

Executive Summary
Cerri Property
3, 9 & 15 North Street
Healdsburg, California

The following report presents the findings of a Phase I & II Environmental Site Assessment (ESA) performed by EBA Engineering for properties located at 3, 9 and 15 North Street located in Healdsburg, California. The property includes three parcels of land that are further identified as Sonoma County Assessor Parcel Numbers (APN's) 002-173-021, 002-173-002, and 002-173-003, respectively, hereinafter referred to as the project site. This ESA was completed for the City of Healdsburg (Client) in conformance with American Society of Testing and Materials (ASTM) Standard Practice E1527-13.

The project site property consists of three developed property parcels located within the developed commercial business district of the City of Healdsburg, California. The properties are identified as Sonoma County APNs 002-173-021, 002-173-002, and 002-173-003 and are 0.47, 0.20 and 0.38 acres in size, respectively. The project site contains a single commercial structure that is 12,032 square feet in size that is present on the western side of the site and occupies the property parcel identified as APN 002-173-021. The remaining two parcels consist of paved parking and landscaping.

Initial development of the project site property appears to have occurred prior to 1920, when at least one residence existed on the western side of the project site in the current location of the existing warehouse. In the early 1920's, the Cerri family reportedly purchased the project site property and moved the residence to a different location. The existing warehouse was then reportedly constructed for use as a grocery warehouse. Between the 1930 and the mid 1970's the project site appears to have been used exclusively for fruit and nut packing and distribution by companies including the Rosenberg Brothers & Company and Del Monte. In the mid 1970's, the Purity Chemical Products Company purchased the warehouse structure for use in distribution and storage of agricultural products such as fertilizer, herbicides and pesticides. In addition, pool and spa chemicals were reportedly stored and sold from the business.

The project site property is identified in several regulatory agency databases and files due to the use and subsequent investigation and remediation of a former underground fuel storage tank (UST). The UST was located on the northeast side of the existing warehouse and was removed in 1990. Several phases of investigation and remediation were performed that included the installation of groundwater monitoring wells and completion of a small excavation to remove contaminated soil that was accessible. Results of the soil and groundwater investigation indicated moderate concentrations of soil and groundwater impacts consisting of petroleum hydrocarbons and fuel related volatile organic compounds at locations immediately adjacent to the former UST. Inaccessible soil and groundwater impacts were located under the existing building.

Based on the information gathered during the investigation and remediation of the UST site it was concluded that the soil and groundwater impacts were adequately defined

and confined to inaccessible locations beneath the existing warehouse building. The NCRWQCB agreed with these conclusions and the regulatory case was conditionally closed in a letter dated February 1997.

The recent assessment of the project site indicated the historic presence of a second UST that was located at the southeast corner of the existing warehouse. While there is very little historic information regarding the use and subsequent removal of the tank, soil sampling in the area of the former UST indicated the presence of petroleum hydrocarbons in soil in this location. The impacts to soil consist of gasoline and fuel related volatile organic compounds and appear to be generally confined to the area of the former tank location. There is no indication of impacts to groundwater from the release from the former tank.

Soil vapor and sub-slab soil vapor conditions at the project site were also assessed by installing soil vapor and sub-slab soil vapor probes at several locations within the project site. The soil vapor samples collected from the project site contained detectable concentrations of several volatile organic compounds including perchloroethene and several fuel related volatile organic compounds typically associated with gasoline. The concentrations of these compounds are generally low and appear to be located in the vicinity of the southern warehouse near the historical UST location and the northeast corner of warehouse in the location of the UST that was removed in 1990. The source of the perchloroethene is unknown. The source of fuel related volatile organic compounds appears to be associated with the former USTs at the project site.

There is little to no indication of residual herbicides or pesticides present at the project site. Wipe samples of the concrete slab indicates that residual concentrations of metals including copper and arsenic are present on the surface of the slab. Remedial options for these compounds includes either cleaning the slab surface or replacement of the slab entirely.

The environmental impacts at the project site are generally defined by the Phase I & II assessment presented herein. These impacts are fairly typical of historic properties that had use of underground fuel storage tanks and various chemical storage and use. In the case of the project site the two UST sites have localized impacts that are generally confined to the area of release. The UST location at the northeast corner of the warehouse was previously investigated and remediated to the satisfaction of applicable regulatory agencies and was granted regulatory closure in 1997. The case will remain closed by regulatory agencies; however if the building is removed or remodeled to the point of exposing areas under the existing floor then additional removal of impacted soil may be prudent.

The second historic UST located at the southeast of the existing warehouse was unknown until discovered during this assessment. Impacts from this historic structure appear to be confined to soil that is readily accessible by excavation. Removal of the impacted soil would be prudent to be conducted as a voluntary cleanup that is completed as part of the redevelopment of the project site.

The source of perchloroethene in soil and soil vapor is unknown at this time. The highest concentrations of the compound was found in the location of the UST at the southeast corner of the building. Soil vapor sampling indicates that PCE is also present along the southern end of the project site property suggesting that it may be migrating in utility conduits. Indoor air sampling confirms that PCE is also present in indoor air of the existing building. There is a potential for ongoing impacts to indoor air from the perchloroethene; however design elements of the structure could include several options for engineering control or remediation including replacement of the concrete floor with the inclusion of a vapor seal to prevent migration of vapors, design features including an open element design of the structure to ensure air exchange and/or mitigation of the vapor source. Consideration could also include a vapor mitigation barrier and trench plugs for all utility conduits entering the existing building.

A number of properties were identified in the general area of the project site as having environmental issues. A review of these properties indicates that environmental issues at these identified sites have been resolved for regulatory closure requirements and are seen as posing a minimal risk to the project site property.