for a hotel in the City of Sonoma to provide support for the rates used in the traffic analysis for the Sonoma Hotel project. This information is intended to supplement the analysis presented in the *Hotel Project Sonoma Draft EIR* (DEIR) prepared by Placeworks.

Specifically, counts were obtained at the two driveways for the MacArthur Place Inn & Spa located at 29 East MacArthur Street in the City of Sonoma. This site was chosen as being similar to the proposed Sonoma Hotel. The various components of the Sonoma Hotel project were compared to the MacArthur Place Inn & Spa, which is approximately 0.61 miles south of the proposed project site, as shown in Table 1.

Table 1 – Project Comparison

Project	Units
Sonoma Hotel	
Hotel	62 rooms
Restaurant	89 seats
Spa	8 rooms
Total Parking Provided	115 spaces
MacArthur Place Inn & Spa	
Hotel	64 rooms
Restaurant	124 seats
Spa	7 rooms
Total Parking Provided	84 spaces

The Sonoma Hotel and the MacArthur Place Inn & Spa are projects of relatively similar components, with the exception of the restaurant size. Though the restaurant at the MacArthur Place Inn & Spa seats 35 more patrons than the proposed Sonoma Hotel restaurant, the Sonoma Hotel is as proposed would provide 31 more parking spaces.

Trip Generation

Counts were performed from within the public right-of-way near the two driveways. All of the trips into and out of the two driveways at the MacArthur Place Inn & Spa were included, though trips made between driveways by guests who entered one driveway and parked to check in, then exited and immediately entered the other driveway to park at their unit, were not counted.

Counts were performed on three days each during the weekday p.m. peak period and the weekend p.m. peak period. All counts were obtained during the summer months of June and July. From this data the highest volume hour for each day was determined, and the average of these three days calculated. The trip generation rates used in the analysis as well as the actual rates determined based on counts are summarized in Table 2. Copies of the spreadsheets showing the hourly volumes and trip generation derivation are attached.

Table 2 – Trip Generation Summary

Source	Units	Weekday PM Peak Hour				PM Peak Hour			
		Trips	Total Rate	Rate In	Rate Out	Trips	Total Rate	Rate In	Rate Out
ITE									
Hotel	n/a	n/a	0.60	0.31	0.29	n/a	0.72	0.40	0.32
Actual (based on counts)									
Hotel	64 rms	26	0.41	0.25	0.16	45	0.71	0.32	0.34

Note: rms = rooms

As can readily be seen, the actual weekday p.m. peak hour rates were determined to be substantially lower than the standard rates applied in the analysis, with the total number of trips about 30 percent lower than used in the DEIR. Similarly, the actual rate determined for the weekend p.m. peak hour was found to be slightly lower than the rate used in the traffic analysis, though the directional split varied such that the outbound rate for the site in Sonoma was slightly higher than the rate applied, while the inbound rate was 20 percent lower.

Based on the data collected it is concluded that the evaluation prepared for the DEIR adequately reflects anticipated conditions associated with development of the project. In fact, the analysis likely slightly over-states the project's impacts during the weekday p.m. peak hour.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

DJW/djw/SON037.M1

Attachments: Data Spreadsheets

Hotel Trip Generation Study
MacArthur Place
Weekday PM Peak

	Time	6/16/2016			6/21/2016			6/22/2016		
		Total	PM In	Out	Total	PM In	Out	Total	PM In	Out
East-Driveway	4:00:00 PM	2	0	2	3	3	0	2	2	0
	4:15:00 PM	6	4	2	3	1	2	2	2	0
	4:30:00 PM	3	2	1	2	1	1	4	1	3
	4:45:00 PM	3	2	1	3	2	1	3	2	1
	5:00:00 PM	7	3	4	2	2	0	9	8	1
	5:15:00 PM	2	1	1	1	1	0	4	2	2
	5:30:00 PM	7	4	3	8	3	5	4	3	1
	5:45:00 PM	16	10	6	5	4	1	2	0	2
West-Driveway	4:00:00 PM	4	1	3	1	0	1	1	0	1
	4:15:00 PM	2	0	2	2	1	1	0	0	0
	4:30:00 PM	2	1	1	0	0	0	0	0	0
	4:45:00 PM	2	1	1	0	0	0	1	1	0
	5:00:00 PM	3	1	2	1	1	0	0	0	0
	5:15:00 PM	1	0	1	1	1	0	0	0	0
	5:30:00 PM	2	2	0	0	0	0	0	0	0
	5:45:00 PM	1	1	0	0	0	0	3	1	2
	Max Totals	*39*	*22*	*17*	*18*	*12*	*6*	*22*	*14*	*8*
		Total	*IN*	*OUT*	Total	IN	OUT	Total	IN	OUT
64	Rooms	*0.61*	*0.34*	*0.27*	*0.28*	*0.19*	*0.09*	*0.34*	*0.22*	*0.13*

Average Rates:	TOTAL	0.41	ITE Rates: 0.60	Percent of ITE:	68.6%
	IN	0.25	0.31		80.6%
	OUT	0.16	0.29		55.7%

Note: the "Max Totals" reflect the values in the shaded cells

Hotel Trip Generation Study
MacArthur Place
Saturday PM Peak

	Time	6/18/2016			6/25/2016			7/9/2016		
		Total	PM In	Out	Total	PM In	Out	Total	PM In	Out
East-Driveway	3:00:00 PM	1	0	1	10	4	6	5	2	3
	3:15:00 PM	3	1	2	16	9	7	9	3	6
	3:30:00 PM	4	1	3	1	1	0	5	3	2
	3:45:00 PM	8	5	3	8	5	3	6	3	3
	4:00:00 PM	6	1	5	8	4	4	2	1	1
	4:15:00 PM	10	5	5	6	5	1	8	4	4
	4:30:00 PM	8	5	3	4	1	3	5	2	3
	4:45:00 PM	12	5	7	8	7	1	10	5	5
West-Driveway	3:00:00 PM	4	3	1	2	0	2	7	5	2
	3:15:00 PM	6	4	2	8	3	5	2	1	1
	3:30:00 PM	4	1	3	0	0	0	9	5	4
	3:45:00 PM	3	3	0	0	0	0	1	0	1
	4:00:00 PM	1	0	1	2	0	2	2	0	2
	4:15:00 PM	5	2	3	2	1	1	3	1	2
	4:30:00 PM	3	1	2	0	0	0	5	2	3
	4:45:00 PM	2	1	1	6	2	4	8	6	2
	Max Totals	*47*	*20*	*27*	*45*	*20*	*16*	*44*	*21*	*22*
		Total	*IN*	*OUT*	Total	IN	OUT	Total	IN	OUT
64	Rooms	*0.73*	*0.31*	*0.42*	*0.70*	*0.31*	*0.25*	*0.69*	*0.33*	*0.34*

Average Rates:	TOTAL	0.71	ITE Rates:	0.72	Percent of ITE:	98.4%
	IN	0.32		0.40		79.4%
	OUT	0.34		0.32		105.8%

Note: the "Max Totals" reflect the values in the shaded cells

APPENDIX Q:
Photo Simulations and Peer Review Memorandum

PLACEWORKS

MEMORANDUM

DATE August 5, 2016

TO David Goodison, Planning Director
City of Sonoma

FROM Yiu Kam, Associate Visualizations Manager

SUBJECT Peer Review of Photo Simulations

This memorandum summarizes PlaceWorks' review of the visual simulations of the Sonoma Hotel Project, dated May 2015, prepared by Kenwood Investments, LLC. This review focuses on the accurate portrayal of the proposed project's height, siting, and massing, and is not an exhaustive analysis of the project's architectural qualities. The materials used for this review include the Design Report, which include plans and elevations of the project; full-resolution before photo and after visual simulation; and an informal survey of adjacent building heights, all supplied by the project applicant. For the purposes of this memorandum, the project is considered to be depicted accurately if it visually appears within a foot or two of proposed heights or existing context.

Attached to this memorandum are the before photo and after visual simulation, as provided by Kenwood Investments, LLC, and PlaceWorks's markups to the photo simulations.

Based on the project's Design Report, dated May 2015, the following floor-to-floor heights were assumed:

- 1st Level: 12' 4"
- 2nd Level: 10' 4"
- 3rd Level: 10' 4"
- Parapet: 2'
- Total building height: 35'

Although there may be additional mechanical structures that extend beyond 35', they are generally not visible from the street. These assumed heights establish a point of reference to compare the simulated model's scale to the existing content in the before and after photos, as follows.

View 1 – View from First Street West

Conclusion: Accuracy Confirmed

According to Google Earth, the existing retail building (A) in the right of view is approximately 16' to the parapet. When comparing this parapet along a parallel vanishing point (red line), the simulated covered recycling building (B) along First Street West appears to be of similar height. Given that the

topography slopes down from the existing retail building, the proposed recycling building could actually appear slightly smaller than what is shown, but this is a small detail. When compared to a parallel perspective line along the building's long edge (green line), the pool building also appears reasonably depicted at 22'.

View 2 – View from 2nd Street West

Conclusion: Accuracy Confirmed

According to Google Earth, the existing retail building (A) to the right of the proposed project (B) is approximately 15' tall, with the beginning of the pitched roof at approximately 13'. A visual assessment of street view corroborates this. If then, the proposed project is built slightly upslope from retail building A, and the ground floor of the project is 12' 4", then PlaceWorks believes the project is depicted accurately, reasonably within one-foot of accuracy, in the simulation. This is evident by comparing the 13' height of existing building A and the top of the first floor of the proposed project (B), which is where the balcony starts in this simulation.

View 3 – View from 2nd Street West

Conclusion: Accuracy Unconfirmed

Due to the excessive wide-angled nature of the vantage point, PlaceWorks was unable to completely verify the accuracy of View 3, due to the inability to establish perspective lines of key landmarks for comparisons of height and scale. However, when considering the size of the project's architectural features such as windows, as compared to those on buildings adjacent or around it, and considering the project's depicted relative height to the 35' tall Sonoma Valley Inn (in the right of the photo), it is reasonable to believe that the modeled project is within an acceptable level or accuracy.

View 4 – View from 1st Street West

Conclusion: Accuracy Confirmed

According to Google Earth, the existing retail building (A) in the right of view is approximately 16' to the bottom of parapet, and approximately 22' at the top of the parapet. When comparing this parapet along a parallel perspective line (red line), the simulated second story height (green line) of 22' 8" (B) of the project along the perimeter of the adjacent parcel appears to be of similar height.

View 5 – View from West Napa Street

Conclusion: Accuracy Confirmed

According to Google Earth, the existing three-story building (A) in the middle of view is approximately 11' to the top of the first floor, and approximately 20' at the top of the parapet. These two reference heights closely match those of the first floor and second floor heights of 12' 4" and 22' 8",

respectively, of the project (B), as is shown by the red line. The slight discrepancy can be reasonably explained by the street's gradual slope downward, and the fact that the project (B) is set back from the sidewalk. This would cause the illusion that the highlight heights of A and B are the same plane, although the heights of B are slightly taller than A.

12
VISUAL SIMULATIONS

1st Street West Before

1st Street West After

2nd Street West Before

2nd Street West After

2nd Street West Elevation Before

2nd Street West Elevation After

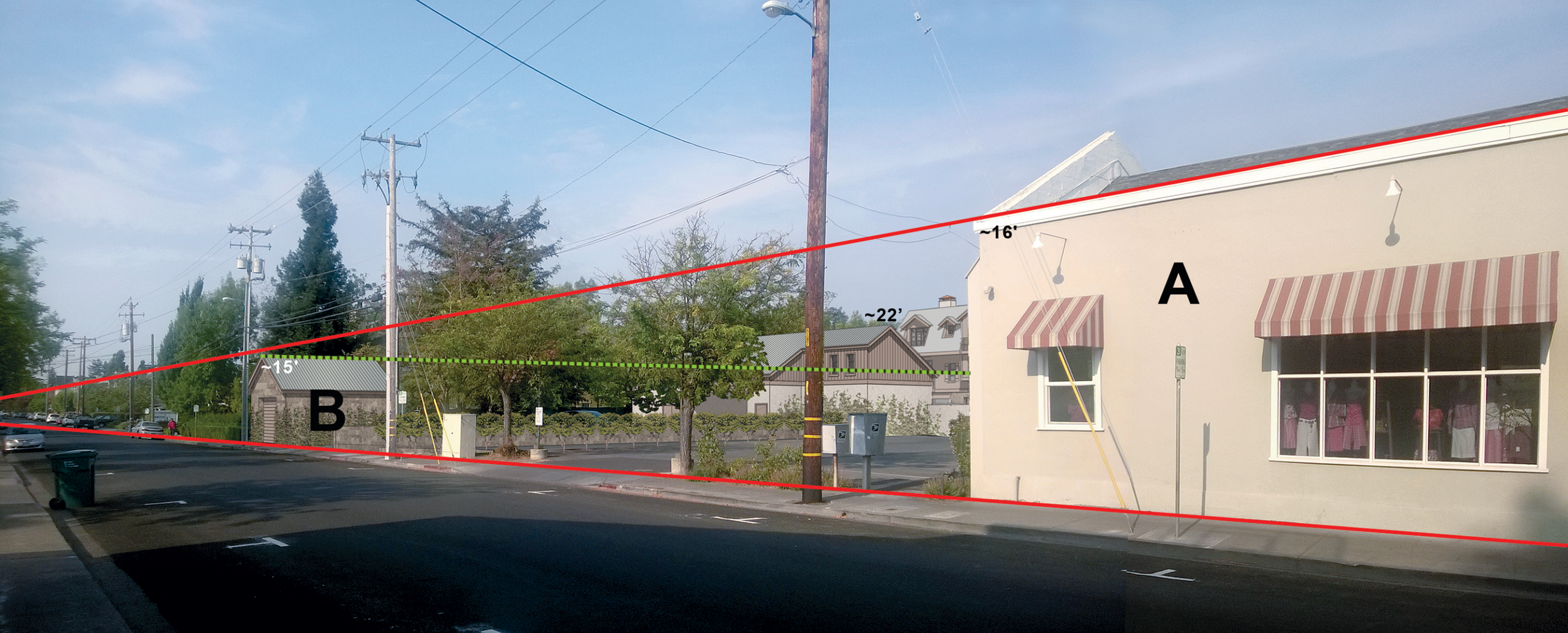
1st Street West Elevation Before

1st Street West Elevation After

West Napa Street From Sonoma Plaza Before

West Napa Street From Sonoma Plaza After

31' - 0" ridge
21' - 0" l.p.
31' -0" (ridge)
22' -0" (l.p.)
34' - 6"
35' - 6"
12' - 0"
31' -0" (h.p. parapet)
19' - 0" (low point)
24' - 0" (ridge)
18' - 0" (l.p.)
22' -9" (t.o. parapet)
32' -6" (t.o. parapet)
28' -0" (t.o. parapet)


~16'
A
~22'
~15'
B

~12' 4"
~13'
B
A
<- SLOPE
Second St W
76

35’
35’
Best Western
SONOMA
VALLEY
INN

~22'
~16'
22' 8"
B
A

GRIFFITH BLOCK
1921
THE FEED STORE
CHANGING SEASONS
ART GALLERY & GIFTS
~20
22' 8"
~11
A
B
12' 4"