NOVEMBER 2020 APPLICATION FOR PROJECT-BASED VOUCHERS

The Cannery at Railroad Square, LP. — 85-2742574

Legal Name of Organization — *Tax ID Number of Organization*

1388 Sutter Street 11th Floor San Francisco, CA 94109

Mailing Address

Donald B. Lusty — Director of Development of the John Stewart Company

Name of contact person for this application — *Title*

415.345.4474 — dlusty@jsco.net — jsco.net

Telephone — *Email* — *Organization website address*

Project Summary		
Project Name The Cannery at Railroad Square		
Project Address 3 West 3rd Street and a portion of 60 West 6th Street Santa Rosa, CA 95401		
Please indicate the additional funding source(s) and planned application date for which the project will compete: Santa Rosa CDBG-DR Funds - Application submitted on 12/3/2020 TCAC 4% Tax Credits - Application will be submitted in February 2021 CDLAC Tax-exempt Bonds - Application will be submitted in February 2021 *The final award of PBVs is contingent upon the project's successful application for the funding listed above within two application rounds, or another funding source that will allow the project to follow a substantially similar timeline.*		
Project Type: ____Existing Housing ____Rehabilitation _X_New Construction	Estimated Date of Occupancy: June 2023 (anticipated TCO date)	
Number of Project-Based Vouchers Requested: 33	Total units in this Project: 129	Percent of units to be Project-Based: 25%

Project Cap: If the units to be Project-Based exceed 25 percent of the total units or 25 units, the units must be for one of the following special populations. If the proposal exceeds the cap, please indicate which special population the units will serve.

____ Units exclusively serving elderly families

__X__ Units for households that are eligible for supportive services to be made available in the project

Please indicate if the units will be set aside for any of the following populations. This information is for SRHA use and will not influence the award process:

__X__ Units designated for persons experiencing homelessness

____ Units designated for Veterans

____ Supportive housing as defined by Appendix D of PIH Notice 2017-21

____ Low-poverty census tract

By signing this application, the following certifications are made by the applicant:

The information submitted in this application and any supporting materials is true, accurate and complete to the best of the applicants' knowledge;

The owner and its agents will comply with all applicable fair housing and civil rights requirements including those found in 24 CFR 5.105)(a), the Fair Housing Act, the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act;

The owner and its agents will adhere to the Project-Based Voucher Program requirements in 24 CFR 983 and the Housing Opportunity Through Modernization Act of 2016;

The applicant acknowledges that any in-place existing tenants must not be displaced in order to qualify their units for Project-Based Voucher funding;

The applicant acknowledges that any material changes to the project not disclosed to and approved by the Housing Authority may result in a denial or termination of the AHAP or HAP contract. Material changes include but are not limited to: changes in the project design, amenities, number and size of units; changes to the development budget; changes to the proposed sales prices, rents or operating expenses; changes to the sources, amounts or terms of financing; changes to the ownership entity or key staff identified in this application or changes to other application items;

The applicant acknowledges that the information submitted as part of this application, except material considered confidential, may be made available to the public;

The applicant acknowledges that submitting an application does not promise or guarantee that the project will receive Project-Based Voucher funding;

Signature of Applicant(s)

Jack D. Gardner	
Name	Name
President & CEO of the John Stewart Company, Sole member of JSCo Cannery LLC, General partner of applicant	
Title	Title
Signature	Signature
12/2/20	
Date	Date

I. Description of Property

1. PBV Project Name

The Cannery at Railroad Square

2. Property Address and Assessor Parcel Number(s)
010-171-018 and a portion of 010-171-012
3 West 3rd Street and a portion of 60 West 6th Street Santa Rosa, CA 95401

3. Application Category

- ☐ Existing
- ☐ Rehabilitation
- ☒ New Construction

4. Projected date of occupancy:

June 2023 (anticipated TCO date)

5. Structure Type (e.g., Low-Rise or Hi-Rise Apt, Townhome, Duplex/Triplex/Fourplex, Single Family)

6 Floor Multifamily Structure

6. Is this a Tax Credit property?

- ☐ Yes
- ☐ No
- ☒ Intent to Apply

7. If Yes or Intent to Apply, is property located in a Qualified Census Tract[1]?

- ☒ Yes
- ☐ No

8. Census Tract of property

1530.02

9. Poverty rate in Census Tract:

20.99%

10. The project is for qualifying[2] households (check any or all that apply):

- ☐ Units exclusively serving elderly families
- ☒ Units housing households eligible for supportive services available to all families receiving PBV assistance in the project

[1] See http://www.huduser.org/DATASETS/qct.html
[2] Please see PIH Notice 2017-21.

11. If the units are not for qualifying households, the number of PBV units in the project will be statutorily limited to the greater of 25 units or 25 percent of the units in the project. The proposed project meets the 25 percent or 25-unit limit:

- ☒ Yes
- ☐ No

12. Property Configuration

	1 Br	2 Br	3 Br	4 Br	5 Br	Total
Total units including non-PBV	7	48	74			129
Total PBV units	3	22	8			33
PBV rents requested (may not exceed 110% of FMR)	$1,474	$1,670	$2,195			
Non-PBV Rents (if applicable)	See attached tax credit rents					
Fair Market Rents (FMR)	$1,302	$1,489	$1,949			
110% FMR	$1,474	$1,670	$2,195			
Tax Credit Rent, if applicable	See attached tax credit rents					

13. Complete the utility table below for the proposed PBV units.

Utility/Service	Owner or Tenant Paid	Natural Gas	Electric
Heating (Specify Type in last columns)			
Cooking (Specify Type)			
Water Heating (Specify Type)			
Other Electric	See attached utility allowance chart		
Water			
Sewer			
Trash Collection			
Other (Specify)			

14. Is the property accessible for persons with disabilities?

- ☒ Yes, all units and common areas
- ☐ No, no accessibility features
- ☐ Some units (indicate number of units and identify accessible common areas)

15. Are there any non-residential units (e.g., commercial, office) on this property?

- ☐ Yes
- ☒ No

If yes, please describe:

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16. List the distance (in miles) from the property to the nearest:

Distance in miles	Service	Name or description of facility
	Supermarket	
	Shopping district	
	Public transportation	See attached list
	Health services	
	Educational institution	
	Significant employers	
	Other neighborhood service	

17. Site information:

Does applicant have site control?	Yes		
Current Land Use Designation	TV-M-H-SA		
Proposed Land Use Designation	Same		
Proposed Density (units/acre)	83 units per acre	No. of acres	1.55
Water/Sewer availability and location	West 3rd Street		
Is property subject to specific area plan?	Downtown station area specific plan		
Is relocation of occupants necessary?	No		
Purchase price	NA		
Appraised value	NA		

18: Environmental considerations

Reports/Studies completed

See attached summary

Proximity to flood plain

Minimal flood hazard

Indicate presence of wetlands, vernal pools, endangered plant or animal species

See attached response

Other known environmental constraints

None known

19. Affordability

Total number of units to be built: 129

Number of affordable rental units: 128

Number of affordable ownership units: 0

Number of units dedicated for:				
30% AMI	31-50% AMI	51-80% AMI	80%+ AMI	Non-Restricted
33	37	58	0	1

Itemization of Proposed Units:					
Bedroom Size	Sq. Ft.	No. of Units	Targeted Income Level	Proposed Rent	Comment
		See attached table			

II. Management Plan

Please describe the management plan for the property. Use additional sheets as necessary and/or attach relevant documentation, identifying attachments in the spaces below: See attached sample Management Plan

1. Property Management Agent Name:

The John Stewart Company

2. Address of Property Management Agent:

1388 Sutter Street 11th Floor San Francisco, CA 94109

3. Property Management Agent website:

jsco.net

4. Qualifications, including management of properties for persons with special needs (if applicable):

See attached information for the John Stewart Company

5. Address and description of other properties managed:

See attached information for the John Stewart Company

6. References:

See attached information for the John Stewart Company

7. Personnel plan for the proposed project:

	No. of Staff	Working Days/Hours
Office Staff:	2	M-F 8-5 (other times by appointment)
Maintenance Staff:	2	M-F 8-5

Is there a Resident Manager in addition to the above staff for after-hours emergencies?

- ☒ Yes
- ☐ No

III. Financial Information

1. Legal name of applicant with whom Project-Based Voucher HAP Contract will be established:

The Cannery at Railroad Square, LP

2. Type of organization (corporation, partnership, etc.)

California Limited Partnership

3. Tax Exempt organization

- ☐ Yes
- ☒ No

4. Will rents in the property remain affordable after the expiration of the HAP contract?

- ☒ Yes
- ☐ No

5. Has the project received funding through any competitive process by any government entity?

- ☒ Yes $450,000 loan from the Housing Authority of the city of Santa Rosa (fully expended)
- ☐ No

6. Requested HAP Contract Term:

20 Years

7. Project Cost and Financing

Project Costs					
Land Cost	Land Cost Per Acre	Predevelopment	Soft Costs	Hard Costs	Total Project Cost
$1,917,000	$1,236,774	$2,191,773	$17,236,928	$64,590,178	$ 85,935,879
See attached sources and uses				Cost Per Unit	$ 666,170

Project Financing	
Anticipated funding from PBVs	$440,844/year (will leverage additional perm mortgage of approximately $9.4M)
Additional Housing Authority funding, if any	$450,000 loan, $13,289,577 in CDBG-DR funds applied
Amount of other permanent financing	$64,173,919
Amount of cash or loans currently in project	$450,000 Housing Authority loan, $700,000 sponsor loan
Amount of owner's equity in project	$6,722,303 (GP contribution of Developer Fee)
Amount of Deferred Developer Fee	$1,300,000
Total	$85,935,879

What are the administrative costs of this project, and how will they be funded?
See attached sources and uses- Total operation expense per unit is $7,283,
including $13,500 in resident service expense and $64,500 annual replacement reserve deposit. This amount includes Property Management fees of $66,000/year and the Partnership Management fee is $25,000/year and paid through surplus cash.

Please attach the following tables to complete Part III, Question 7:

- ☐ *Table 1: Existing or Committed Financing Sources*
- ☐ *Table 2: Interim/Construction Financing*
- ☐ *Table 3: Permanent Financing*

Section III, Question 7

Table 1: Existing or Committed Financing Sources

EXISTING AND/OR COMMITTED FINANCING

	1	2	3	4	5	6
Lender's Name & Address	City of Santa Rosa Housing Authority					
Contact Person & Phone #						
Name of Program	Pre-Development Loan					
Loan Amount	$450,000					
Annual Payment	NA					
Terms of Loan	3%, 55 year					
Date Applied	9/2019					
Current Status of Application	Committed					
Conditions						

Section III, Question 7

Table 2: Interim/Construction Financing

INTERIM/CONSTRUCTIONFINANCING

	1	2	3	4	5	6
Lender's Name & Address	Sponsor loan					
Contact Person & Phone #	Don Lusty					
Name of Program	NA					
Loan Amount	$700,000					
Annual Payment	NA					
Terms of Loan	Repaid at construction closing					
Date Applied	NA					
Current Status of Application	NA					
Conditions	NA					

Section III, Question 7

Table 3: Permanent Financing

PERMANENT FINANCING

	1	2	3	4	5	6
Lender's Name & Address		Sources as shown in attached sources and uses.		Lender and investor TBD.		
Contact Person & Phone #						
Purpose						
Name of Program						
Loan Amount						
Annual Payment						
Terms of Loan						
Date Applied						
Current Status of Application						
Conditions						

IV. Existing Units Only NA

1. If existing units, are any of the units currently occupied by households ineligible for assistance?

   ☐ Yes
   ☐ No

2. Identify the currently occupied units on the property.

Unit address	Bedrooms	No. of occupants	**Unit address**	Bedrooms	No. of occupants

BRIEF PROJECT SUMMARY FOR APPLICATION FOR PROJECT-BASED VOUCHER FUNDING
NOVEMBER 2020

The Cannery at Railroad Square is a six-story building with 7 studios, 48 one-bedroom, and 74 two-bedroom units. The Project will include a set-aside of 25% of the units (33 units) for special needs households (formerly homeless families), for which we are applying for Project Based Vouchers. The improvements also include management and services offices, indoor and outdoor resident amenity spaces, as well as bicycle parking for 50 bikes and voluntary vehicular parking consisting of 52 standard spaces, including 3 EV spaces and 3 accessible spaces. Resident amenity spaces will include a computer lab, a community meeting room with warming kitchen and adjacent outdoor patio, two courtyards with different characteristics, and laundry rooms with access to the exterior and adjacent tot lot.

Common outdoor space will be provided along the north and west frontages of the new building. The spaces will provide picnic and BBQ areas, children's play areas and general gathering spaces. The Project will construct a pedestrian promenade from Sonoma-Marin Area Transit (SMART) Railroad Square Station, allowing residents access to high-quality transit within this Priority Development Area (PDA) identified in regional *Plan Bay Area 2040.* The pedestrian and bicycle corridor will extend the 4th Street spine from the SMART site to the Prince Memorial Greenway along the Santa Rosa Creek trail adjacent to the west. Several elements of the original historic Cannery, including the brick wall, canopy, original water tower, and loading dock facing east are incorporated into the design.

THE CANNERY AT RAILROAD SQUARE, LP

December 3, 2020

Rebecca Lane, Manager
City of Santa Rosa
Department of Housing and Community Services
90 Santa Rosa Avenue
Santa Rosa, CA 95404

Re: Project-Based Voucher Funding Request for Proposals for
The Cannery at Railroad Square (3 W Third Street, Santa Rosa)

Dear Ms. Lane:

In response to the City of Santa Rosa Housing Authority's Request for Proposals for Project Based Voucher Funding dated November 2020, The Cannery at Railroad Square, LP ("the Partnership") is pleased to submit the enclosed application and response.

The Partnership has entered into a Purchase and Sale Agreement for the 1.55-acre site at Railroad Square which we propose to develop in response to your NOFA. As General Partner of the Partnership, The John Stewart Company (JSCo) will assume the lead development role, and act as the Property Management Agent for the project. As further described in the application, JSCo has developed/is currently developing over 6,000 units and is the largest property manager of affordable housing in California.

The Partnership and JSCo contemplate a 129-unit Affordable Rental Development with maximum tenant incomes ranging from 30% to 80% of AMI, including a set-aside of 33 units for formerly homeless families to be financed with 4% Low Income Housing Tax Credits, State Tax Credits, Private Activity Bonds, existing City loan of $450,000, Section 8 Project-based Voucher subsidy and CDBG-DR funds, among other sources. The 33 Project-Based Vouchers requested in our application will provide essential rent subsidies for the households who will reside in the 33-units set-aside for formerly homeless families, and also leverage approximately $9.4M in additional permanent mortgage financing.

The Cannery at Railroad Square will provide badly needed affordable housing for low-income and formerly homeless families, preserve the historic features of the site's former use, provide public access to the adjacent Prince Memorial Greenway and encourage increased public transit ridership while strengthening Santa Rosa's downtown core.

We are excited about the momentum for this project, and our team welcomes the opportunity to confer and/or meet with you at any time.

Sincerely,

Donald B. Lusty
Director of Development

cc: Margaret Miller – Vice President of Development, The John Stewart Company
Michelle Gervais – Gervais Consulting

Enclosures

8. 30 YEAR CASH FLOW

PROJECT NAME: **Santa Rosa Canners**

				Underwriting:															
Completed Project Year				**1st Year**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**
Calendar Year					**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**
INCOME		**Factor**	**Trending**																
Residential Rental Income		100%	2.00%	1,874,244	1,874,244	1,911,729	1,949,963	1,988,963	2,028,742	2,069,317	2,110,703	2,152,917	2,195,976	2,239,895	2,284,693	2,330,387	2,376,995	2,424,534	2,473,025
Vacancy		5.00%		(93,712)	(93,712)	(95,586)	(97,498)	(99,448)	(101,437)	(103,466)	(105,535)	(107,646)	(109,799)	(111,995)	(114,235)	(116,519)	(118,850)	(121,227)	(123,651)
Rental Subsidy - PBV & PBVASH		100%	2.00%	440,844	440,844	449,661	458,654	467,827	477,184	486,727	496,462	506,391	516,519	526,849	537,386	548,134	559,097	570,279	581,684
Vacancy		5.00%		(22,042)	(22,042)	(22,483)	(22,933)	(23,391)	(23,859)	(24,336)	(24,823)	(25,320)	(25,826)	(26,342)	(26,869)	(27,407)	(27,955)	(28,514)	(29,084)
Operating Reserve		0%	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laundry & Misc.			2.00%	6,708	6,708	6,842	6,979	7,119	7,261	7,406	7,554	7,705	7,859	8,017	8,177	8,341	8,507	8,678	8,851
EGI				2,206,042	2,206,042	2,250,163	2,295,166	2,341,069	2,387,891	2,435,648	2,484,361	2,534,048	2,584,729	2,636,424	2,689,152	2,742,935	2,797,794	2,853,750	2,910,826
EXPENSES																			
Operations		5,878	3.00%	758,245	758,245	780,992	804,422	828,555	853,411	879,014	905,384	932,546	960,522	989,338	1,019,018	1,049,588	1,081,076	1,113,508	1,146,914
RE Taxes		25	2.00%	3,200	3,200	3,264	3,329	3,396	3,464	3,533	3,604	3,676	3,749	3,824	3,901	3,979	4,058	4,140	4,222
Resident Services		887	3.00%	113,500	113,500	116,905	120,412	124,025	127,745	131,578	135,525	139,591	143,778	148,092	152,535	157,111	161,824	166,679	171,679
Replacement Reserves		500	0.00%	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500
Lease Payment		0	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bond Issuer Fee		91	0.00%	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700
	subtotal	7,380	615	951,145	951,145	977,361	1,004,364	1,032,175	1,060,820	1,090,324	1,120,713	1,152,012	1,184,250	1,217,454	1,251,653	1,286,878	1,323,158	1,360,526	1,399,015
NOI				1,254,897	1,254,897	1,272,802	1,290,802	1,308,894	1,327,070	1,345,324	1,363,649	1,382,036	1,400,479	1,418,970	1,437,499	1,456,058	1,474,635	1,493,223	1,511,811
REQUIRED DEBT SERVICE		Principal	Interest	Term															
Permanent 1st Mortgage		23,400,000	3.54%	40	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540
Tranche B Debt		0	5.00%	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	subtotal				1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540
DCR					1.15	1.16	1.18	1.20	1.21	1.23	1.25	1.26	1.28	1.30	1.31	1.33	1.35	1.36	1.38
NET CASH FLOW					160,357	178,261	196,262	214,354	232,530	250,784	269,108	287,495	305,939	324,430	342,959	361,517	380,095	398,683	417,270
	Percent of Gross Revenue Test			*8%*	*6.91%*	*7.53%*	*8.12%*	*8.70%*	*9.25%*	*9.78%*	*10.29%*	*10.78%*	*11.25%*	*11.69%*	*12.12%*	*12.52%*	*12.91%*	*13.27%*	*13.62%*
	Debt-Service Test			*25%*	*14.65%*	*14.65%*	*16.29%*	*17.93%*	*19.58%*	*21.24%*	*22.91%*	*24.59%*	*26.27%*	*27.95%*	*29.64%*	*31.33%*	*33.03%*	*34.73%*	*36.42%*	*38.12%*
REQUIRED CASH FLOW PAYMENTS																			
LP Asset Management Fee		5,000	3.0%		5,000	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343	7,563
GP Partnership Mgmt. Fee		25,000	3.0%		25,000	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619	33,598	34,606	35,644	36,713	37,815
HCD Required Compliance Fee		55,816			55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816
Residual Receipts Loan		0	0%		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deferred Developer Fee		1,300,000	100%		74,540	74,540	91,545	108,618	125,756	142,948	160,189	177,470	194,783	212,120	229,471	0	0	0	0	0
					160,357	160,357	178,261	196,262	214,354	232,530	250,784	269,108	287,495	305,939	324,430	96,134	97,343	98,589	99,872	101,194
CASH FLOW AVAILABLE FOR RESIDUAL RECEIPTS					(0)	0	0	0	0	0	0	0	0	0	0	246,825	264,174	281,506	298,811	316,076
RESIDUAL RECEIPTS CASH FLOW PAYMENTS		Res. Rec. Share																	
Sponsor Distribution		50.00%			**(0)**	**0**	**0**	**0**	**0**	**(0)**	**0**	**0**	**(0)**	**0**	**0**	**123,413**	**132,087**	**140,753**	**149,405**	**158,038**
Public Lender Share		50.00%			**(0)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**123,413**	**132,087**	**140,753**	**149,405**	**158,038**

8. 30 YEAR CASH FLOW

PROJECT NAME:

Completed Project Year	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**
Calendar Year	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**
INCOME															
Residential Rental Income	2,522,486	2,572,935	2,624,394	2,676,882	2,730,420	2,785,028	2,840,729	2,897,543	2,955,494	3,014,604	3,074,896	3,136,394	3,199,122	3,263,104	3,328,366
Vacancy	(126,124)	(128,647)	(131,220)	(133,844)	(136,521)	(139,251)	(142,036)	(144,877)	(147,775)	(150,730)	(153,745)	(156,820)	(159,956)	(163,155)	(166,418)
Rental Subsidy - PBV & PBVASH	593,318	605,184	617,288	629,634	642,226	655,071	668,172	681,536	695,167	709,070	723,251	737,716	752,471	767,520	782,870
Vacancy	(29,666)	(30,259)	(30,864)	(31,482)	(32,111)	(32,754)	(33,409)	(34,077)	(34,758)	(35,453)	(36,163)	(36,886)	(37,624)	(38,376)	(39,144)
Operating Reserve	0	0	0	0	0	0									
Laundry & Misc.	9,028	9,209	9,393	9,581	9,772	9,968	10,167	10,370	10,578	10,789	11,005	11,225	11,450	11,679	11,912
EGI	2,969,042	3,028,422	3,088,991	3,150,770	3,213,786	3,278,062	3,343,623	3,410,495	3,478,705	3,548,280	3,619,244	3,691,629	3,765,462	3,840,772	3,917,587
EXPENSES															
Operations	1,181,321	1,216,761	1,253,263	1,290,861	1,329,587	1,369,475	1,410,559	1,452,876	1,496,462	1,541,356	1,587,597	1,635,225	1,684,281	1,734,810	1,786,854
RE Taxes	4,307	4,393	4,481	4,570	4,662	4,755	4,850	4,947	5,046	5,147	5,250	5,355	5,462	5,571	5,683
Resident Services	176,829	182,134	187,598	193,226	199,023	204,994	211,143	217,478	224,002	230,722	237,644	244,773	252,116	259,680	267,470
Replacement Reserves	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500	64,500
Lease Payment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bond Issuer Fee	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700	11,700
subtotal	1,438,657	1,479,488	1,521,542	1,564,858	1,609,472	1,655,423	1,702,753	1,751,501	1,801,710	1,853,425	1,906,690	1,961,553	2,018,060	2,076,261	2,136,207
NOI	1,530,385	1,548,935	1,567,448	1,585,913	1,604,314	1,622,638	1,640,870	1,658,995	1,676,995	1,694,855	1,712,554	1,730,077	1,747,403	1,764,511	1,781,380
REQUIRED DEBT SERVICE															
Permanent 1st Mortgage	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540
Tranche B Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
subtotal	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540	1,094,540
DCR	1.40	1.42	1.43	1.45	1.47	1.48	1.50	1.52	1.53	1.55	1.56	1.58	1.60	1.61	1.63
NET CASH FLOW	435,844	454,394	472,908	491,372	509,774	528,098	546,330	564,454	582,455	600,315	618,014	635,536	652,862.14	669,971	686,840
	13.95%	*14.26%*	*14.59%*	*14.86%*	*15.11%*	*15.35%*	*15.57%*	*15.77%*	*15.95%*	*16.12%*	*16.27%*	*16.40%*	*16.52%*	*16.62%*	*16.71%*
	39.82%	*41.51%*	*43.21%*	*44.89%*	*46.57%*	*48.25%*	*49.91%*	*51.57%*	*53.21%*	*54.85%*	*56.46%*	*58.06%*	*59.65%*	*61.21%*	*62.75%*
REQUIRED CASH FLOW PAYMENTS															
LP Asset Management Fee	0														
GP Partnership Mgmt. Fee	38,949	40,118	41,321	42,561	43,838										
HCD Required Compliance Fee	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816
Residual Receipts Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deferred Developer Fee															
	94,765	95,934	97,137	98,377	99,654	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816	55,816
CASH FLOW AVAILABLE FOR RESIDUAL RECEIPTS	341,079	358,460	375,771	392,995	410,120	472,282	490,514	508,638	526,638	544,498	562,197	579,720	597,046	614,155	631,024
RESIDUAL RECEIPTS CASH FLOW PAYMENTS															
Sponsor Distribution	**170,539**	**179,230**	**187,885**	**196,498**	**205,060**	**236,141**	**245,257**	**254,319**	**263,319**	**272,249**	**281,099**	**289,860**	**298,523**	**307,077**	**315,512**
Public Lender Share	**170,539**	**179,230**	**187,885**	**196,498**	**205,060**	**236,141**	**245,257**	**254,319**	**263,319**	**272,249**	**281,099**	**289,860**	**298,523**	**307,077**	**315,512**

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Date (mm/dd/yyyy): 05/01/2019

Locality: **City of Santa Rosa Housing Authority, Santa Rosa, CA**

Unit Type: **High-Rise/Apartment/Row House/Townhouse**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
	Monthly Dollar Allowances					
Heating						
a. Natural Gas **(Includes Climate Credit)**	$14.00	$17.00	$20.00	$22.00	$24.00	$27.00
b. Bottle Gas/Propane						
c. Electric	$13.00	$15.00	$19.00	$23.00	$28.00	$32.00
d. Electric Heat Pump	$11.00	$13.00	$16.00	$18.00	$19.00	$21.00
e. Oil / Other						
Cooking						
a. Natural Gas	$4.00	$4.00	$6.00	$7.00	$9.00	$11.00
b. Bottle Gas/Propane						
c. Electric	$6.00	$6.00	$9.00	$12.00	$15.00	$18.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) **(Includes Climate Credit)**	$27.00	$31.00	$41.00	$51.00	$63.00	$76.00
Air Conditioning						
Water Heating						
a. Natural Gas	$7.00	$8.00	$12.00	$16.00	$20.00	$23.00
b. Bottle Gas/Propane						
c. Electric	$13.00	$15.00	$19.00	$23.00	$28.00	$32.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water **(City of Santa Rosa)**	$21.00	$26.00	$34.00	$43.00	$51.00	$66.00
Sewer **(City of Santa Rosa)**	$46.00	$60.00	$78.00	$101.00	$121.00	$159.00
Trash Collection **(Recology Sonoma Marin)**	$37.00	$37.00	$37.00	$37.00	$37.00	$37.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	$11.00	$11.00	$11.00	$11.00	$11.00	$11.00
Refrigerator Tenant-supplied	$12.00	$12.00	$12.00	$12.00	$12.00	$12.00
Other--specify: Monthly Charges						
Total	$46	$52	$69			

Actual Family Allowances

To be used by the family to compute allowance. *Complete below for the actual unit rented.*

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	$
Cooking	$
Other Electric	$
Air Conditioning	$
Water Heating	$
Water	$
Sewer	$
Trash Collection	$
Range / Microwave	$
Refrigerator	$
Other	$
Other	$
Total	$

Seal of Certified Compliance 2019

The Cannery at Railroad Square
Tax Credit Gross Rents by Unit Type

Unit Type	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI
Studio	$796	$995	$1,194	$1,393	$1,393
I BDRM	$852	$1,065	$1,278	$1,491	$1,652
2 BDRM	$1,023	$1,278	$1,534	$1,790	$1,919

	Distance in miles	Service
Supermarket	1.4	grocery
	1.4	grocery
	0.4	grocery (Hispanic)
	1.7	grocery
Shopping District	0.6	regional shopping center
	1.5	regional shopping center
	1.5	regional shopping center
	<1.0	retail district
Public Transportation	0.1	bus
	0.1	train
Health Services	1.2	hospital, med offices
	0.4	med offices
	1.5	clinic
	0.8	clinic
Educational Institution	10	college
	1.7	junior college
	1.7	high school
	0.8	middle school
	1.4	elementary
Significant Employers	1	City Hall
	2.4	County government ctr
	1.7	junior college
	1.4	school district

	0.5	business district
	1.5	office park
	see above	retail centers
	3.3	
Other Neighborhood Services	0.15	hobbies and mentoring: 7th-12th grades
	3.4	one-stop service: domestic, elder abuse
	0.3	homeless services, training
	0.3	range of training and services for (formerly) homeless
	0.6	post office
	0.6	library
	2.7	play space ages 0-11

Name or Description of Facility

Grocery Outlet
Trader Joe's
Lola's Market
FoodMaxx

Santa Rosa Plaza (Macy'sk, clothing, food court, hobbies, accessories, homewares, etc)
Santa Rosa Marketplace (Costco, Target, Best Buy, Trader Joe's, Marshalls, SportsBasement, Old Navy, BevMo, etc

Coddingtown Mall (JCPenney's, Whole Foods, Target, Macy's, Nordstrom's Rack, restaurants, etc
Railroad Square and downtown

Transit stops
Rail stop

Santa Rosa Memorial Hospital
Sutter medical offices
Santa Rosa Community Health (Dutton)
SC Indian Health Project

Sonoma State University (SSU)
Santa Rosa Junior College (SRJC)

SRHS
Santa Rosa Middle School
Lincoln Elementary

City of Santa Rosa
County of Sonoma
SRJC
Santa Rosa City Schools (district)

Downtown Santa Rosa offices
Dutton Office Park
Retail - downtown, SR Plaza,
Coddingtown, SRMarketplace
courts & jail

Chop's Teen Center

Family Justice Center

St. Vincent de Paul

Catholic Charities

US Post Office
Library - central branch
Children's Museum of Sonoma
County

Question 18:

A detailed description of the environmental status of the Land, including supporting documentation, included in the attached Initial Study and Mitigated Negative Declaration dated October 17, 2008 concluded:

- Protected Plant and/or Animal Species – the following plant and animal species will need to be mitigated for at the site:
    - Nesting Raptors and Birds
    - Special Status Bat Species
    - Pacific Pond Turtle

The Declaration incorporates the mitigation requirements for each of these identified species and does not create any feasibility issues for the project.

- FEMA Flood Map Designation – Minimal Flood Hazard.
- Presence of Wetlands, including vernal pools – No presence of wetlands on the Land

J. NEPA ENVIRONMENTAL STUDIES

Approval of the Project under SB-35 removed the requirement for California Environmental Quality Act (CEQA) analysis, but we understand that an award of CDBG-DR funds and Section 8 Project-based Vouchers requires clearance under NEPA. The Partnership has engaged the services of Cinnamon Crake, President of AEM Consulting LLC, to prepare an Environmental Assessment pursuant to NEPA and HUD environmental regulations. While the environmental reports included here provide Cinnamon with useful background, as part of her NEPA analysis, Cinnamon has requested that the following reports are updated and revised to reflect federal standards required by NEPA:

- Phase I ESA
- Historic Report
- Acoustic Report
- Biology Report

We have started on the process of obtaining NEPA clearance with Cinnamon and expect to have approval well before construction closing for the Project.

Because of its prior use, the Land had environmental challenges requiring extensive testing and remediation of soil and ground water, subject to direction, oversight and approval by the California Regional Water Quality Control Board, with technical direction from EBA Engineering of Santa Rosa.

For a history of investigations and corrective action activities for the Land up to 2008, please see the letter from EBA Engineering dated September 12, 2018 attached hereto under **Tab J.1.** For a pictorial of the work described in the letter from EBA, see photos attached hereto under **Tab J.2.**

"No Further Action" letters and supporting correspondence for 3 West 3rd Street (Cannery site), 60 West 6th Street (adjacent Plant V site), and the underground storage tank formerly located at 60 West 6th Street, are included under **Tab J.3.**

A Phase I Environment Study was completed in February 2018 by EBA Engineering of Santa Rosa, the results of which did not necessitate a Phase II Study. The Phase I Study is attached hereto under (and is currently being updated as part of the NEPA analysis) **Tab J.4.**

A Geotechnical Study prepared by RGH Consultants, Inc. dated November 22, 2005 is included under **Tab J.5.**

An Initial Study and Mitigated Negative Declaration was approved for the project on October 17, 2018 and is included under **Tab J.6**

EBA ENGINEERING
CIVIL & ENVIRONMENTAL ENGINEERS

September 12, 2008

Santa Rosa Canners LLC
c/o Mr. John Stewart
The John Stewart Company
1388 Sutter Street, 11th Floor
San Francisco, CA 94109

SUBJECT: HISTORY OF INVESTIGATIONS AND CORRECTIVE ACTION ACTIVITIES AT 60 WEST SIXTH STREET AND 3 WEST THIRD STREET IN SANTA ROSA, CALIFORNIA

Dear Mr. Stewart:

Per your request, EBA Engineering (EBA) is presenting the following summary of investigative and corrective action activities that have been performed at the above referenced sites.

The project site consists of two former warehouses which were located on the eastern boundary of the 60 West Sixth Street and 3 West Third Street properties. The 60 West Sixth Street warehouse contained a concrete UST that had apparently been in existence since at least 1904. The concrete UST was located underneath a loading dock in the eastern portion of the project site. A second, previously unknown, steel UST was discovered at the western boundary of the project site during demolition activities on September 14, 2005. A product pipe connected the steel and concrete USTs indicating that they may have been contemporaneous; however, the age of the steel UST is unknown. Both the concrete and steel USTs were removed from the project site on October 12 through 14, 2005. An outline of the project site history as it pertains to the former USTs is presented below:

Investigation Activities

- On October 21, 2004, heavy petroleum hydrocarbons were encountered in one of eight geotechnical soil borings that were advanced at the 3 West Third Street property by RGH Consultants, Inc. of Santa Rosa, California. The NCRWQCB was apprised of the findings.

- On June 28, 2005, EBA supervised the removal of approximately 20 feet of product piping that extended south from a concrete underground storage tank (UST), located at 60 West Sixth Street, through the northern wall of the 3 West Third Street warehouse building. The piping was removed in order to facilitate the construction of steel "deadmen" designed to support the 3 West Third Street warehouse building eastern wall. The piping proceeded west towards Santa Rosa Creek an indeterminate distance.

- On September 14, 2005, a second, previously unknown, steel UST was discovered during on-site demolition activities. Approximately 6,000 gallons of water and oil was subsequently

825 Sonoma Avenue, Suite C Santa Rosa, California 95404 (707) 544-0784 FAX (707) 544-0866
Also in Southern California

activities was to remove heavy range petroleum hydrocarbons from soil in the vicinity of the steel UST, the concrete UST, and south of the concrete UST towards the former geotechnical soil boring. Because of foundation stability issues and the unknown factor of safety near the braced walls, conventional shoring could not be used near the concrete UST and areas to the south. As a result, these excavation activities consisted primarily of digging slot trenches perpendicular to the east and north walls of the 3 West Third Street warehouse building. Additionally, conventional backfill methods (i.e., backfill and compact) could not be employed because of the proximity of the braced walls. Consequently, the slot trenches were backfilled with controlled density fill (CDF), a lean concrete. Eight slot trenches, each measuring approximately three feet wide by 20 feet long by 17 to 18 feet deep, were excavated perpendicular to the 3 West Third Street warehouse building's east wall and five slot trenches were excavated in the vicinity of the concrete UST. No such constraints were posed by the steel UST excavation activities.

- Approximately 2,155 tons of impacted soil was removed as part of the excavation activities. EBA estimates that approximately 2,000 pounds of petroleum hydrocarbons were removed during the concrete and steel UST excavation activities.

Should you have any questions or comments regarding the information contained herein, please contact me at (707) 544-0784.

Sincerely,
EBA ENGINEERING

Paul Nelson, P.G.
Project Geologist

California Regional Water Quality Control Board

North Coast Region

Ross R. Liscum, Chairman

ston H. Hickox
retary for
vironmental
Protection

Gray Davis
Governor

Internet Address: http://www.swrcb.ca.gov
5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone (707) 576-2220 FAX (707) 523-0135

November 5, 1999

Messrs. Michael and Peter Franchetti
P.O. Box 408
Santa Rosa, CA 95402

Dear Gentlemen:

Subject: Case Closure
Franchetti
3 Third Street
Santa Rosa, California
Case No. 1NSR197

This letter confirms the completion of a site investigation at the above described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries are greatly appreciated.

Based on the information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action is required.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Lee A. Michlin
Executive Officer

JEF:tmk\franchetti.doc

cc: Santa Rosa Fire Department, 955 Sonoma Avenue, Santa Rosa, CA 95404
Mr. Rick Devine, Devine and Gong, Inc., 160 Sansome Street, Suite 700, San Francisco, CA 94104
Mr. Eric Laurence, Sanger and Olson, One Embarcadero Center, 12th Floor, San Francisco, CA 94111-3617

Winston H. Hickox
Secretary for
Environmental
Protection

California Regional Water Quality Control Board

North Coast Region

Ross R. Liscum, Chairman

Internet Address: http://www.swrcb.ca.gov
5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone (707) 576-2220 FAX (707) 523-0135

Gray Davis
Governor

November 5, 1999

Mr. Rick Devine
Devine & Gong, Inc.
160 Sansome Street, Suite 700
San Francisco, CA 94104

Dear Mr. Devine:

Subject: Franchetti, Peter, 3 Third Street, Santa Rosa, California, Case No. INSR197

Thank you for submitting the July 30, 1999 report prepared by Midstate Construction and Line Locators and the August 27, 1999 analytical report prepared by Analytical Sciences for the subject site. Work conducted on your behalf included: 1) identifying the location of a pipe referred to as the "Third Street Culvert" and 2) sampling the water supply well located at 60 West Sixth Street.

As you know, the "Third Street Culvert" discharged gasoline-impacted groundwater into Santa Rosa Creek. The line locating results show that the pipe is located within the eastern creek bank and extends from the point of discharge to the Third Street bridge. The results solved a 16-year mystery regarding its location and shows that the pipe is not related to the No. 3 Third Street property. The pipe appears to have acted as a conduit (preferential pathway) for contaminant migration from a suspected source or sources in the Third Street area.

I provided the City of Santa Rosa Public Works Department with a copy of the line locator results and they have since abated the discharge by plugging the pipe.

Based on the available information, impacted groundwater is present beneath some portion of the subject property at concentrations that exceed water quality objectives. For your information, the Board generally does not pursue enforcement action against a property owner whose land overlies contaminated groundwater if that contamination is solely the result of the migration from an off-site source. However, we may request that the owner provide reasonable access to the property for a discharger who is attempting to investigate and cleanup their own pollution.

We are also pleased that the analytical results for the on-site water supply well, located at 60 West Sixth Street, showed no detectable levels of total petroleum hydrocarbons as diesel (TPHd)

(EPA Method 8015M) and EPA Method 8260 analytes including gasoline constituents (benzene, toluene, ethylbenzene and xylenes) and chlorinated hydrocarbons.

We understand that the 3 Third Street property is planned for development. We have no objections to property development at this time. Please call if we can assist you during the City of Santa Rosa permitting process.

A no further action letter has been provided to Messrs. Peter and Michael Franchetti and a copy was provided to you for your records. It has been a pleasure working with you. If you have any questions I can be reached at (707) 576-2675.

Sincerely,

Joan Fleck

Joan Fleck
Associate Engineering Geologist

JEF:tmk\devine.doc

cc: Messrs. Peter and Michael Franchetti, P.O. Box 408, Santa Rosa, CA 95402
Santa Rosa Fire Department, 955 Sonoma Avenue, Santa Rosa, CA 95404

CALIFORNIA
Water Boards

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIQUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

North Coast Regional Water Quality Control Board

May 30, 2013

Mr. Richard Devine
Santa Rosa Canners, LLC
100 Bush Street, Suite 600
San Francisco, CA 94104-3704

Mr. John Stewart
Santa Rosa Canners, LLC
1388 Sutter Street, 11th Floor
San Francisco, CA 94109

Dear Gentlemen:

Subject: No Further Action

File: Franchetti, 60 West Sixth Street, Santa Rosa, Case No. 1TSR374

This letter confirms the completion of a site investigation and corrective action for the underground storage tank formerly located at the above-described location. Thank you for cooperating throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank are greatly appreciated.

Based on information in the above-referenced file, with the provision that the information provided to this agency accurately represents site conditions, this agency finds that the investigation and corrective action carried out at your site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release at the site is required. This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or

- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

Please contact Kasey Ashley of my staff at (707) 576-2673 or email at Kasey.Ashley@waterboards.ca.gov, if you have any questions regarding this matter.

Sincerely,

Original signed by Fred Blatt for

Matthias St. John
Executive Officer

130530_KSA_dp_Franc02_NFA

cc: County of Sonoma Environmental Health Department, Leslie Choate, Leslie.Choate@sonoma-county.org
SWRCB Underground Storage Tank Cleanup Fund, (Claim #017566) David.Charter@waterboards.ca.gov
Mr. Paul Nelson, EBA Engineering pnelson@ebagroup.com
Santa Rosa Fire Department Gbuckheit@srcity.org

EBA ENGINEERING

January 31, 2013

Santa Rosa Canners LLC
c/o Mr. John Stewart
The John Stewart Company
1388 Sutter Street, 11th Floor
San Francisco, CA 94109

SUBJECT: SITE STATUS UPDATE
60 WEST SIXTH STREET AND 3 WEST THIRD STREET
SANTA ROSA, CALIFORNIA

Dear Mr. Stewart:

Per your request, EBA Engineering (EBA) is presenting the following status update for the above referenced sites.

The 3 West Third Street property case with the North Coast Regional Water Quality Control Board (NCRWQCB) received No Further Action (NFA) status in November of 1999.

In regards to the 60 West Sixth Street property, a letter titled *Concurrence with No Further Action* and a *Notice of No Further Action* (Notice) were issued by the NCRWQCB on October 18, 2012 (attached). A 60-day public comment period ended on December 17, 2012. The Notice was distributed to adjacent property owners, the City of Santa Rosa and the Sonoma County Water Agency as required by the NCRWQCB. A final NFA letter will be issued by the NCRWQCB following abandonment of the six on-site groundwater monitoring wells, waste disposal and final reporting. The monitoring well abandonment activities are scheduled to occur in mid to late February 2013.

Should you have any questions or comments regarding the information contained herein, please contact me at (707) 544-0784.

Sincerely,
EBA ENGINEERING

Paul Nelson

Paul Nelson, P.G.
Project Geologist

825 Sonoma Avenue, Suite C • Santa Rosa, California 95404
(707) 544-0784 • FAX (707) 544-0866 • www.ebagroup.com

Notice of Proposed No Further Action

For

Franchetti
60 West Sixth Street
Santa Rosa, California

Case No. 1TSR374

Sonoma County

Notice Posting Date: October 18, 2012

Comment Period Ends: December 17, 2012

Problem Description
A 9,200-gallon steel and a 29,000-gallon concrete underground storage tanks (UST) and over 20 feet of piping joining the two USTs were removed from the site in 2006. Total Petroleum Hydrocarbons as diesel and bunker fuel were identified in soils and groundwater

Actions Completed
In October 2005, the UST and product piping were removed. Contaminated soil was removed in August and October of 2006. In November of 2005, six monitoring wells were installed. No groundwater contamination was identified during the September 2010 and March 22, 2011 events.

Proposed Action
Unless significant comments are received or new information is presented regarding this site, Regional Water Board staff plans to proceed with the "no further action" determination upon conclusion of the comment period. Please contact Kasey Ashley at (707) 576-2673 or e-mail, kasey.ashley@waterboards.ca.gov for all issues concerning the subject case. Written comments may also be submitted to:

North Coast Regional Water Quality Control Board
Attention: Kasey Ashley
5550 Skylane Blvd, Suite A
Santa Rosa, CA 95403

The Regional Water Board records for the site are contained in the file known as Franchetti, 60 West Sixth Street, Santa Rosa, CA. Case No. 1TSR374. The file may be reviewed at the North Coast Regional Water Quality Control Board office from 8:00 a.m. to 5:00 p.m. Monday through Friday. Appointments are recommended and can be arranged by calling (707) 576-2220.

(121018_KSA_Francpn)

Prepared for

Santa Rosa Canners LLC
c/o The John Stewart Company
1388 Sutter Street, 11th Floor
San Francisco, California 94109

PHASE I ENVIRONMENTAL SITE ASSESSMENT

3 WEST THIRD STREET & 60 WEST SIXTH STREET

SANTA ROSA, CALIFORNIA

JANUARY 29, 2018

EBA Project No. 17-2533

EBA ENGINEERING

825 Sonoma Avenue, Suite C Santa Rosa, CA 95404 (707) 544-0784 FAX (707) 544-0866

PHASE I ENVIRONMENTAL SITE ASSESSMENT

3 WEST THIRD STREET & 60 WEST SIXTH STREET

SANTA ROSA, CALIFORNIA

JANUARY 29, 2018

EBA Project No. 17-2533

Professional Certification

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

David Noren, Manager
Environmental Services

1/29/2018
Date

TABLE OF CONTENTS

APPENDICES

Appendix G: Professional Qualifications

1.0 INTRODUCTION

The following report presents the findings of a Phase I Environmental Site Assessment (ESA) performed by EBA Engineering for the properties located at 3 West Third Street and 60 West Sixth Street in Santa Rosa, California. The properties are further identified as Sonoma County Assessor's Parcel Numbers (APN) 010-171-018 and -012, respectively and are hereafter referred to as the project site. This ESA was completed for the Santa Rosa Canners LLC (Client) in conformance with ASTM Standard Practice E1527-13.

1.1 PURPOSE

The purpose of this environmental site investigation is to assess the possible contamination of the project site with hazardous or toxic substances or wastes. A site may contain these substances or wastes as a result of current or past site activities, unauthorized dumping or disposal, or migration of contaminants from adjacent or nearby properties.

The Client should be aware that strict interpretation of California and federal legislation and case law may hold the landowner responsible for any toxic liability including future cleanup costs and, potentially, historical assessments and remediation work on the project site. Such statement is not motivated by any condition of the project site but is a general observation of the advisability that property owners and purchasers exercise all appropriate diligence and alertness to hazardous material risks.

This report is not intended to provide the necessary level of detail to be utilized for structural demolition/remodeling or soil or groundwater remediation. For such activities, appropriate regulations should be followed to ensure adequate coverage of material handling, worker and employee safety, airborne contamination during construction, and the precise extent of any contamination for contractor directions. This report conforms to American Society of Testing and Materials (ASTM) Standards E 1527-13 for Phase I Environmental Site Assessments.

In defining a standard of good commercial and customary practice for conducting an environmental site assessment, the goal of the processes established by this practice is to identify recognized environmental conditions, historical recognized environmental conditions and controlled recognized environmental conditions. The term recognized environmental conditions (RECs) refers to the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term historic REC refers to a past release of a hazardous substance or petroleum hydrocarbons that has occurred in connection to the property and has been addressed to the satisfaction of applicable regulatory agencies without restricting use of the property or requiring controls. The term controlled REC refers to a past release of a hazardous substance or petroleum hydrocarbons that has occurred in connection to the property and has been addressed to the satisfaction of applicable regulatory agencies and allowed to remain in place subject to the implementation of required controls. The term includes hazardous substances or

petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

By performing a Phase I ESA of a parcel of real estate with respect to the range of contaminants within the scope of the CERCLA (42 U.S.C. §9601) and petroleum products, a user satisfies one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability.

1.2 Scope of Work

This Phase I ESA was performed in general accordance with the requirements of the ASTM International Designation: E 1527-13, *Standard Practice for Environmental Site Assessment*. To determine the condition of the project site with respect to environmental liability, EBA performed the following tasks:

1) Reviewed past and current land use for indications of the manufacture, generation, use, storage, and/or disposal of hazardous substances;

2) Evaluated the potential for on-site soil and/or groundwater contamination resulting from past and present project site land use activities and, to the extent possible, adjacent off-site operations;

3) Rendered findings and professional opinions regarding the potential for environmental contamination at the project site; and

4) Recommend and perform further investigations (i.e., Phase II ESA), if deemed appropriate to evaluate whether contamination and/or environmental hazards exist at the locations identified.

1.3 Significant Assumptions

No significant assumptions were made during the performance of this Phase I ESA.

1.4 Limitations, Exceptions, and Deviations

Local, State, and Federal environmental regulations and property conditions can vary significantly over time. Consequently, the conclusions and recommendations presented as a result of this environmental site assessment apply strictly to the environmental regulations and property conditions existing at the time EBA performed this study. EBA assumes that the data obtained and the inferences made during this investigation are reasonable and representative of the property.

EBA makes no warranty, expressed or implied, except that our services have been performed in accordance with generally accepted existing environmental engineering, health and safety principles, and applicable regulations at the time and location of the study. EBA has analyzed the available information using currently applicable engineering techniques.

Please be advised that the recommendations presented herein are based solely on information made available to EBA by others, and includes professional interpretations based on limited research and data. Based on these circumstances, the decision to conduct additional investigative work to substantiate the findings and conclusions presented herein is the sole responsibility of the Client.

No Exceptions or Deviations occurred from the ASTM Standard.

1.5 Special Terms and Conditions

This Phase I ESA was conducted in accordance with our executed contract. No special terms or conditions apply.

1.6 User Reliance

This report has been prepared solely for the Client and any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

Please note pursuant to Section 4.6 of the *ASTM Standard E 1527-13 for Phase I Environmental Site Assessments,* this report is valid for 180 days from the date noted herein.

1.7 Reason for Performing Phase I ESA

It is our understanding that this Phase I ESA was performed as part of environmental due diligence to support the proposed development of the project site property.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The project site property consists of two parcels of property located in Santa Rosa, California. The properties contain two structures that have been partially demolished. Figure 1, Appendix A shows the location of the project site. Figure 2, Appendix A shows the project site boundaries, as shown on the current tax assessor's map. Figure 3, Appendix A shows an aerial view of the project site. Photo plates in Appendix A show relevant features of the project site property.

A legal description of the project site is included in the Preliminary Title Report enclosed in Appendix B.

The following presents project site specific information:

Site Name:	Santa Rosa Canners Property
Site Location:	3 West Third Street & 60 West Sixth Street, Santa Rosa
Tax Assessor Parcel No:	010-171-018 (3 West Third Street) 010-171-012 (60 West Sixth Street)

Owner:	Santa Rosa Canners LLC
Site Occupants:	Unoccupied
Lot Size:	1.40 acres (3 West Third Street) 0.689 acres (60 West Sixth Street)
Zoning:	TV-M Transit Village Mixed
County:	Sonoma
USGS Quadrangle:	Santa Rosa, California
Latitude and Longitude:	N 38° 26' 11.09" Latitude & W -122° 43' 21.21" Longitude ** Approximate center of property

2.2 SITE CHARACTERISTICS

The project site is located in a developed mixed-use area in downtown Santa Rosa. The project site is currently unoccupied and contains two structures that have been partially demolished in anticipation of being redeveloped. The surrounding area includes residential, commercial and downtown retail properties.

Access to the project site is from Third Street located to the south of and adjacent to the property parcel and Sixth Street located to the north.

2.3 CURRENT USE OF THE PROPERTY

The project site is currently unoccupied.

2.4 PHYSICAL SETTING

2.4.1 TOPOGRAPHY

The project site is generally flat and level with limited topographic relief and is currently at an approximate elevation of 150 feet mean sea level.

2.4.2 GEOLOGIC SETTING

The project site is located within the Coast Range Geomorphic Province of northern California. The Coast Range Geomorphic Province is generally characterized as a series of northwest trending elongated ridges and valleys that are a result of folding and faulting. The province includes many separate ranges, coalescing mountain masses, and several major structural valleys. The regional structure of the Coast Range is considered to be a number of independent fault blocks with different stratigraphic and structural histories.

The project site is centrally located on the Santa Rosa Plain, which consists of alluvial fan deposits of Pleistocene and Holocene age. The alluvial fan deposits form a nearly continuous blanket over the Santa Rosa Plain and consist of poorly sorted coarse sand and gravel, moderately sorted fine sand and silt, and silty clay. The project site has been mapped as having basement materials that underlie the alluvial fan deposits that consist of marine sedimentary rocks of the Miocene Age Wilson Grove Formation. Portions of these rocks may be covered by younger continental sedimentary rocks of the Pliocene-Pleistocene Age Glen Ellen Formation.

Groundwater in the area of the project site has been calculated to generally flow to the west to northwest with the predominant flow direction of Santa Rosa Creek which is located directly west of and adjacent to the project site.

2.4.3 Surface Water Bodies/Floodplains

No surface water bodies or flood plains are present at the project site. The western side of the project site is bordered by Santa Rosa Creek and the Prince Memorial Greenway, a linear urban creek greenway. A review of the applicable Flood Insurance Rate Map published by the Federal Emergency Management Agency (06097C0736F) indicates the project site is not located within 100-year floodplain or floodway.

2.4.4 Hydrogeology

Depth to groundwater at the project site in the area of the project site has been documented to be present at depths ranging from five to 15 feet below the ground surface. Groundwater at the project site is expected to flow to the west and northwest with the overall drainage of Santa Rosa Creek and to vary seasonally.

2.5 Description of Structures, Roads and Improvements

The project site property contains two structures that have been partially demolished in anticipation of redeveloping the properties. The structures each include two standing walls that are braced for structural support. No other significant site improvements are present within the property.

At the time of the property inspection there was an outdoor stage within the project site that is reportedly used for the production of plays. There were also several cargo containers and vehicles located within the project site.

Finally there is a large water storage tank being stored within the project site that was once in use at the property.

The remainder of the project site consists of undeveloped land.

2.6 Current Adjoining Properties

The project site is bordered on the west by Santa Rosa Creek and the Prince Memorial Greenway. A developed commercial property is located to the north of the project site. An undeveloped property is located to the east and West Third Street borders the southern side of the project site.

3.0 USER PROVIDED INFORMATION

3.1 Title Records

A Preliminary Title Report dated December 19, 2017 was reviewed for the project site. A copy of the report is enclosed in Appendix B.

3.2 Environmental Liens or Activity and Use Limitations (AULs)

A review of Title information was performed using available public documents from the Sonoma County Recorder's Office and the Preliminary Title Report dated December 19, 2017. No environmental liens or Use Limitations were noted in record information reviewed for this assessment.

3.3 Owner, Property Manager, and Occupant Information

The project site is currently owned by the Santa Rosa Canners LLC.

3.4 Valuation Reduction for Environmental Issues

The ASTM Standard requires an evaluation of environmental issues that would result in a devaluation of the property. There are several issues of environmental concern identified at the project site as part of this assessment that are discussed herein. No opinion is given herein as to a reduction of use or value of the project site property from these issues.

3.5 Previous Environmental Reports

Many published environmental reports were identified and reviewed for the project site and surrounding properties. The findings from these reports are discussed and referenced herein.

4.0 RECORDS REVIEW

4.1 Environmental Records Sources

EBA contacted Environmental Data Resources (EDR) of Southport, Connecticut, to conduct a comprehensive Federal, state and local environmental records search for the project site and properties within a one-mile radius of the project site boundary. The purpose of the database search was to identify potential exposure to the subject property from various environmental concerns and/or hazardous materials releases. The following databases and environmental programs are included in the database search:

- National Priority List
- Proposed National Priority List Sites
- NPL Federal Superfund Liens
- National Priority List Deletions
- CERCLIS Comprehensive Environmental Response, Compensation, & Liability Information System
- Federal Facility Site Information listing
- CERC-NFRAP CERCLIS No Further Remedial Action Planned
- CORRACTS Corrective Action Report
- RCRA-TSDF RCRA - Treatment, Storage and Disposal
- RCRA-LQG RCRA - Large Quantity Generators
- RCRA-SQG RCRA - Small Quantity Generators
- RCRA-CESQG RCRA - Conditionally Exempt Small Quantity Generator
- US ENG CONTROLS Engineering Controls Sites List

- US INST CONTROL Sites with Institutional Controls
- LUCIS Land Use Control Information System
- ERNS Emergency Response Notification System
- RESPONSE State Response Sites
- ENVIROSTOR EnviroStor Database
- SWF/LF Solid Waste Information System
- SLIC Statewide SLIC Cases
- INDIAN LUST Leaking Underground Storage Tanks on Indian Land
- UST Active UST Facilities
- AST Aboveground Petroleum Storage Tank Facilities
- INDIAN UST Underground Storage Tanks on Indian Land
- FEMA UST Underground Storage Tank Listing
- VCP Voluntary Cleanup Program Properties
- INDIAN VCP Voluntary Cleanup Priority Listing
- US BROWNFIELDS A Listing of Brownfields Sites
- ODI Open Dump Inventory
- DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
- WMUDS/SWAT Waste Management Unit Database
- SWRCY Recycler Database
- HAULERS Registered Waste Tire Haulers Listing
- INDIAN ODI Report on the Status of Open Dumps on Indian Lands
- US 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
- CA Facility Inventory Database
- SWEEPS UST Listing
- LIENS 2 CERCLA Lien Information
- LIENS Environmental Liens Listing
- DEED Deed Restriction Listing
- 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 data from FirstSearch
- RCRA NonGen / NLR RCRA - Non Generators
- 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
- FIFRA/ TSCA Tracking System Federal Insecticide, Fungicide, & Rodenticide Act
- HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing
- SSTS Section 7 Tracking Systems
- ICIS Integrated Compliance Information System
- PCB Activity Database System
- Material Licensing Tracking System
- Radiation Information Database
- Facility Index System/Facility Registry System
- RCRA Administrative Action Tracking System
- RMP Risk Management Plans
- CA Bond Expenditure Plan
- NPDES Permits Listing
- Cortese Hazardous Waste & Substances Sites List
- CUPA Listings CUPA Resources List
- Proposition 65 Records
- DRYCLEANERS Cleaner Facilities
- Well Investigation Program Case List
- Enforcement Action Listing
- San Mateo County Business Inventory
- EMI Emissions Inventory Data
- INDIAN RESERV Indian Reservations
- State Coalition for Remediation of Drycleaners Listing
- Coal Combustion Residues Surface Impoundments List
- EnviroStor Permitted Facilities Listing
- Financial Assurance Information
- PCB Transformer Registration Database
- Financial Assurance Information Listing
- PROC Certified Processors Database
- EPA WATCH LIST
- 2020 Corrective Action Program List
- Lead Smelter Sites
- Aerometric Information Retrieval System Facility Subsystem
- WDS Waste Discharge System
- PRP Potentially Responsible Parties
- Medical Waste Management Program Listing
- COAL ASH DOE Steam-Electric Plant Operation Data
- Registered Hazardous Waste Transporter Database
- EDR Proprietary Manufactured Gas Plants
- EDR US Hist Auto Stat EDR Exclusive Historic Gas Stations

- EDR US Hist Cleaners EDR Exclusive Historic Dry Cleaners
- RGA LF Recovered Government Archive Solid Waste Facilities List
- RGA LUST Recovered Government Archive Leaking Underground Storage Tank

The Environmental Record Search (ERS) consists of a map showing the location of the identified sites relative to the project site, a summary listing the identified sites by street names, and a final report describing the sources investigated and the resulting findings. It should be noted that the findings are those noted on the regulatory database(s) and that accuracy and completeness of record information varies among information sources, including government sources. The ERS findings are supplemented by interviews with owners/occupants/employees, and local government officials. Agency records review and historical data review are also used to ascertain the potential environmental significance of sites reported in the ERS. Results of the record search are presented in Appendix C.

The project site is identified in the ERS as having issues of environmental concern. Many properties within a one-mile radius of the project site were also identified as having environmental concerns. These properties are further discussed below.

4.2 Project Site

The project site is identified in regulatory agency files as having completed the investigation and cleanup of environmental impacts from two underground fuel storage tanks (USTs) that were historically used at the property. The following presents information regarding both of the tank sites.

Both 60 West Sixth Street and 3 West Third Street are listed in regulatory agency files and databases for having completed an investigation and cleanup related to leaking underground storage tanks. In November 2000 a limited site investigation was performed at the property consisting of the installation of six soil borings advanced in the presumed downgradient direction of a concrete UST discovered in a warehouse at the 3 West Third Street property. Elevated levels of petroleum hydrocarbons consisting of Diesel Range Organics (DRO) and Heavy Range Organics (HRO) and low concentrations of chlorinated solvents were detected in groundwater samples collected during the investigation. In contrast, the soil analytical results reportedly did not indicate the presence of petroleum hydrocarbon constituents.

In 2004, the North Coast Regional Water Quality Control Board (NCRWQCB) requested quarterly monitoring of an existing monitoring well (MW-4) which at that time was located in the former parking lot west of the 60 West Sixth Street property. Monitoring well MW-4 was installed by the NCRWQCB in the 1990's as part of an unrelated NCRWQCB groundwater investigation in the region.

In October 2004, HRO was encountered in one of eight geotechnical soil borings (B-5) that were advanced at the 3 West Third Street property that was installed for the proposed redevelopment of the property. Analytical results of soil samples collected during a subsequent investigation located in the area of boring B-5 indicated the presence of

significant concentrations of HRO in soil. Analytical results from groundwater samples collected from the soil borings that were advanced in the vicinity of B-5 also indicated the presence of free product HRO on the first encountered groundwater surface.

In September 2005, a second UST that was constructed of steel was discovered on the western side of the project site during on-site demolition activities.

In October 2005, both the concrete UST and steel UST were removed from the project site under regulatory oversite and permitting from the Santa Rosa Fire Department and the NCRWQCB. Analytical results from confirmation soil samples that were collected from beneath the former concrete UST indicated concentrations of HRO up to 25,000 milligrams per kilogram (mg/kg).

Analytical results from the confirmation soil samples collected from the former steel UST area indicated HRO present at concentrations up to 1,100 mg/kg. Analytical results from groundwater samples collected during the removal of the steel UST indicated significant concentrations of HRO in groundwater in the immediate area of the UST.

From October 2005 to January 2006, 22 soil borings were advanced at the project site to assess and define the impacts to soil and groundwater from the former UST's. Soil borings that were advanced in the vicinity of the former concrete UST indicated the presence of significant concentrations of HRO in soil and groundwater.

Between August and October 2006, excavation activities were conducted at the project site to remove heavy range petroleum hydrocarbons from soil in the vicinity of the steel UST, the concrete UST, and south of the concrete UST towards former geotechnical soil boring B-5. Much of the excavation was performed using a slot trench technique to remove soil and using absorbent pads and limited groundwater pumping to remediate groundwater. These techniques were used due to stability concerns of the existing building walls that remain at the site. A total of approximately 2,155 tons of impacted soil was subsequently removed and transported for disposal to a licensed disposal facility as part of the excavation activities. Analytical results of confirmation soil samples collected at the conclusion of the excavation activities indicated that the excavation activities were generally effective at removing accessible source materials given the site constraints.

Six groundwater-monitoring wells were subsequently installed at the project site that extended from the western edge of the project site property west towards Santa Rosa Creek. Groundwater monitoring was performed at the project site from February 2007 to March 2011. The groundwater monitoring sampling results indicated generally low concentrations of DRO and HRO that decreased in concentration during the sampling period and in fact all of the groundwater monitoring wells were free to petroleum hydrocarbons during the last two sampling events. It should be noted that low concentrations of Tetrachloroethene (PCE) was present in groundwater at the project site. PCE has been detected in groundwater sampling in the extended area of the project site and does not appear to be associated with any releases that have occurred at the property.

The site investigations at the project site were closed by the NCRWQCB in a letter dated May 30, 2013. The closure of the site was conducted with some soil contamination remaining in place that was inaccessible due to stability concerns of the existing building walls. As discussed groundwater at the project site was shown to be free of petroleum hydrocarbons during the last two sampling events.

A copy of the closure letter for the investigation and remediation of the project site is included in Appendix D. Archived environmental documentation for the project site is available at the Geotracker web site at the following link:

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0609792525

The project site currently consists of brick and concrete walls that are remnants from the original warehouse buildings.

4.2.1 Properties within the Approximate Minimum Search Distance

Several properties are identified in EDR Radius Map Report as having environmental concerns within the minimum search distance from the project site property as required by ASTM Standard 1527-13. The following provides additional information regarding the properties.

SMART Property – 20 West Third Street, Santa Rosa

The Sonoma-Marin Area Rail Transit (SMART) property is located directly east of and adjacent to the project site. The SMART property is located upgradient of the project site with respect to groundwater flow and has had several phases of environmental investigation and remediation. The historic use of the property has consisted primarily of a railroad transit yard and servicing station by Northwestern Pacific Railroad from the late 1800's through the early 1960's. Several site structures were historically present on the project site property that included the main line track system that occupied the eastern side of the property and several associated railroad spurs, warehouses and freight houses, a turntable and several aboveground and below ground fuel and water tanks located throughout the interior portion of the property.

The SMART property is identified in regulatory agency files for the investigation and remediation of several environmental issues. These issues appear to have begun as part of a property assessment performed for the potential sale of the property and started in the late 1980's. Several phases of investigation and remediation have been performed at the site that have been conducted as part of the removal and/or investigation of former UST's, aboveground tanks (AGT's) and surface source areas of contaminated materials at the site. A summary of the investigations conducted at the site to date is as follows:

- Three UST's were removed from the property site in December 1987. The UST's consisted of a 230-gallon fuel oil tank, a 10,000-gallon diesel tank and a 10,000-gallon gasoline tank that were located in the eastern-central portion of the property.

It is reported that no observable holes were present in the UST's and no detectable hydrocarbons were present in soil samples collected during their removal.

- In April 1988, two groundwater monitoring wells (GW-24 and GW-27) were installed at the property as part of the investigation of the former Mead Clark Lumber Yard located south of the project site property. Testing of these monitoring wells indicated no detectable levels of petroleum hydrocarbons. However, PCE was detected in one of the monitoring wells. This compound is a chlorinated solvent that is typically associated with dry cleaning facilities.

- In April 1990 two groundwater monitoring wells (RBMW-2 and RBMW-3) were installed by NCRWQCB staff within the property. These wells were installed as part of an investigation to evaluate potential sources of petroleum hydrocarbon impacts to Santa Rosa Creek in the area of the Third Street Bridge to the southwest of the project site properties. The monitoring wells indicated low levels of DRO and PCE in monitoring well MW-3 during one of two sampling events. The monitoring wells were subsequently destroyed in 1995.

- In 1992, five soil borings (B-1 through B-4 and B-6) were installed in the area of the three UST's removed from the property in 1987. Low levels of DRO were detected in one soil boring. In addition, DRO was detected in one of the five groundwater samples collected during the investigation at a concentration of 31,000 micrograms per liter (ug/L) in boring B-6 adjacent to the former 230-gallon fuel oil tank location. All other analytes were below the laboratory detection limit.

- From 1995 to 2001 thirty three soil borings were installed at the site in various areas to define the extent of impacts to the property from the historic site uses. The areas investigated included a fenced enclosure that existed centrally within the eastern portion of the property and was used for various industrial activities. A 230 gallon UST used to store heating oil was also located within this area. A concrete pad located within the enclosed area was also the location of a shredder that was used to shed wood railroad ties. Regulatory documentation indicated the shedder had extensive oil leaks and impacts to the ground surface and surrounding area. In addition, an AGT was located within the fenced enclosure which also had indications of surface soil impacts. Lastly it was noted that a temporary storage structure was brought into the area for the storage of tools, oil drums and gas cans. The floor of the structure was indicated as being saturated with oil, which seeped out onto the ground.

- Extensive investigative activities were also performed in the northwest area of the property. This area was the historic location of the Santa Rosa Woolen Mills which operated in this area from the late 1800's until it was destroyed by fire in the 1906 earthquake. After this time the area was used by the railroad for various uses including fuel storage and fueling operations. Several structures related to the Woolen Mills including boilers and buried fuel tanks were noted on historic maps. In addition, a 126,000-gallon AGT used for the storage of fuel oil for the railroad was

located in this area of the property. Several fuel related structures including a product trench, oil traps and oil columns appear to have been part of the fueling system were also located on this portion of the property. Soil samples collected during this investigation were analyzed for constituents of concern including petroleum hydrocarbons, metals, volatile organic compounds and polynuclear aromatic hydrocarbons. Results of the sampling indicated significant concentrations of petroleum hydrocarbons present in specific areas of the site in soil and groundwater that included the area of the fueling structures, the area of the former aboveground fuel storage tank and the location of a former UST. Impacts to soil were identified as being primarily heavy petroleum hydrocarbons.

- Additional areas of the site that were investigated included the area of the former turntable in the south central portion of the project site and in an area designated as the southern warehouse located on the southwestern portion of the property. Findings from these areas indicated detectable levels of petroleum hydrocarbons in soil in the area of the southern warehouse.

- In September 2000 an additional 13 soil borings were advanced in the northwestern area in and around the fenced area. Analytical results confirmed the presence of MtBE impacts to groundwater to the eastern and central portions of the project site at concentrations up to 77 ug/L. Significant concentrations of heavier petroleum hydrocarbons including DRO and HRO were detected in soil and groundwater from soil borings installed in the northwestern area of the property.

- A limited geophysical investigation was performed in 2001 in the northwest portion of the property in an attempt to locate a suspected UST that was identified on historic site maps. Whereas no apparent UST was discovered, subsurface piping and manifolds were identified that ran north to south through the western side of the project site property. In June 2002 approximately 300 feet of subsurface piping was removed from the northwestern area of the project site. Significant levels of contaminants were detected beneath the pipe.

- In September 2001, five on-site and off-site groundwater monitoring wells were installed to characterize impacts to groundwater at the project site property. A majority of the wells were installed in the area of the former Woolen Mills in the northwest portion of the site. An upgradient well was installed on the eastern portion of the property in the vicinity of the main line railroad tracks.

- From June 2002 to November 2002 an additional 47 soil borings were advanced in the northwestern area and the fenced enclosure. Soil samples collected from the fenced enclosure, the northwestern area and the pipeline trench indicated significant concentrations of DRO and HRO in soil. Proposed remedial options included excavation and removal of accessible impacted soil.

- In October and November 2003, approximately 6,500 cubic yards of impacted soil was removed from several areas of the property. The largest area of excavation

corresponded to the northwestern portion of the property where several areas were excavated to remove impacted soil. Source removal activities began in the area of a former wooden UST that is indicated on historic Sanborn maps for the Woolen Mills facility. During the excavation activities, remnants of the former tank were found and removed and excavation proceeded to depths of approximately 18 feet below the ground surface. Significant amounts of free phase hydrocarbons were encountered on the groundwater surface during the excavation activities which were pumped, treated and disposed of to the sanitary sewer. Approximately 700 cubic yards of materials was removed from this area. The excavation in this area proceeded to within 20 feet of the existing Sixth Street Warehouse and was subsequently stopped due to concerns of stability of the structure.

- Excavation activities in the northwestern portion of the property also included the fuel pipeline product trench which was enlarged as it encountered contaminated materials in an area designated as the main pit excavation area. A total of 3,500 cubic yards of impacted materials were removed from this area. The excavation pit extended to depths of first encountered groundwater at approximately 19 feet below the ground surface. Impacted groundwater was encountered with free phase hydrocarbons present. The groundwater was removed using pumps whereby it was treated and disposed of to the sanitary sewer. Excavation activities were performed below groundwater to a final depth of approximately 22 feet below the ground surface.

- The excavation activities also included the removal of approximately 60 cubic yards of impacted soil from the fenced enclosure in the area of the former AGT, tie shredder, oil storage container and surface spills. Confirmation samples indicated limited concentrations of contaminated source materials containing DRO and elevated lead were left in place in the area of a concrete slab and trailer. Excavation activities were incomplete in this area as site constraints appear to have prevented the full removal of impacted materials.

- Soil excavation was also performed in the southwestern side of the property identified as the southern warehouse area. A total of 270 cubic yards of materials were removed from this area. The excavation of this area appears to have also been somewhat incomplete as contaminants consisting of heavy petroleum hydrocarbons were left in place.

- Additional excavation was also performed on the south side of the product line trench that was encountered in the northwestern area. Approximately 325 cubic yards of impacted soil was removed from this area.

- Additional investigation and source removal was performed in the immediate area of a soil boring (SRB-113) located in the northwestern area of the project site property. This area had been identified as having elevated levels of petroleum hydrocarbons in soil during the characterization phase. Approximately 500 cubic yards of impacted soil was removed from this area. Confirmation soil samples indicated

significant concentrations of DRO and HRO remained in the excavation sidewalls at depth following the completion of the excavation. In addition, as with previous excavations in this area, free phase petroleum hydrocarbons were encountered in groundwater during the excavation that were pumped, treated and disposed.

- Approximately 70,000 gallons of impacted groundwater was collected and subsequently disposed of to the City of Santa Rosa sewer system under a general discharge permit.

- A No Further Action (NFA) letter was issued for the site by the Executive Officer of the NCRWQCB on August 31, 2007. The NFA required the preparation and implementation of a Soil and Groundwater Management Plan (SGMP) for construction activities in the event that the property is redeveloped and sets forth procedures that will be used to identify, characterize, handle and potentially dispose of impacted soil and/or groundwater that remain at the site and would likely be encountered during the redevelopment of the property.

- In March 2008 a *Phase I Environmental Site Assessment* was completed by EBA Engineering for the SMART property. The report recommended several additional phases of environmental investigation including the performance of a geophysical survey for the entire property, preliminary assessment of additional suspect areas, advancement of 80 soil borings, and the collection of soil and groundwater samples for chemical analysis.

- The geophysical survey identified several buried anomalies that were further explored by excavation. These activities resulted in the discovery of a UST while investigating a steel pipe that trended east from the northeastern corner of the 3 West Third Street warehouse approximately 50 feet, whereupon it turned towards the north. A second pipe was discovered that trended east-west across the project site. The UST was discovered while uncovering this east-west trending pipe. The UST was filled with oil. Given its relatively small size (550 gallons), the UST may have been used for heating oil storage.

- A total of 80 borings were installed within the property for the purpose of collecting soil and groundwater samples for chemical analysis. Analytical results indicate that approximately 23 percent of the soil samples analyzed contained detectable concentrations of DRO and HRO. The DRO concentrations ranged from 15.9 to 4,410 mg/kg, with an average concentration of approximately 860 mg/kg. The HRO concentrations, in turn, ranged from 21.0 to 3,570 mg/kg, with an average concentration of approximately 1,000 mg/kg. The DRO and HRO concentrations typically diminished with depth, and in many cases declined to nondetectable levels in the deeper soil samples. One exception is soil boring SB-1A, located on the northwest side of the property, that exhibited significant petroleum hydrocarbon impacts to a depth of approximately 14 feet BGS. Step-out soil borings (SB-1B, SB-1C, SB-1D, SB-1E and SB-1F) were advanced around SB-1A in a successful effort to define the lateral and vertical extent of impacts in the area.

- A total of 28 soil samples from 16 locations were analyzed for VOCs during the investigation. PCE was the most prevalent of the observed VOCs as exhibited by detections at four of the 16 locations at concentrations ranging from 1.44 to 6.06 micrograms per kilogram (µg/kg).

- Generally low concentrations of petroleum hydrocarbons were detected in groundwater at the property. In regards to VOCs, PCE was detected in 19 of the 25 sampling locations from both shallow (approximately 15 feet BGS) and deep (approximately 25 feet BGS) water-bearing zones. Trichloroethene (TCE) and cis-1,2-dichloroethene (cis-1,2-DCE), both breakdown products of PCE, were also detected at various locations.

- Based on the results of the additional site characterization the site investigation was reopened by the NCRWQCB who directed that additional work be conducted to further investigate and remediate the property.

- Two additional USTs were removed from the property in November 2011. The USTs were reportedly located approximately 60 feet from the eastern boundary of the project site. Obvious soil contamination was present in the area of the USTs were removed from the excavation pit. Soil samples collected from the excavation limits indicated the presence of low concentrations of hydrocarbons that remained at the property. A groundwater sample collected from the excavation pit indicated DRO present at a concentration of 12,000 ug/L as well as low concentrations of VOCs.

- In July 2012 additional excavation of impacted soil was performed in the area of soil boring SB-1. It is reported that approximately 750 tons of contaminated soil was removed from the area of soil boring SB-1 in July 2012. Soil samples collected at the margins of the excavation limits indicate that the excavation was generally effective at removing the impacted soil.

- Four groundwater monitoring wells were subsequently installed and sampled in the area of the excavation which indicated generally low concentrations of hydrocarbons remaining. Based on the results, the site investigation regarding the property was closed by the NCRWQCB in April 2015.

It should be noted that the site investigations at the SMART property has indicated that contaminated soil and groundwater remain at the property. The Soil & Groundwater Management Plan remains in play as the mechanism to characterize and handle and soil or groundwater that is generated from the site if ground disturbing activities were to occur in the future.

It should be further noted that there is indication that the historic infrastructure at the SMART property was connected in a limited way to the southern side of the project site where piping was noted to cross between the properties. In addition it has been shown that soil and groundwater contamination present at the SMART property was very close in

proximity to the project site. These contaminants have largely been investigated and remediated to extent feasible given the existence of the buildings at the project site and the known areas of contamination at both of the properties. As stated the site investigation t the SMART property has been closed a second time by the NCRWQCB and the Soil & Groundwater Management Plan remains in place for future activities. The SMART site remains a concern for the project site given its proximity to the project site.

Information regarding the SMART property can be found on the Geotracker web site at the following link:

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL0002016200

Santa Rosa Department of Public Works - 3rd Street Culvert, Santa Rosa
The Third Street Culvert site is located at the southwest corner of the project site. In 1965 it is reported that the City of Santa Rosa purchased approximately 20 feet of property located at 2 Third Street for the purpose of widening Third Street. In 1983 the NCRWQCB received complaints of an oily discharge from a culvert into Santa Rosa Creek located directly west of the southwest corner of the project site. A geophysical survey conducted in the area of the City's right-of–way identified two magnetic anomalies suspect of being a UST adjacent to the frontage of the building at 2 Third Street. In 1995 the City conducted exploratory trenching in the right-of way and did not recover evidence of a suspected UST. From 1997 to 2002 additional investigations were conducted to determine the location and impact of the suspected UST and no evidence of a UST was identified.

In 2003 the City of Santa Rosa installed a permanent dewatering sump along the Santa Rosa Creek where water/liquids from the culvert would collect.

In 2005, 13 borings were advanced along the east side of Santa Rosa Creek and analytical results indicated the presence of Gasoline Range Organics (GRO), DRO and HRO in soil and groundwater samples collected as part of the investigation. In October 2006, four groundwater-monitoring wells were installed along the east side of Santa Rosa Creek and two additional groundwater-monitoring wells were installed along the south side of Third Street. A gauging station was also installed at the Third Street Bridge. The wells were sampled along with groundwater monitoring wells GW-25 and GW-28 located directly south of the project site. Monitoring wells GW-25 and GW-28 were installed on the south side of the project site as part of the investigation of the Mead Clark Lumber site located farther to the south of the project site. In the past these wells had indicated significant concentrations of petroleum hydrocarbons and fuel related volatile organic compounds.

The wells were sampled in November 2006 and indicated the presence of petroleum hydrocarbons consisting primarily of GRO with some heavy range components. The results for groundwater samples collected from the wells has indicated concentrations of GRO up to 7,700 ug/L in MW-2 located in the vicinity of the suspected UST in Third Street, as well as DRO up to 2,100 ug/L and kerosene up to 2,300 ug/L in the remaining monitoring wells. Low levels of fuel related volatile organic compounds and chlorinated solvents were also reported. It should be mentioned that the contaminants in groundwater

monitoring wells GW-25 and GW-28 had significantly decreased in concentration from sampling that had occurred in 1989. Recommendations were made to perform extended quarterly monitoring of the monitoring wells.

The source of the contamination for the Third Street Culvert was not discovered. The work to identify the source included the completion of a geophysical survey as well as the installation of exploratory trenches and finally the installation and sampling of groundwater monitoring wells as discussed above.

The site investigation was closed by the NCRWQCB in January 2014. The site was closed with no further remedial work. It is reported that there remains a collection system in place to collect discharges from the culvert.

The work related to the Third Street Culvert indicates that groundwater contamination is present in the vicinity of the southern side of the project site. The contaminants include petroleum hydrocarbons and fuel related volatile organic compounds.

Information regarding the site can be found on the Geotracker web site at the following link:

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0609793106

Roy Cobb – 2 West 3rd Street, Santa Rosa
The Roy Cobb site is located directly south of the project site on the south side of Third Street. The site was investigated as a potential source of contaminants in soil and groundwater that were discharging from the Third Street Culvert. The site was part of the investigation to find the source of the discharge from this culvert into the creek. Work at the property included the installation of 18 soil borings for the purpose of collecting soil and groundwater samples for chemical analysis. It is reported that no shallow soil contamination was encountered at the property and it was determined that that petroleum hydrocarbon impacted groundwater beneath the site originated from an off-site source. It appears that no additional investigation or remediation occurred at the property and the investigation was closed by the NCRWQCB in January 2014.

Mead Clark – 3rd Street & Railroad Avenue, Santa Rosa
The former Mead Clark site is located approximately 350 feet south of the project site property and is listed in regulatory files as having an investigation related to a former leaking underground storage tank. In July 1986 a 500-gallon gasoline UST was removed from the site. Impacts to soil and groundwater included significant quantities of GRO, DRO and fuel related volatile organic compounds.

A significant amount of work was implemented to define the extent of impacts to soil and groundwater at the site that included the installation of many soil borings and thirty nine groundwater monitoring wells that were installed at the property and extending off-site to the north and west. It should be noted that two wells identified as GW-25 and GW-28 were located on the north side of Third Street directly adjacent to the south side of the project site. Monitoring well GW-25 was located at the southwest corner of the project site while

well GW-28 was located at the southeast corner of the project site. Historic monitoring data of these wells indicates that in 1990 well GW-25 contained GRO at 16,000 micrograms per liter (ug/L) and benzene at a concentration of 1,000 ug/L. Data for monitoring well GW-28 indicated GRO present at a concentration of 570 ug/L and benzene present. Available groundwater monitoring data indicates the wells were not sampled beyond the early 1990's. It is suspected that the contaminants detected in monitoring well GW-25 were likely associated with the Third Street Culvert contamination plume. There is no indication these groundwater contaminants were associated with the project site. It should be further noted that both of the groundwater monitoring wells were abandoned in 2014 as the site investigation of the former Mead Clark property was closed by the NCRWQCB. Further information regarding sampling monitoring well GW-25 and GW-28 are discussed in relation to the Third Street Culvert investigation and discussion contained herein.

Several phases of remedial actions were conducted at the property that included the excavation of 3,800 cubic yards of contaminated soil, the completion of three high vacuum groundwater and soil vapor extraction events and the installation of an ozone/hydrogen peroxide remediation system. A review of available data indicates that the remedial effort were generally effective at significantly reducing groundwater contaminant concentrations. The site investigation was closed by the NCRWQCB in December 2014 with low concentrations of groundwater contamination remaining in place.

From the available information it appears the impacts from the identified site were significant in concentration and distribution. As discussed groundwater monitoring that was completed in association with the property indicated the presence of significant concentrations of GRO and benzene present in groundwater monitoring well GW-25 at the southwest corner of the project site. As also discussed it is likely that these contaminants were associated with the Third Street Culvert groundwater impacts.

Information regarding the property can be found on the Geotracker web site at the following link:

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0609700540

Westside Engine & Machine – 12 West Third Street, Santa Rosa

The Westside Engine & Machine is located approximately 600 feet southwest of the project site and is listed in databases as having an active investigation related to a leaking underground storage tank. The site was used as an auto repair facility and had a 200-gallon waste oil UST that was removed in February 1993. The owner of the site has been directed to conduct investigations and to date no work has been performed. The Sonoma County Department of Environmental Health invoked enforcement action against the property owner in January 2008. No additional information available.

The identified site is located across Santa Rosa Creek from the project site which represent a hydrologic divide from the project site. Therefore the site is seen as posing a minimal risk to the project site property.

David Sierra- 15 West Third Street, Santa Rosa
The David Sierra site is located southeast of the south of the project site property and is listed in regulatory agency files as having had an investigation related to a former UST at the site. Four borings were installed in September 1996 at the site and soil and groundwater samples indicated low levels of xylenes in one soil sample collected during the investigation. The NCRWQCB issued a closure letter on October 3, 1996.

It appears from the available information that the site poses a minimal risk to the project site property.

ADDITIONAL SITES
Additional properties in the surrounding area of the project site are identified in regulatory agency files as having environmental issues. Many of these sites are regulated facilities for the use, generation and disposal of hazardous materials and waste. Several other sites have either completed or are currently conducting investigations for release of contaminants to the environment. All of the additional sites are seen as posing a minimal risk to the project site property.

4.2.2 ORPHAN SITES
EDR orphan site designation indicated insufficient address information for an identified site to be plotted. EBA reviewed the Orphan Sites identified in the Radius Map Report. The project site is not identified in the Orphan Summary. No near site properties were identified.

4.2.3 Vapor Encroachment Screening
Vapor encroachment screening pursuant to ASTM Standard 2600-10 was conducted for the project site property in conjunction with this assessment. Tier 1 vapor screening was performed to determine if vapor intrusion was a threat to the present or future use of the project site due to the presence of the documented release of petroleum hydrocarbons at the near site properties. The Tier 1 screening is based on the following factors:

- Types and concentrations of contaminants present
- Soil characteristics
- Depth to groundwater
- Location of the project site property in relation to the known or suspected contaminants
- Vapor conduits
- Cleanup status of the contaminated property

The minimum distance criteria for the assessment of petroleum hydrocarbon releases pursuant to ASTM 2600-10 is one-tenth mile (528 feet) and one-third mile (1,760 feet) for volatile organic compounds. As discussed there has been several releases at the project site as well as several identified sites within the minimum ASTM search distances that have known releases of contaminants to the environment. As discussed there has been two USTs removed from the project site that were determined to have released petroleum hydrocarbons resulting in impacts to soil and groundwater. These contaminants consisted

primarily of DRO and HRO with very little fuel related volatile organic compounds present. As discussed herein, remedial activities at the project site consisting of the excavation of accessible impacted soil and pumping and treating contaminated groundwater. These activities resulted in greatly reducing groundwater contaminant concentrations and the site investigation was closed by the NCRWQCB in 2013. While contaminated soil and groundwater remained at the project site, the contaminants consisted of middle distillate and heavy weight range hydrocarbons that have a low volatility and would not be expected to present a significant vapor intrusion risk.

Also as discussed herein, low concentrations of PCE have been demonstrated to be widespread in the area of Railroad Square and the project site. The source of these contaminants is unknown. The detected concentrations of PCE at the project site were typically 1 ug/L or less. Based on the low concentration of PCE at the project site and the depth of groundwater at the project site PCE would not be expected to pose a significant vapor threat to the project site.

As discussed there are a number of known contaminant sites in the immediate vicinity of the project site that includes the SMART property, the Third Street Culvert and the former Mead Clark sites. As discussed there has been a significant amount of investigation and remediation associated with these sites which has greatly reduced groundwater contaminant concentrations. However as discussed there is data that indicates there was historically significant concentration of petroleum hydrocarbons and benzene present in groundwater monitoring well GW-25 formerly located at the southwest corner of the project site. It does not appear that there were remedial activities conducted in association with these contaminants. The last information regarding these contaminants was from well sampling that was performed as part of the investigation of the Third Street Culvert. While groundwater contaminant concentrations have greatly diminished, it is expected that there remains groundwater contamination in the immediate vicinity of the southern end of the project site.

Subsurface investigations at the project site and sites in the surrounding area have indicated that soil in the area of the project site consists of alluvial soil which consists of a heterogeneous mixture of sands, silts, clays and gravel. Fine grained materials were found to be more prevalent than coarse grained materials. These soil types would be expected to be of low to moderate transmissivity with respect to vapor.

Groundwater was demonstrated to vary in depth seasonally from five to 15 feet below the ground surface and the groundwater flow direction was calculated to be to the west to northwest in the area of the project site.

It is expected that a variety of subsurface utilities are present in the area surrounding the project site. These utilities could represent a vapor conduit if contaminants were present in significant concentrations and were of a nature and type that volatilization would be expected to occur.

As discussed there was a significant amount of work conducted to define the extent of contaminants from the releases at the project site and near site properties. The available information indicates that impacts remained in soil at the project site at the time the site investigation was closed by the NCRWQCB that consisted generally of DRO and HRO range petroleum hydrocarbons. Also as discussed the remedial and investigation work conducted at the near site properties appear to have been generally effective at remediating impacts to soil and groundwater. One exception is the groundwater impacts at the southwest corner of the project site where it appears that no significant remedial activities were conducted.

Given the conditions at the project site and surrounding properties the risk of vapor intrusion at the project site from the historic releases at the near site properties cannot be discounted.

4.3 Additional Environmental Records Sources - Interviews & Regulatory Agency Reviews

Supplemental interviews and research were performed based on findings from the environmental records search. The interview and research process targeted both project site and regulatory personnel and regulatory agencies in an attempt to ascertain the nature and status of known environmental issues. Regulatory agencies and individuals contacted during the information review process included:

- John Stewart – Santa Rosa Canners
- Sonoma County Assessor's Office
- Sonoma County Recorder's Office
- Sonoma County Department of Health Services
- Santa Rosa Fire Department
- Santa Rosa Department of Community Development
- North Coast Regional Water Quality Control Board
- California Department of Toxic Substances Control
- California State Water Resources Control Board Geotracker Web Site
- California Department of Toxic Substances Control Envirostor Website

Requests for information regarding the project site were submitted to the regulatory agencies listed above. The findings from the file reviews are as follows:

Sonoma County Assessor's Office

Development and tax records were reviewed at the Sonoma County Assessor's Office. No significant data gaps were noted within the available information.

Sonoma County Recorder's Office

Recorded deeds and other relevant site documentation were reviewed at the Sonoma County Recorder's Office. No environmental liens or deed restrictions were noted in the available information.

SONOMA COUNTY DEPARTMENT OF HEALTH SERVICES
Information for the project site was available at this agency that consisted of permitting and reports related to the investigation of the project site and several surrounding properties. The Sonoma County Department of Health Services is a permitting agency for soil borings and groundwater monitoring wells but does not have direct regulatory authority over the project site or the surrounding sites. As a result much of the available information was duplicative of information available at the NCRWQCB.

SANTA ROSA FIRE DEPARTMENT
Permitting and reporting for the removal of the USTs and remedial excavations completed at the project site was available at the Santa Rosa Fire Department.

SANTA ROSA DEPARTMENT OF COMMUNITY DEVELOPMENT
Permitting and planning records for the project site were available at the Santa Rosa Department of Community Development.

NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD
Significant file records and information for the project site and several surrounding properties was available at this agency. Information for the project site and several near site properties was also reviewed from the Geotracker web site.

CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL
No files were available for the project site property at this agency.

CALIFORNIA STATE WATER RESOURCES CONTROL BOARD GEOTRACKER WEB SITE DATABASE
The Geotracker web site is an online information repository for environmental cleanup sites that is administered and overseen by the State Water Resources Control Board. The Geotracker site was consulted to determine if either the project site or surrounding properties were identified in this environmental database as having environmental concerns. The project site was identified. Several surrounding sites are also identified and described in the previous sections of this assessment.

CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL ENVIROSTOR WEB SITE DATABASE
The Envirostor web site was consulted to determine of either the project site or surrounding properties were identified in this environmental database as having environmental concerns. The project site was not identified.

4.4 PHYSICAL SETTING SOURCES

Several sources of information were reviewed to establish the physical setting of the project site property including the following:

- Google Earth
- USGS Topographic Maps
- Published Geologic references

4.5 Historical Use Information for the Project Site

The history of the project site was researched to ascertain the past use from the present back to the property's first developed use. Reasonably ascertainable historical information sources were reviewed to determine the history of the project site property. The following historical sources were reviewed as part of this assessment:

- Historical aerial photographs
- Historical Maps and research
- Interviews with persons knowledgeable about the project site.

4.5.1 Historical Summary

The history of the project site is well documented. Available information indicates the project site was initially developed sometime around 1893. A Sanborn Fire Insurance Map dating from 1893 indicates the project site with two large warehouses that were used as a fruit packing plant. The use of the property as a fruit packing house reportedly continued until 1927. From 1927 until 1955 the project site was reportedly used as a poultry egg packing and shipping and feed warehouse. From 1955 until 1964 the project site was used as a hardware and dry goods warehouse. Later the project site was used for commercial warehouse for the manufacturing of leather goods as well as a car warehouse.

The Santa Rosa Canners LLC purchased the property in 2001 with the intent of redeveloping the property as a mixed-use residential and commercial property. Significant efforts of planning and permitting were conducted for the proposed redevelopment and site work including the partial demolition of the two warehouses was also completed. As discussed, two USTs were discovered and removed from the property in October 2005. The project site was subsequently not developed and it remains with two standing walls present at each of the two warehouse buildings. Santa Rosa Canners LLC remains the owner of record for both property parcels.

The history and use of the project site appears to be well documented with no significant data gaps.

4.5.2 Historical Aerial Photographs

Historical aerial photographs were obtained from Environmental Data Resources for the years 1942, 1952, 1968, 1973, 1985, 1993, 2005, 2006, 2009, 2010 and 2012. Aerial photographs can indicate changes in land use of a site over time. The following presents our findings from a review of the available aerial photographs.

1942 Photograph

The 1942 photograph indicates the project site with two warehouses occupying a majority of the property. Third Street is visible to the south and Santa Rosa Creek is visible to the east of the project site. The railroad yard is visible adjacent to the east side of the project site. The greater surrounding area is visible with developed residential and commercial properties.

1952 PHOTOGRAPH
The 1952 photograph indicates no significant changes to the project site from the 1942 photograph. The surrounding area appears generally unchanged.

1968 PHOTOGRAPH
The 1968 photograph indicates no significant changes to the project site from the 1952 photograph. The surrounding area appears generally unchanged.

1973 PHOTOGRAPH
The 1973 photograph indicates no significant changes to the project site property from the 1968 photograph. The surrounding area is visible with more commercial and residential development in all directions.

1985 PHOTOGRAPH
The 1985 photograph indicates no significant changes to the project site property from the 1973 photograph. The surrounding area appears with additional commercial and residential development.

1993 PHOTOGRAPH
The 1993 photograph indicates no significant changes to the project site from the 1985 photograph. The surrounding area appears generally unchanged.

2005 PHOTOGRAPH
The 2005 photograph indicates no significant changes to the project site from the 1993 photograph. The surrounding area appears generally unchanged.

2006 PHOTOGRAPH
The 2006 photograph indicates that both of the warehouses have been demolished and two standing walls of each structure is visible. The adjacent and surrounding area appears generally unchanged.

2009 PHOTOGRAPH
The 2009 photograph indicates no significant changes to the project site from the 2006 photograph. The adjacent and surrounding area appears generally unchanged.

2010 PHOTOGRAPH
The 2010 photograph indicates no significant changes to the project site from the 2009 photograph. The adjacent and surrounding area appears generally unchanged.

2012 PHOTOGRAPH
The 2012 photograph indicates the project site as it exists today. The adjacent and surrounding area appears generally unchanged.

Copies of the historic aerial photographs are included in Appendix E.

4.5.3 SANBORN FIRE INSURANCE MAPS
Sanborn Fire Insurance Maps (Sanborn Maps) were obtained from Environmental Data Resources for the years 1885, 1888, 1893, 1904, 1908, 1950 and 1969. Sanborn Maps

can indicate changes in land use of a site over time. The following presents our findings from a review of the available maps.

1885 Sanborn Map
The 1885 Sanborn Map indicates the project site as undeveloped land. The surrounding area is shown as developed and residential properties to the north and east. The railroad property to the eats of the project site is visible.

1888 Sanborn Map
The 1888 Sanborn Map continues to show the project site as undeveloped land. The adjacent and surrounding area appears generally unchanged.

1893 Sanborn Map
The 1893 Sanborn Map shows the project site with two large warehouses occupying a majority of the project site property. The warehouses are indicated as Hunt Brothers Fruit Packing Company. There appears to be large boilers, offices and warehouse spaces within the structures. Several large water tanks are indicated as being present at the property. Third Street is visible on the south side of the property. The adjacent and surrounding area appears generally unchanged.

1904 Sanborn Map
The 1904 Sanborn Map shows few changes from the 1893 map. There is a note that fuel oil is stored at the property. The adjacent and surrounding area appears generally unchanged.

1908 Sanborn Map
The 1908 Sanborn Map shows few changes from the 1904 map. The adjacent and surrounding area appears generally unchanged.

1950 Sanborn Map
The 1950 Sanborn Map shows the northern warehouse at the project site as being occupied by the Sonoma Valley Wholesale Grocery Company. The southern warehouse is shown as being occupied by the Poultry Producers of Central California and being used for egg packing. The adjacent and surrounding area appears generally unchanged.

1969 Sanborn Map
The 1969 Sanborn Map shows both warehouses at the project site as being used as a beer warehouse. The adjacent and surrounding area appears generally unchanged.

Copies of the Sanborn Maps are included in Appendix F.

4.6 Historical Use Information for Adjoining Properties

Historic research was ascertained for adjoining properties by reviewing the historical documents referenced above.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

EBA personnel conducted a site reconnaissance on January 22, 2018. The site reconnaissance entailed viewing the project site and the surrounding areas. The site was inspected to observe the property and to identify discernible or potential environmental concerns. In addition, a reconnaissance of adjacent properties was performed to confirm surrounding land use and conditions. Information was obtained by interviews with knowledgeable individuals regarding the past and current uses of the project site. No limitations were encountered to limit the extent of the property inspection. Findings from the site reconnaissance activities are summarized in the following sections.

5.2 CURRENT USE OF THE PROPERTY

The project site is currently undeveloped and unoccupied.

5.3 EXTERIOR OBSERVATIONS

Exterior portions of the project site were inspected for this assessment. The project site was observed to contain several storage containers and a stage used for art performances. Several homeless encampments are present at the property that included personal property and a variety of trash and debris.

5.4 INTERIOR OBSERVATIONS

The structures present at the project site consist of partial demolished structures with two exterior walls remaining, therefore no interior observations were made as part of this assessment.

5.5 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

There is no indication of current use, storage or disposal of hazardous materials or wastes at the project site.

5.5.1 ODORS

No odors were observed at the project site during the site reconnaissance.

5.5.2 POOLS OF LIQUID

No pools of free liquid were observed at the project site during the site reconnaissance.

5.5.3 DRUMS

No drums were observed at the project site during the site reconnaissance.

5.5.4 UNIDENTIFIED SUBSTANCE CONTAINERS

No unidentified liquid containers were observed at the project site during the site reconnaissance.

5.5.5 INTERIOR STAINS OR CORROSION

No interior stains or corrosion was observed at the project site during the site reconnaissance.

5.5.6 Drains and Sumps
No drains or sumps were observed at the project site during the site reconnaissance.

5.5.7 Pits, Ponds or Lagoons
No pits, ponds or lagoons were observed at the project site during the site reconnaissance.

5.5.8 Stained Soil or Pavement
No stained soil or pavement was observed at the project site during the site reconnaissance.

5.5.9 Solid Waste
Amounts of solid waste were observed at several locations within the project site that appeared to be associated with homeless encampments that were observed at the project site during the site reconnaissance.

5.5.10 Stressed Vegetation
No areas of stressed vegetation were observed at the project site during the site reconnaissance.

5.5.11 Wells
No active water supply wells were identified on the project site. There is a remnant of an abandoned water supply well that is centrally located within the project site.

5.5.12 Septic Systems
There is no indication of the current or historic use of septic systems at the project site

5.5.13 Electrical Transformers
No electrical transformers were observed at the project site during the site reconnaissance.

5.5.14 Underground Storage Tanks
No evidence of current underground storage tanks was observed at the project site during the site reconnaissance.

5.5.15 Aboveground Storage Tanks
No aboveground fuel tanks were observed at the project site during the site reconnaissance.

5.5.16 Utilities
It appears that public utilities are present at the boundary of the project site.

5.6 Non-Scope Observations

5.6.1 Asbestos
There partially demolished structures present at the project site consist of brick and concrete walls, therefore no asbestos containing materials are expected to be present.

5.6.2 Lead Paint

There are no painted structures present at the project site, therefore no lead based paint is expected to be present.

5.6.3 Radon

The U.S. Environmental Protection Agency Radon Zone Classification for Sonoma County is 3, which is defined as having a low potential to have radon concentration less than 2 picocuries per liter (pCi/L). The U.S. EPA action level for radon is 4.0 pCi/L. Based on the radon concentration information, it is unlikely that radon abatement activities would be required at the project site.

6.0 DISCUSSION

The project site property appears to have been initially developed sometime around 1893 when two large warehouses were constructed on the project site. The warehouses had a variety of uses over time that included fruit packing and processing, poultry processing and beer storage. As discussed the warehouses were partially demolished in 2005 in anticipation of redeveloping the property.

As discussed two USTs were discovered at the project site and removed in 2006 under regulatory oversight and permitting. A significant amount of investigation and remediation was completed in relation to the tanks that included the excavation of contaminated soil and groundwater from the property. Groundwater monitoring performed at the site indicated low concentrations of groundwater contaminants that were then demonstrated to further decrease below the laboratory detection limit resulting in regulatory closure of the site investigation by the NCRWQCB with no further action in on May 30, 2013. The closure of the site investigation was completed with soil contamination remaining in place that was inaccessible due to concerns regarding the stability of the building walls at the site. The closure of the site investigation included the removal of all the groundwater monitoring wells.

It should be noted that there was not a Soil & Groundwater Management Plan prepared for the project site for future work.

There is no indication of the current use, generation or disposal of hazardous materials or wastes at the project site. Further there is no indication of any USTs remaining at the project site.

Several sites were identified in the surrounding area as having issues of environmental concern. Most relevant are the SMART property located directly east of and adjacent to the project site and the Third Street Culvert property located to the south of the project site. As discussed herein there has been a significant amount of investigative and remedial efforts conducted at the SMART property to investigation and remediate environmental issues. The work included the removal of many USTs, piping and fueling equipment that appears to have been part of the historic railroad operations at the property. The remedial

work also included the removal of impacted soil and groundwater in several areas of the property including areas adjacent to the eastern side of the project site. It is reported that fuel piping associated with several of the USTs at the SMART property were connected to piping on the southeast side of the project site.

As discussed herein the work at the SMART property resulted in the closure of the investigation by the NCRWQCB with soil and groundwater contamination remaining in place. There is no indication that the releases of contaminants at the site impacted the project site. The remaining contaminants were to be assessed and determined to be within the property. Any remaining contaminated soil or groundwater generated at the property would be managed in accordance with a Soil & Groundwater Management Plan for the site if future activities resulted in disturbance of soil or groundwater.

A second near site of note is the Third Street Culvert. As discussed petroleum hydrocarbons were observed to be discharging from a culvert located on the east side of Santa Rosa Creek adjacent to the Prince Memorial Greenway located on the west side of the project site. Several phases of investigation were completed in regard to the discharge from the culvert that included attempts to identify the source of contaminants and to define the extent of groundwater impacts. No source for the contaminants was determined and the remedial solution was to capture discharges from the culvert. It was noted that significant concentrations of groundwater contaminants that were determined to consist primarily of gasoline and fuel related volatile organic compounds were determined to be present in the alignment of the culvert along Santa Rosa Creek and in a groundwater monitoring well located at the southwest corner of the project site. The site investigation was closed by the NCRWQCB with contaminated groundwater remaining in place. It should be noted that no assessment for soil vapor was performed in relation to the investigation of the property.

7.0 CONCLUSIONS/RECOGNIZED ENVIRONMENTAL CONDITIONS

EBA Engineering has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located at 3 West Third Street and 60 West Sixth Street in Santa Rosa, California. Based on conclusions from the environmental records search, historical data review, and the site reconnaissance we find the following recognized environmental conditions in connection with the project site:

- The releases of petroleum hydrocarbons at the project site from the historic use of USTs is a historic Recognized Environmental Condition that has been remediated to the extent practical and to the satisfaction of applicable regulatory agencies.

- The documented contamination present in GW-25 at the southwest corner of the project site is a historic recognized environmental condition that was investigated and closed with regulatory agency oversight and approval.

8.0 NON-SCOPE CONSIDERATIONS

8.1 NON-SCOPE CONSIDERATIONS

The following environmental issues are outside the scope (non-scope considerations) of the standard practice defined by ASTM Standard Practice E 1527-13:

- Regulatory Compliance;
- Cultural and Historic Resources;
- Industrial Hygiene;
- Health and Safety;
- Ecological Resources;
- Endangered Species;
- Indoor Air Quality;
- High Voltage Power Lines;
- Biological Agents; and
- Mold

EBA identified no ASTM non-scope considerations/RECs in connection with the project site that represent potential business environmental risk but are outside the standard scope of services prescribed by ASTM Standard Practice E 1527-13.

8.2 ADDITIONAL SERVICES

No additional services beyond the standard scope of services prescribed by ASTM Standard Practice E 1527-13 were requested by the Client.

9.0 CONCLUSIONS/RECOGNIZED ENVIRONMENTAL CONDITIONS

Based on the information presented herein the following recommendations are included for your consideration:

- Consideration should be given to either incorporate engineering design for the protection and mitigation of vapor intrusion or to complete a soil vapor survey in the southwest portion of the project site to demonstrate that vapor intrusion is not a threat.

- A Soil & Groundwater Management Plan should be prepared for the project site for the future redevelopment of the property in the event that contaminated soil or groundwater is encountered.

10.0 REFERENCES

Historic Aerial Photograph:

1942	Environmental Data Resources
1952	Environmental Data Resources
1968	Environmental Data Resources
1973	Environmental Data Resources

1985	Environmental Data Resources
1993	Environmental Data Resources
2005	Environmental Data Resources
2006	Environmental Data Resources
2009	Environmental Data Resources
2010	Environmental Data Resources
2012	Environmental Data Resources

Sanborn Fire Insurance Maps

1883	Environmental Data Resources
1888	Environmental Data Resources
1893	Environmental Data Resources
1904	Environmental Data Resources
1908	Environmental Data Resources
1950	Environmental Data Resources
1969	Environmental Data Resources

Antea Group – *UST Removal Report, Union Pacific Railroad, 2 Fourth Street & 34 Sixth Street, Santa Rosa, California.* Dated January 24, 2012

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Antea Group – *Second Quarter 2014 Quarterly Groundwater Monitoring Report and Case Closure Request, Union Pacific Railroad, 2 Fourth Street & 34 Sixth Street, Santa Rosa, California.* Dated July 30, 2014

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EBA Engineering - *Soil & Groundwater Management Plan, Sonoma-Marin Area Rail Transit Properties, 2 Fourth Street and 34 Sixth Street, Santa Rosa, California.* Dated August 2009.

EBA Engineering - *Report of Investigation, Sonoma-Marin Area Rail Transit Properties, 2 Fourth Street and 34 Sixth Street, Santa Rosa, California*. Dated November 2008.

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EBA Engineering - *Report of Excavation, 60 West Sixth Street, Santa Rosa, California*. Dated December 19, 2006

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Trans Tech Consulting – *Environmental Assessment and remedial Activities Summary Report, Closure Request, Former Mead Clark Lumber Company, 175 Railroad Avenue, Santa Rosa, California*. Dated November 10, 2012

U.S. Geological Survey, 7.5 Minute - Topographic Quadrangle, Santa Rosa, California.

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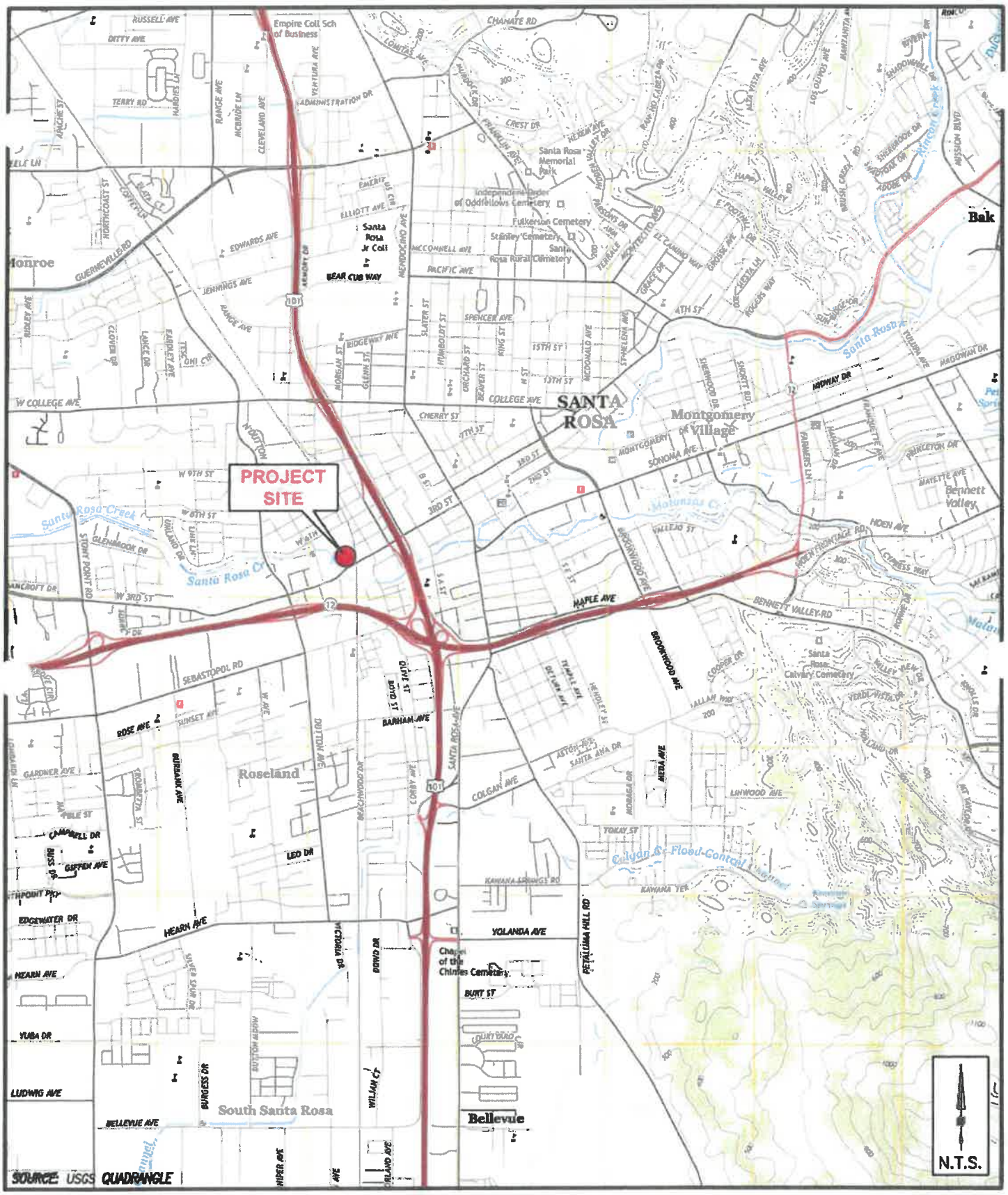
Winzler & Kelly – *Quarterly Groundwater Monitoring report – Second Quarter 2005 Including ozone Sparging Baseline Sampling, Former Mead Clark Lumber Company, 3rd & Railroad Avenue, Santa Rosa, California*. Dated August 12, 2005

APPENDIX A

FIGURES



EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

LOCATION MAP

SANTA ROSA CANNERS
3 W THIRD STREET & 60 W SIXTH STREET
SANTA ROSA, CALIFORNIA

FIGURE
1

17-2533

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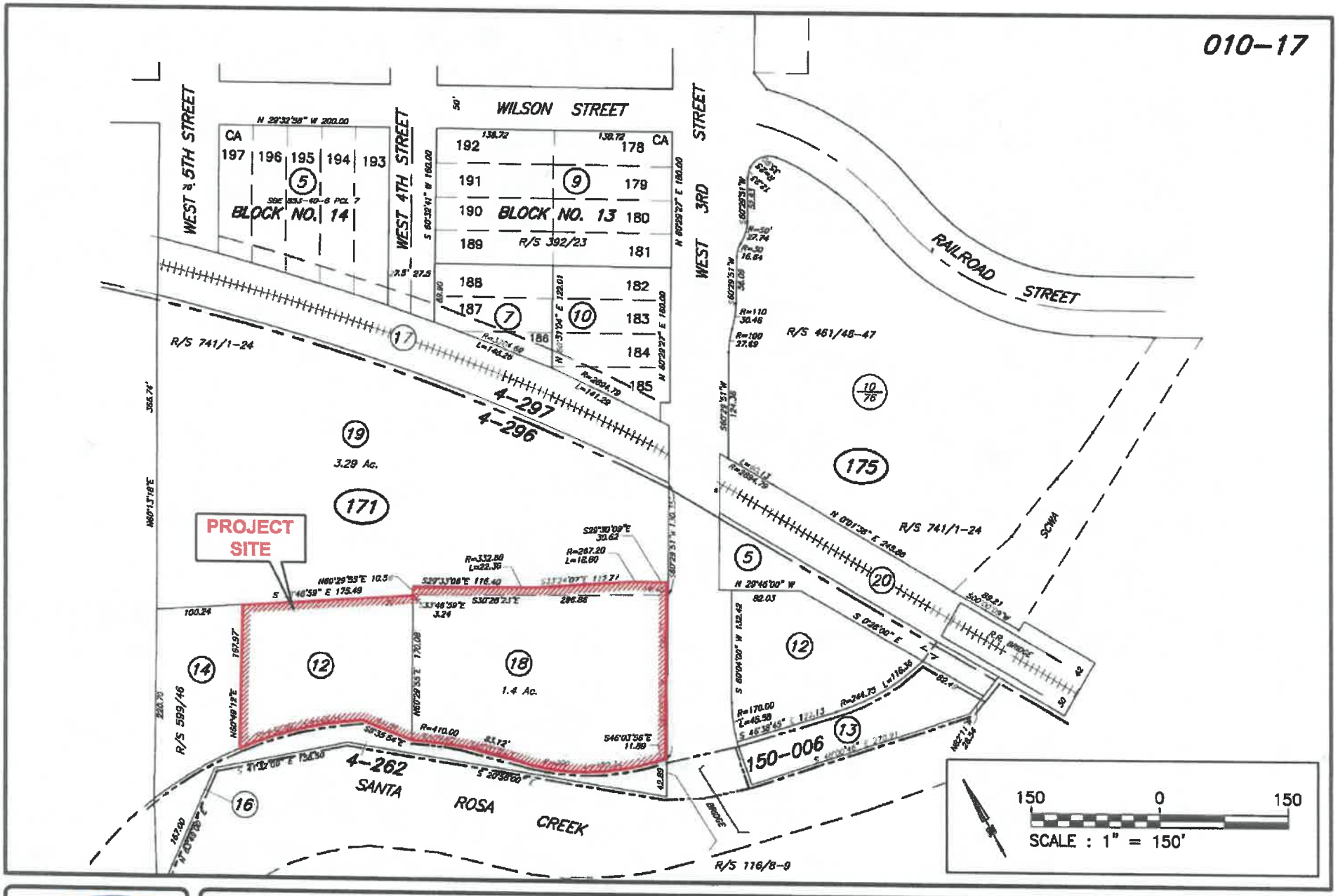

EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 5 784

ASSESSORS PARCEL MAP

SANTA ROSA CANNERS
3 W THIRD STREET & 60 W SIXTH STREET
SANTA ROSA, CALIFORNIA

FIGURE
2

17-2533

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EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

AERIAL VIEW

SANTA ROSA CANNERS
3 W THIRD STREET & 60 W SIXTH STREET
SANTA ROSA, CALIFORNIA

FIGURE
3
17-2533

Q:\2533\Location Maps.dwg, Aerial View, 1/24/2018 9:53:52 AM

View of the project site from looking south.

View of project site looking southwest.

EBA ENGINEERING

PHOTO PLATE
SANTA ROSA CANNERS LLC
3 WEST THIRD STREET & 60 WEST SIXTH STREET
SANTA ROSA, CALIFORNIA

FIGURE 4

January 2018
17-2533

View of the project site from looking southeast.

View of project site looking east.

PHOTO PLATE
SANTA ROSA CANNERS LLC
3 WEST THIRD STREET & 60 WEST SIXTH STREET
SANTA ROSA, CALIFORNIA

FIGURE 5

January 2018
17-2533

View of the project site from looking north.

View of materials within project site.

EBA ENGINEERING

PHOTO PLATE
SANTA ROSA CANNERS LLC
3 WEST THIRD STREET & 60 WEST SIXTH STREET
SANTA ROSA, CALIFORNIA

FIGURE 6

January 2018
17-2533

APPENDIX B

PRELIMINARY TITLE REPORT

ORDER NO. : 0227020227

EXHIBIT A

The land referred to is situated in the County of Sonoma, City of Santa Rosa, State of California, and is described as follows:

PARCEL ONE:

BEGINNING at a point on the Northerly line of Third Street, 539.2 feet Westerly from the Northwesterly corner of Third and Wilson Streets in the City of Santa Rosa, Sonoma County, State of California; and running thence Westerly on said Northerly line of Third Street, 235.9 feet to the center of Santa Rosa Creek; thence down the center of said creek, North 20° 56° West, 303.97 feet; thence North 60° 04' East, 185.07 feet; thence South 34° 30' East, 3.24 feet; thence South 30° 31' East, 297.0 feet to the point of beginning, being the Southerly portion of that tract of land conveyed by John F. Boyce and March A. Boyce, his wife, and James P. Clark to Peter Donahue by Deed dated February 7, 1871, and recorded February 25, 1871, in Book 33 of Deeds at Page 49, Records of Sonoma County, lying Westerly of the two lines last herein described.

EXCEPTING THEREFROM that portion thereof contained in the Deed form North Bay Investment Company, Inc., a corporation, to Sonoma County Flood Control and Water Conservation District, a body corporate and politic, dated September 13, 1968, and recorded June 2, 1969, in Liber 2397 of Official Records, Page 629, Recorder's Serial No. L-21588, Sonoma County Records.

PARCEL TWO:

Lying within the City of Santa Rosa, County of Sonoma, State of California and being a portion of the lands of Sonoma-Marin Area Rail Transit District, a public agency created under California law, conveyed under Document No. 2004-28629, Sonoma County Records; and as further described in Book 36 of Deeds, Page 8, Official Records of Sonoma County, said portion being more particularly described as follows:

Beginning at the Southwest corner of said lands of N.P.R.A., said point also being on the Northerly line of West Third Street, said point also being the Southeast corner of the lands of Santa Rosa Canners LLC, as described in Deed recorded in Document Number 1999150929, Official Records of Sonoma County; thence leaving said Northerly line, along the Westerly line of said lands, (N.P.R.A.) North 30° 28' 23" West, 296.86 feet; thence along said line North 33° 46' 59" West, 3.24 feet; thence leaving said Westerly line, North 60° 29' 55" East, 10.56 feet; thence South 29° 33' 06" East, 116.40 feet; thence along a curve to the left having a radius of 332.80 feet, through a central angle of 3° 51' 01", a length of 22.36 feet; thence South 33° 24' 07" East, 112.77 feet; thence along a curve to the right having a radius of 267.20 feet, through a central angle of 3° 53' 57", a length of 18.18 feet; thence South 29° 30' 09" East, 30.62 feet to the said Northerly line of West Third Street; thence along said line South 60° 29' 51" West, 14.45 feet to the point of beginning.

APN: 010-171-018

PARCEL THREE:

COMMENCING at the Northwest corner of Fifth and Wilson Streets in the City of Santa Rosa; thence South 59° 50' West, 566.45 feet to the most Northerly corner of that parcel of land described in the Deed recorded in Book 345 of Deeds, Page 393, Sonoma County Records; thence South 34° 30' East, 100.26 feet to the point of beginning of the tract of land herein described; thence South 34° 30' East, 200.64 feet to the most Northerly corner of that parcel of land described in the Deed recorded in Book 459 of Official Records, Page 159, Sonoma County Records; thence South 60° 04' West and along the Northerly line of a brick building, 185.07 feet to the center of Santa Rosa Creek; thence along the center of Santa Rosa Creek, North 20° 56' West, 78.13 feet, and North 41° 32' West, 125.4 feet; thence North 60° 04' East, 182.09 feet to the point of beginning.

EXCEPTING that parcel of land conveyed by North Bay Investment Company, Inc., a corporation, to Sonoma County Flood Control and Water Conservation District, a body corporate and politic, by Deed dated September 13, 1968, and recorded June 2, 1969, in Book 2397 of Official Records Page 629, under Recorder's Serial No. L-21588, Sonoma County Records.

PARCEL FOUR:

A RIGHT OF WAY, 20 feet in width, for driveway leading Northerly from said premises to the Southerly line of West Sixth Street, as granted by California Packing Corporation, a corporation, to Lawrence W. Zuur, et al, by Grant dated July 10, 1946, and recorded September 3, 1946, in Book 704 of Official Records, Page 165.

APN: 010-171-012

OLD REPUBLIC TITLE COMPANY

275 Battery Street, Suite 1500
San Francisco, CA 94111
(415) 397-0500 Fax: (415) 397-0199

PRELIMINARY REPORT

Our Order Number 0227020227-MN

JOHN STEWART CO.
1388 Sutter Street
San Francisco, CA 94109

Attention: JOHN STEWART

When Replying Please Contact:

Martha Nakagawa
MNakagawa@ortc.com
(415) 397-0500

Property Address:

3 West 3rd Street & 60 West 6th Street, Santa Rosa, CA 95401

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.
It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of December 19, 2017, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990; AND ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee as to Parcel(s) 1, 2 and 3 and an Easement as to Parcel(s) 4

Title to said estate or interest at the date hereof is vested in:

Santa Rosa Canners, LLC, a California limited liability company

The land referred to in this Report is situated in the County of Sonoma, City of Santa Rosa, State of California, and is described as follows:

PARCEL ONE:

BEGINNING at a point on the Northerly line of Third Street, 539.2 feet Westerly from the Northwesterly corner of Third and Wilson Streets in the City of Santa Rosa, Sonoma County, State of California; and running thence Westerly on said Northerly line of Third Street, 235.9 feet to the center of Santa Rosa Creek; thence down the center of said creek, North 20° 56° West, 303.97 feet; thence North 60° 04' East, 185.07 feet; thence South 34° 30' East, 3.24 feet; thence South 30° 31' East, 297.0 feet to the point of beginning, being the Southerly portion of that tract of land conveyed by John F. Boyce and March A. Boyce, his wife, and James P. Clark to Peter Donahue by Deed dated February 7, 1871, and recorded February 25, 1871, in Book 33 of Deeds at Page 49, Records of Sonoma County, lying Westerly of the two lines last herein described.

EXCEPTING THEREFROM that portion thereof contained in the Deed form North Bay Investment Company, Inc., a corporation, to Sonoma County Flood Control and Water Conservation District, a body corporate and politic, dated September 13, 1968, and recorded June 2, 1969, in Liber 2397 of Official Records, Page 629, Recorder's Serial No. L-21588, Sonoma County Records.

PARCEL TWO:

Lying within the City of Santa Rosa, County of Sonoma, State of California and being a portion of the lands of Sonoma-Marin Area Rail Transit District, a public agency created under California law, conveyed under Document No. 2004-28629, Sonoma County Records; and as further described in Book 36 of Deeds, Page 8, Official Records of Sonoma County, said portion being more particularly described as follows:

Beginning at the Southwest corner of said lands of N.P.R.A., said point also being on the Northerly line of West Third Street, said point also being the Southeast corner of the lands of Santa Rosa Canners LLC, as described in Deed recorded in Document Number 1999150929, Official Records of Sonoma County; thence leaving said Northerly line, along the Westerly line of said lands, (N.P.R.A.) North 30° 28' 23" West, 296.86 feet; thence along said line North 33° 46' 59" West, 3.24 feet; thence leaving said Westerly line, North 60° 29' 55" East, 10.56 feet; thence South 29° 33' 06" East, 116.40 feet; thence along a curve to the left having a radius of 332.80 feet, through a central angle of 3° 51' 01", a length of 22.36 feet; thence South 33° 24' 07" East, 112.77 feet; thence along a curve to the right having a radius of 267.20 feet, through a central angle of 3° 53' 57", a length of 18.18 feet; thence South 29° 30' 09" East, 30.62 feet to the said Northerly line of West Third Street; thence along said line South 60° 29' 51" West, 14.45 feet to the point of beginning.

APN: 010-171-018

PARCEL THREE:

COMMENCING at the Northwest corner of Fifth and Wilson Streets in the City of Santa Rosa; thence South 59° 50' West, 566.45 feet to the most Northerly corner of that parcel of land described in the Deed recorded in Book 345 of Deeds, Page 393, Sonoma County Records; thence South 34° 30' East, 100.26 feet to the point of beginning of the tract of land herein described; thence South 34° 30' East, 200.64 feet to the most Northerly corner of that parcel of land described in the Deed recorded in Book 459 of Official Records, Page 159, Sonoma County Records; thence South 60° 04' West and along the Northerly line of a brick building, 185.07 feet to the center of Santa Rosa Creek; thence along the center of Santa Rosa Creek, North 20° 56' West, 78.13 feet, and North 41° 32' West, 125.4 feet; thence North 60° 04' East, 182.09 feet to the point of beginning.

EXCEPTING that parcel of land conveyed by North Bay Investment Company, Inc., a corporation, to Sonoma County Flood Control and Water Conservation District, a body corporate and politic, by Deed dated September 13, 1968, and recorded June 2, 1969, in Book 2397 of Official Records Page 629, under Recorder's Serial No. L-21588, Sonoma County Records.

PARCEL FOUR:

A RIGHT OF WAY, 20 feet in width, for driveway leading Northerly from said premises to the Southerly line of West Sixth Street, as granted by California Packing Corporation, a corporation, to Lawrence W. Zuur, et al, by Grant dated July 10, 1946, and recorded September 3, 1946, in Book 704 of Official Records, Page 165.

APN: 010-171-012

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2018 - 2019, a lien, but not yet due or payable.

2. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, as follows:

Assessor's Parcel No	:	010-171-018	
Code No.	:	004-296	
1st Installment	:	$5,454.50	Marked Paid
2nd Installment	:	$5,454.50	NOT Marked Paid
Land Value	:	$657,514.00	
Imp. Value	:	$218,512.00	

Said matters affect Parcels One and Two

3. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, as follows:

Assessor's Parcel No	:	010-171-012	
Code No.	:	004-296	
1st Installment	:	$2,221.56	Marked Paid
2nd Installment	:	$2,221.56	NOT Marked Paid
Land Value	:	$254,580.00	
Imp. Value	:	$95,463.00	

Said matters affect Parcel Three

4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

5. Any easement for water course over that portion of said land lying within the banks of Santa Rosa Creek and any changes in the boundary lines of said land that have occurred or may hereafter occur from natural causes.

6. Covenants, Conditions and Restrictions which do contain express provisions for forfeiture or reversion of title in the event of violation, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Recorded : February 7, 1871 in Book 33 of Deeds, Page 49

NOTE: "If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To	:	City of Santa Rosa, a municipal corporation
For	:	Sewer lines
Recorded	:	November 13, 1889 in Book 122 of Deeds, Page 615
Affects	:	Said land

8. Covenants and provisions for upkeep and maintenance of 20-foot Right of Way appurtenant to the real property herein described as contained in Grant of Right of Way from California Packing Corporation, a corporation to Lawrence W. Zuur, et al recorded September 3, 1946 in Book 704 of Official Records, Page 165 under Recorder's Serial Number C-26076.

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To	:	City of Santa Rosa, a municipal corporation
For	:	Sewer lines
Recorded	:	November 7, 1960 in Book 1792 of Official Records, Page 804
Affects	:	Said land

10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To	:	Sonoma County Flood Control and Water Conservation District
For	:	Ingress and egress
Recorded	:	March 2, 1969 in Book 2397 of Official Records, Page 629
Affects	:	Southwesterly portion

11. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To	:	Pacific Gas and Electric Company, a California corporation
For	:	Pole lines
Recorded	:	August 31, 1970 in Book 2481 of Official Records, Page 712
Affects	:	Northwesterly corner of Parcel One

12. Conditions contained and/or referred to in an instrument,

Entitled	:	Notice of the Designation of a Preservation District
By	:	Cultural Heritage Board of the City of Santa Rosa
Recorded	:	December 17, 1990 in Official Records under Recorder's Serial Number 90-0121499
Which Among Other Things Provides	:	The property is located with the Railroad Square Preservation District

The above matter is also recorded January 16, 1991 in Official Records under Recorder's Serial Number 91-0004220.

13. An unrecorded lease upon the terms, covenants, and conditions contained or referred to therein,

Lessor	:	Daniel Collins dba California Rattan & Patio
Lessee	:	Robert James Collins
Disclosed by	:	Financing Statement
Recorded	:	March 15, 1994 in Official Records under Recorder's Serial Number 94-0035288

NOTE: The present ownership of said leasehold or leaseholds and other matters affecting the interest of the lessee or lessees are not shown herein.

14. Redevelopment Plan, as follows:

Entitled	:	Transit-Oriented Redevelopment Project
Executed By	:	City of Santa Rosa
Recorded	:	June 9, 2004 in Official Records under Recorder's Serial Number 2004088529

Amended Redevelopment Plan, as follows:

Entitled	:	Transit-Oriented Redevelopment Project
By	:	City of Santa Rosa
Recorded	:	August 17, 2007 in Official Records under Recorder's Serial Number 2007092079

15. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount	:	$127,770.00
Trustor/Borrower	:	Santa Rosa Canners, LLC, a California limited liability company
Trustee	:	Fidelity National Title Company
Beneficiary/Lender	:	Sonoma Marin Area Rail Transit District, a California regional transportation district
Dated	:	February 11, 2009
Recorded	:	March 30, 2009 in Official Records under Recorder's Serial Number 2009027920

16. Terms and provisions as contained in an instrument,

Entitled	:	Agreement Granting Easement
Executed By	:	Sonoma-Marin Area Rail Transit, a California regional transportation district and Santa Rosa Canners, LLC, a California limited liability company
Recorded	:	March 30, 2009 in Official Records under Recorder's Serial Number 2009027921

17. An LLC-1 (Articles of Organization) for Santa Rosa Canners, LLC, a California Limited Liability Company, was recorded December 10, 1999 in Official Records under Recorder's Serial Number 1999150928.

1. Any Certificate of Correction (LLC-11), Certificate of Amendment (LLC-2) or Restatement of Articles of Organization (LLC-10) must be submitted to the Company for review. Certified copies of same should be recorded.

2. A copy of any management or operating agreements and any amendments thereto, together with a current list of all members of said LLC, must be submitted to the Company for review.

18. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

19. The requirement that the Company be provided with a copy of the "rent roll" and "tenant estoppel certificates" for its review.

The Company may have different and/or additional requirements after its review.

20. The requirement that this Company be provided with an opportunity to inspect the land (the Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection).

21. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.

22. Any unrecorded and subsisting leases.

---------- **Informational Notes** ----------

A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 and 2.1.

B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a commercial building known as 3 West 3rd Street & 60 West 6th Street, Santa Rosa, CA 95401.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument Entitled	:	Grant Deed
By/From	:	North Bay Investment Company, Inc., a California corporation
To	:	Santa Rosa Canners, LLC, a California limited liability company
Recorded	:	November 30, 2001 in Official Records under Recorder's Serial Number 2001163746

Said matters affect Parcel Three

Grant Deed executed by North Bay Investment Company, Inc., a California corporation to Santa Rosa Canners, LLC, a California limited liability company recorded December 10, 1999 in Official Records under Recorder's Serial Number 1999150929.

Said matters affect Parcel One

Grant Deed executed by Sonoma-Marin Area Rail Transit District, a public agency created under California law to Santa Rosa Canners, LLC, a California limited liability company recorded March 30, 2009 in Official Records under Recorder's Serial Number 2009027919.

Said matters affect Parcel Two

D. All transactions that close on or after March 1, 2015 will include a $20.00 minimum recording service fee, plus actual charges required by the County Recorder.

O.N.
MMV/eb

Exhibit I

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or {iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.-

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;.

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land Is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments Which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims Which are not shown by the public records but which could be ascertained by an inspection of the land which may be asserted by persons in possession thereof,

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

Exhibit I

AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE - 2006
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

OLD REPUBLIC TITLE

WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- Social Security number and employment information
- Mortgage rates and payments and account balances
- Checking account information and wire transfer instructions

When you are *no longer* our customer, we continue to share your information as described in this notice.

All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**

Go to www.oldrepublictitle.com (*Contact Us*)

Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy.
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.

Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.*
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • *Old Republic Title does not share with non-affiliates so they can market to you*
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • *Old Republic Title doesn't jointly market.*

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement , LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

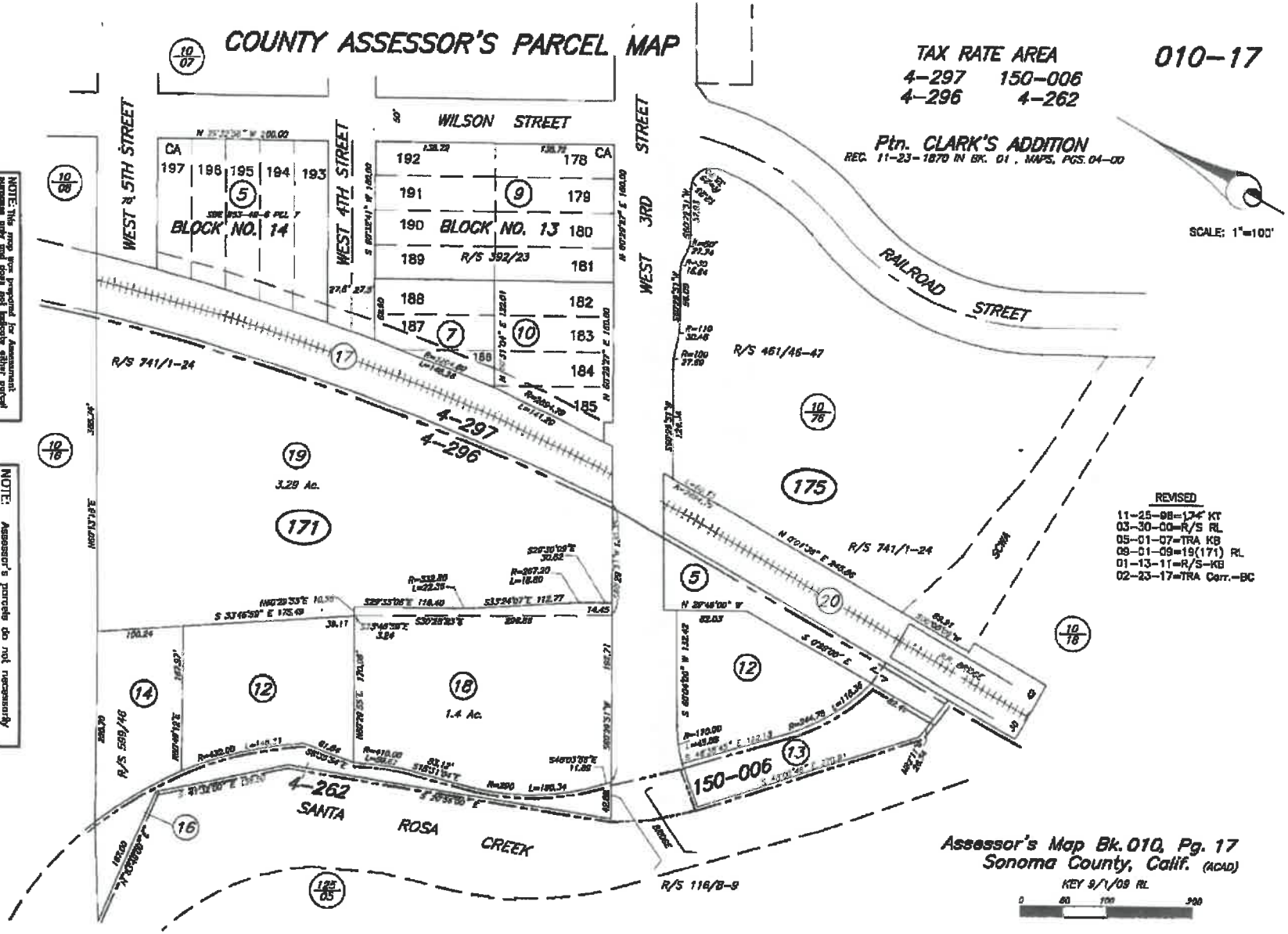
COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
4-297 150-006
4-296 4-262

010-17

Ptn. CLARK'S ADDITION
REC. 11-23-1870 IN BK. 01, MAPS, PGS. 04-00

SCALE: 1"=100'



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delivered. The boundaries are based on the information furnished by others and are subject to change, misplaced deeds, prior conveyances, maps, etc.

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

REVISED
11-25-98=174 KT
03-30-00=R/S RL
05-01-07=TRA KB
09-01-09=19(171) RL
01-13-11=R/S-KB
02-23-17=TRA Corr.-BC

Assessor's Map Bk.010, Pg. 17
Sonoma County, Calif. (ACAD)
KEY 9/1/09 RL

APPENDIX C

ENVIRONMENTAL RECORDS SEARCH

APPENDIX D

SITE DOCUMENTATION

California Water Boards

Edmund G. Brown Jr.
Governor

Matthew Rodriquez
Secretary for
Environmental Protection

North Coast Regional Water Quality Control Board

May 30, 2013

Mr. Richard Devine
Santa Rosa Canners, LLC
100 Bush Street, Suite 600
San Francisco, CA 94104-3704

Mr. John Stewart
Santa Rosa Canners, LLC
1388 Sutter Street, 11th Floor
San Francisco, CA 94109

Dear Gentlemen:

Subject: No Further Action

File: Franchetti, 60 West Sixth Street, Santa Rosa, Case No. 1TSR374

This letter confirms the completion of a site investigation and corrective action for the underground storage tank formerly located at the above-described location. Thank you for cooperating throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank are greatly appreciated.

Based on information in the above-referenced file, with the provision that the information provided to this agency accurately represents site conditions, this agency finds that the investigation and corrective action carried out at your site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release at the site is required. This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or

- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

Please contact Kasey Ashley of my staff at (707) 576-2673 or email at Kasey.Ashley@waterboards.ca.gov, if you have any questions regarding this matter.

Sincerely,

Original signed by Fred Blatt for

Matthias St. John
Executive Officer

130530_KSA_dp_Franc02_NFA

cc: County of Sonoma Environmental Health Department, Leslie Choate, Leslie.Choate@sonoma-county.org
SWRCB Underground Storage Tank Cleanup Fund, (Claim #017566) David.Charter@waterboards.ca.gov
Mr. Paul Nelson, EBA Engineering pnelson@ebagroup.com
Santa Rosa Fire Department Gbuckheit@srcity.org

APPENDIX E

HISTORIC AERIAL PHOTOGRAPHS

Santa Rosa Canners

3 West Third Street

Santa Rosa, CA 95401

Inquiry Number: 5141276.5

December 20, 2017

The EDR Aerial Photo Decade Package

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

EDR Aerial Photo Decade Package

12/20/17

Site Name:	Client Name:
Santa Rosa Canners	EBA Engineering
3 West Third Street	825 Sonoma Avenue
Santa Rosa, CA 95401	Santa Rosa, CA 95404
EDR Inquiry # 5141276.5	Contact: David Noren

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

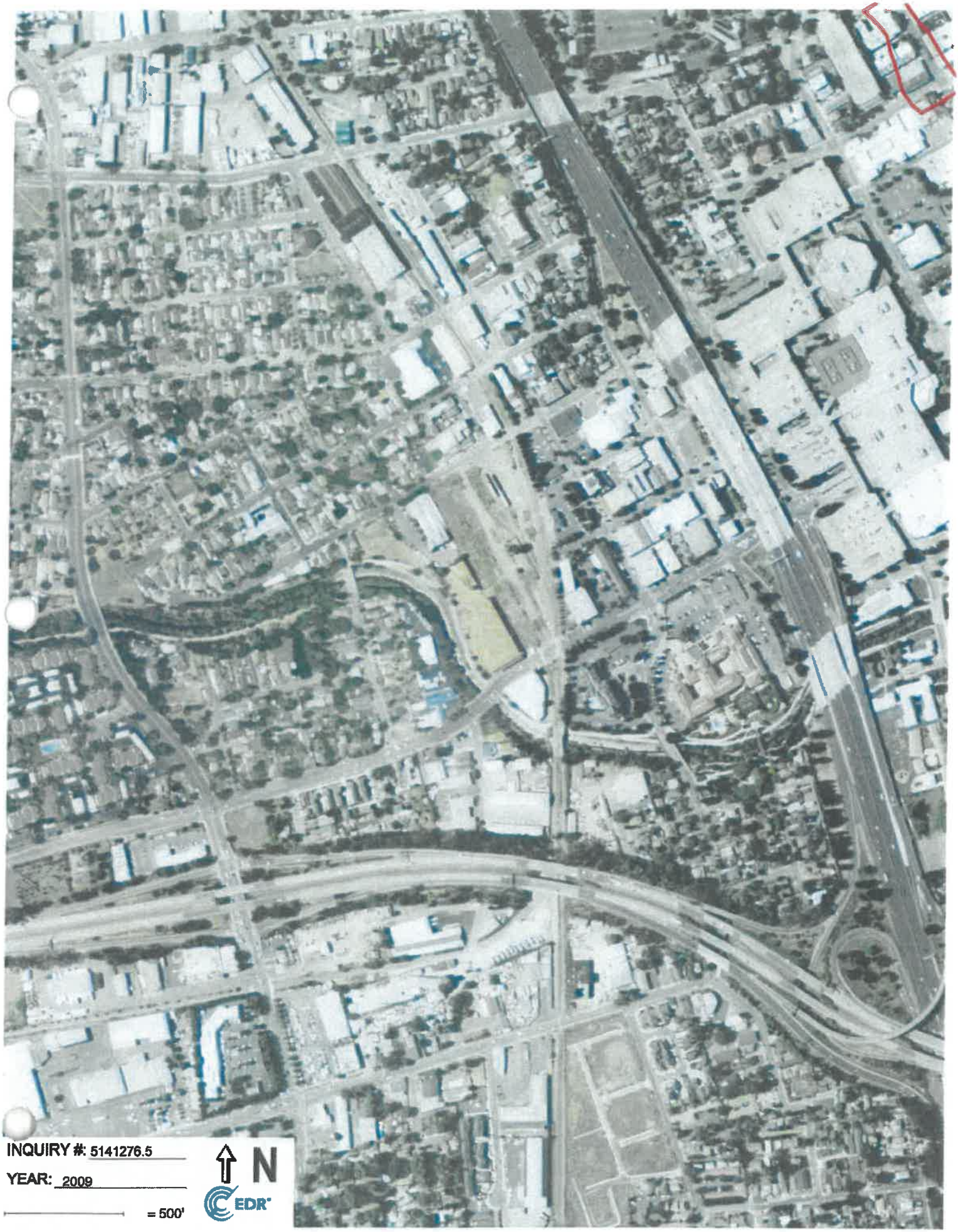
Search Results:

Year	Scale	Details	Source
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1993	1"=500'	Acquisition Date: July 10, 1993	USGS/DOQQ
1985	1"=500'	Flight Date: February 04, 1985	USGS
1973	1"=500'	Flight Date: October 03, 1973	USGS
1968	1"=500'	Flight Date: April 27, 1968	USGS
1952	1"=500'	Flight Date: July 03, 1952	USGS
1942	1"=500'	Flight Date: June 03, 1942	USDA

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


INQUIRY #: 5141276.5
YEAR: 2012
= 500'
N
EDR


INQUIRY #: 5141276.5
YEAR: 2010
= 500'
N
EDR


INQUIRY #: 5141276.5
YEAR: 2009
= 500'
N
EDR


INQUIRY #: 5141276.5
YEAR: 2006
= 500'
N
EDR


INQUIRY #: 5141276.5
YEAR: 2005
= 500'
N
EDR

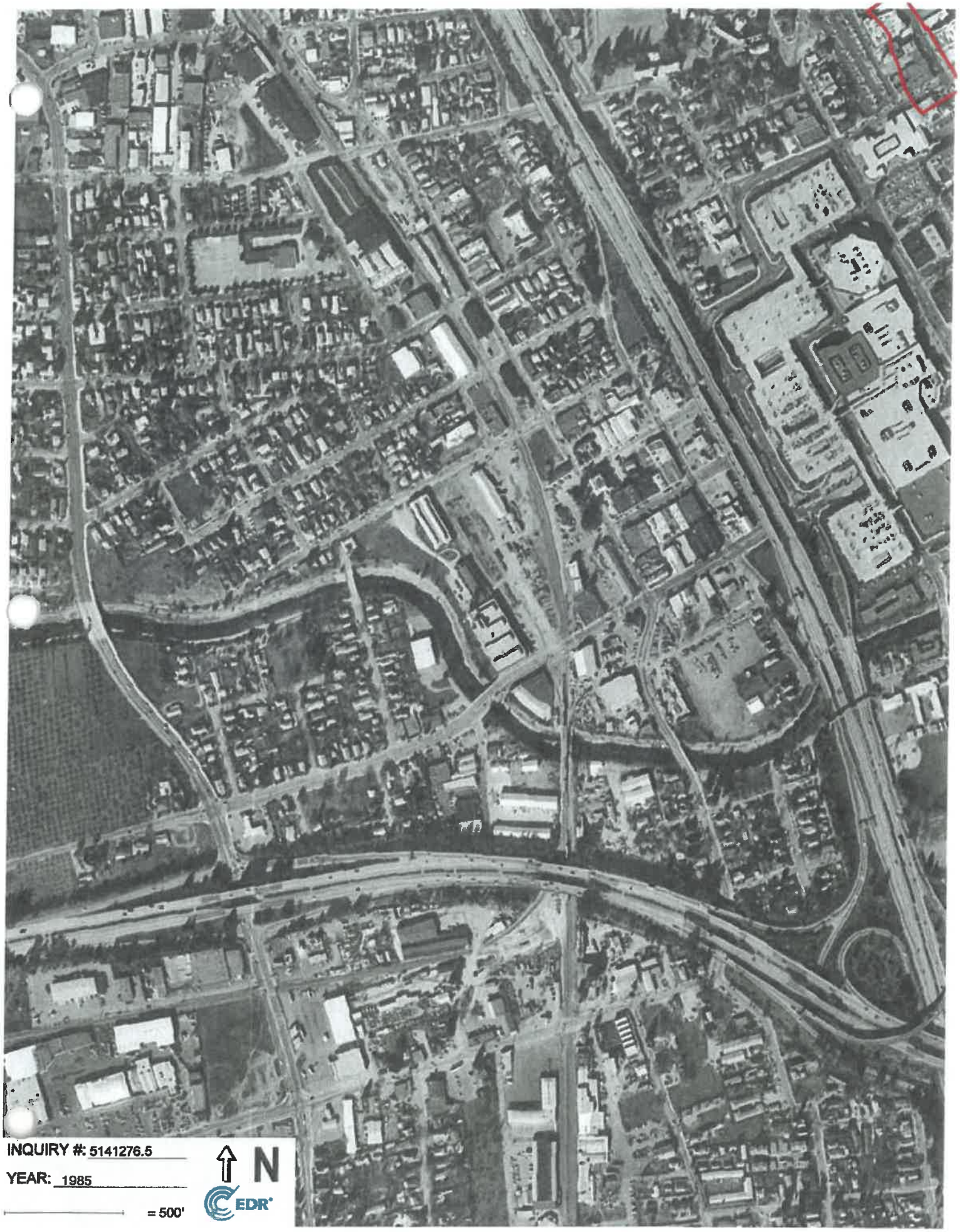
INQUIRY #: 5141276.5

YEAR: 1993

= 500'

N

EDR



INQUIRY #: 5141276.5

YEAR: 1985

= 500'

N

EDR

INQUIRY #: 5141276.5

YEAR: 1973

= 500'

N

EDR


INQUIRY #: 5141276.5
YEAR: 1968
= 500'
N
EDR

INQUIRY #: 5141276.5

YEAR: 1952

= 500'

N

EDR

INQUIRY #: 5141276.5

YEAR: 1942

= 500'

N

EDR

APPENDIX F

SANBORN FIRE INSURANCE MAPS

Santa Rosa Canners
3 West Third Street
Santa Rosa, CA 95401

Inquiry Number: 5141276.3
December 19, 2017

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

12/19/17

Site Name:	Client Name:
Santa Rosa Canners	EBA Engineering
3 West Third Street	825 Sonoma Avenue
Santa Rosa, CA 95401	Santa Rosa, CA 95404
EDR Inquiry # 5141276.3	Contact: David Noren

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by EBA Engineering were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 1374-451D-A9E8

PO # 17-2533

Project Santa Rosa Canners

Maps Provided:

1969
1950
1908
1904
1893
1888
1885

Sanborn® Library search results

Certification #: 1374-451D-A9E8

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

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

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1969 Source Sheets

Volume 1, Sheet 52

Volume 1, Sheet 53

1950 Source Sheets

Volume 1, Sheet 52

Volume 1, Sheet 53

1908 Source Sheets

Volume 1, Sheet 52

Volume 1, Sheet 53

1904 Source Sheets

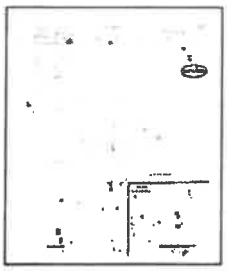
Volume 1, Sheet 26

Volume 1, Sheet 20

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1893 Source Sheets



Volume 1, Sheet 12

Volume 1, Sheet 2

1888 Source Sheets

Volume 1, Sheet 5

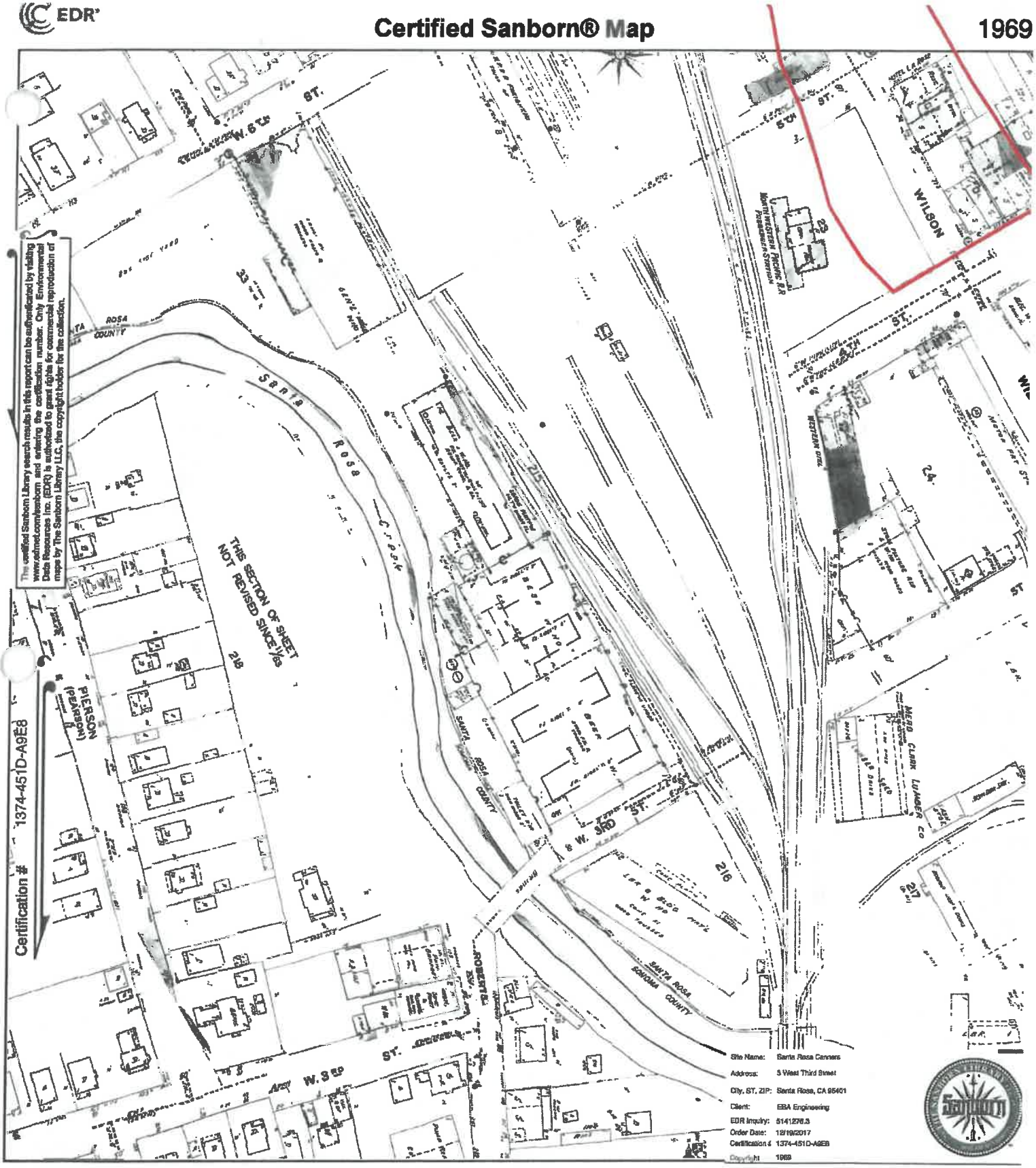
1885 Source Sheets

Volume 1, Sheet 5

EDR

Certified Sanborn® Map

1969



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

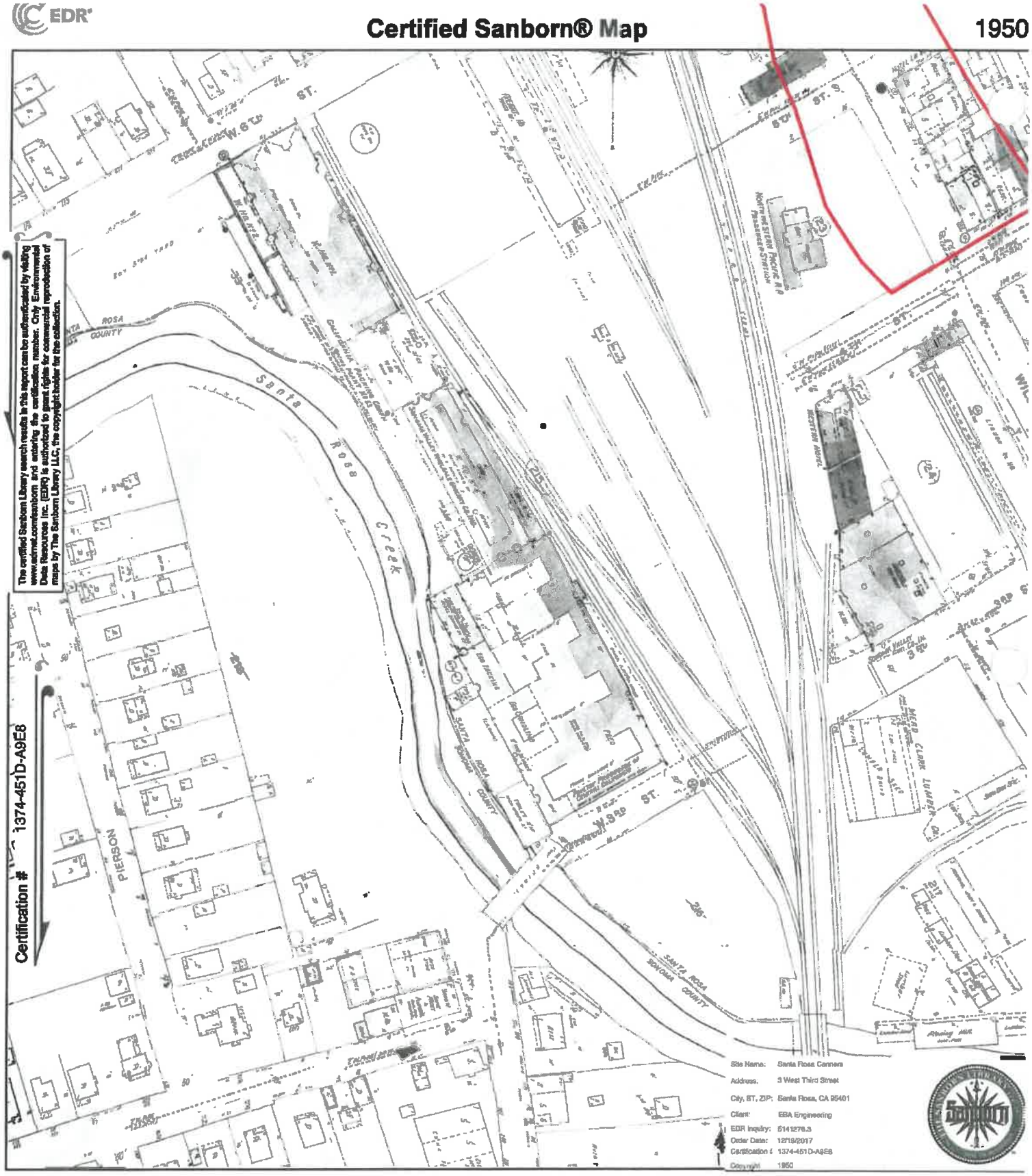
0 Feet 150 300 600

Volume 1, Sheet 53
Volume 1, Sheet 52

N

Certified Sanborn® Map

1950



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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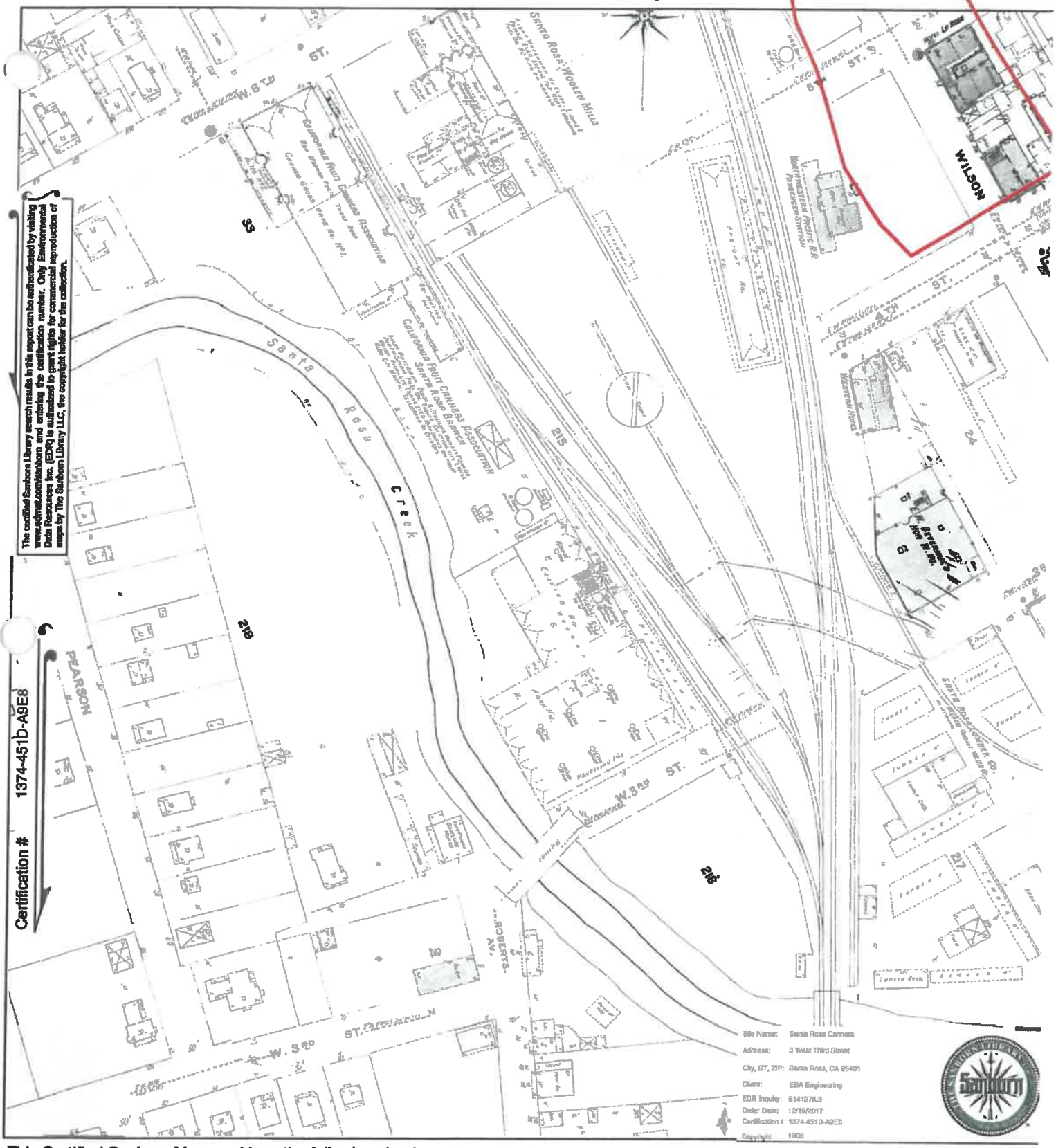
Volume 1, Sheet 53
Volume 1, Sheet 52

N

Certified Sanborn® Map

1908



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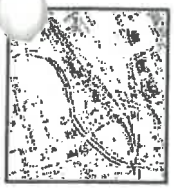

Volume 1, Sheet 53
Volume 1, Sheet 52

0 Feet 150 300 600

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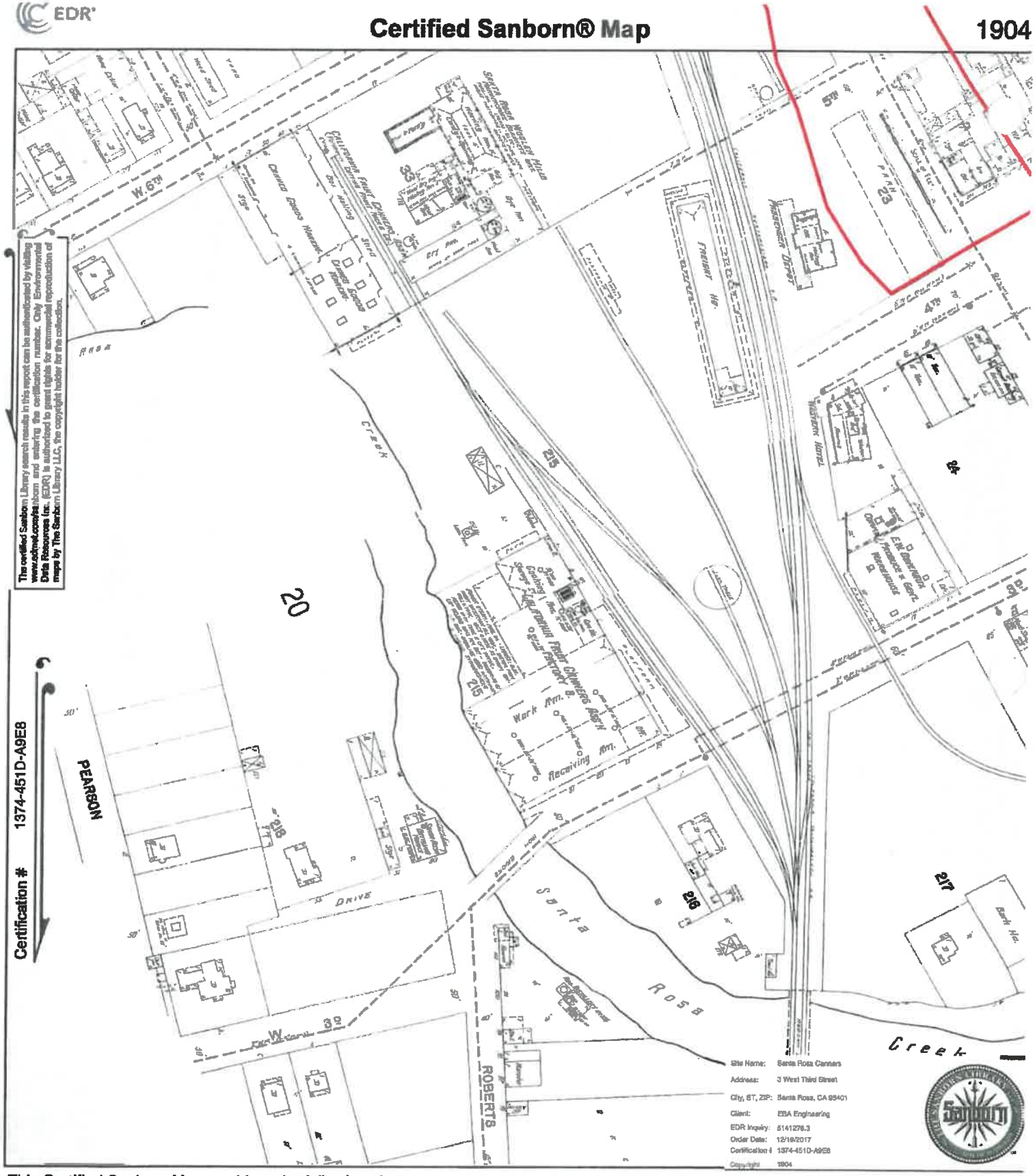
Certified Sanborn® Map

1904



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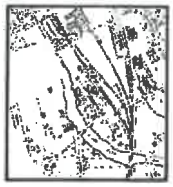
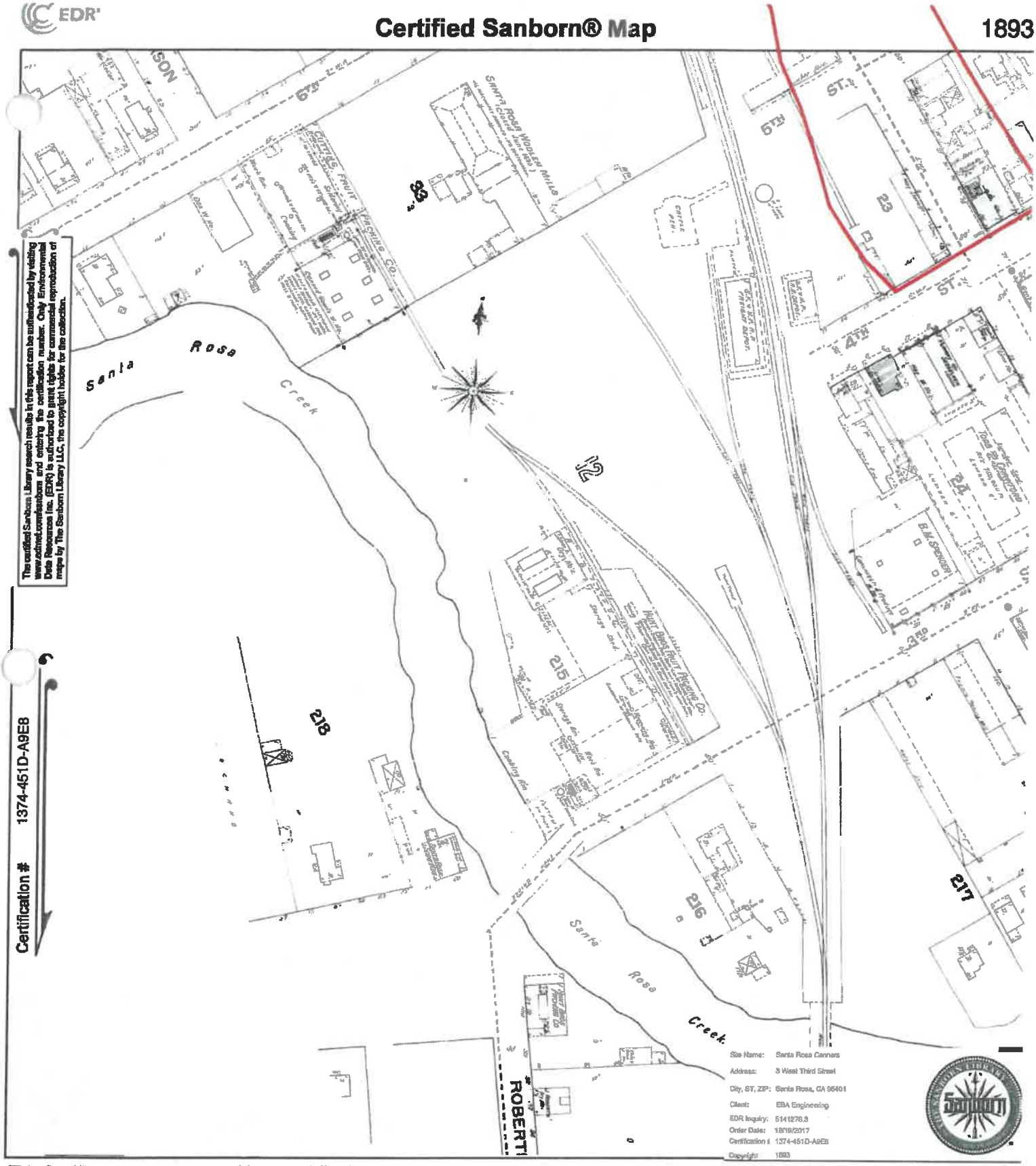


Volume 1, Sheet 20
Volume 1, Sheet 26

N

Certified Sanborn® Map

1893



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

Volume 1, Sheet 2
Volume 1, Sheet 12

0 Feet 150 300 600

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Certified Sanborn® Map

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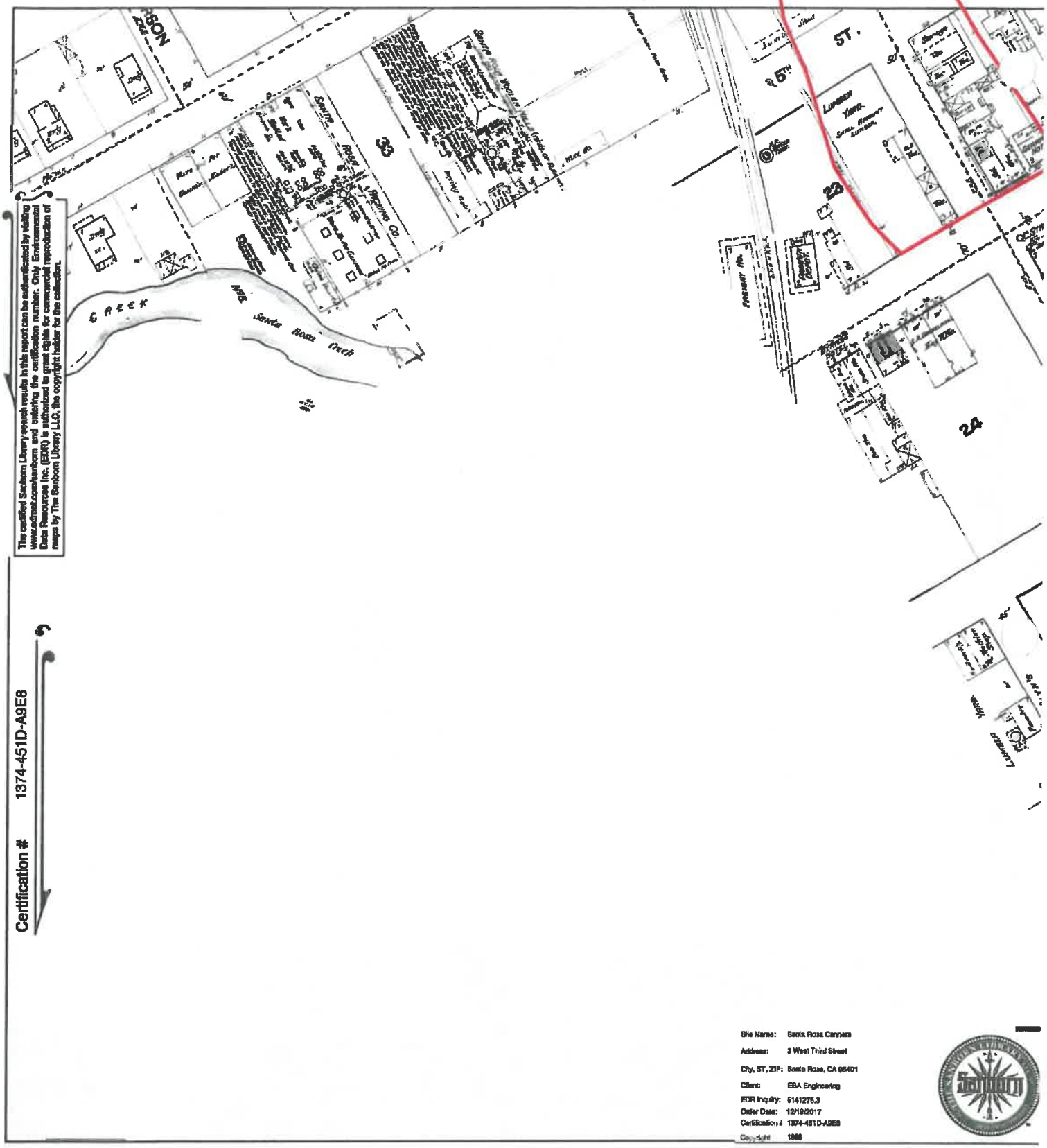

Certification # 1374-451D-A9E8

Site Name: Santa Rosa Canners
Address: 3 West Third Street
City, ST, ZIP: Santa Rosa, CA 95401
Client: EBA Engineering
EDR Inquiry: 5141276.3
Order Date: 12/19/2017
Certification # 1374-451D-A9E8
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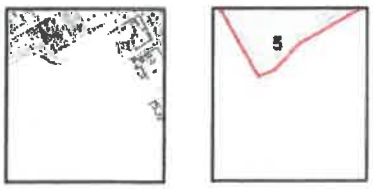
Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 5

0 Feet 150 300 600

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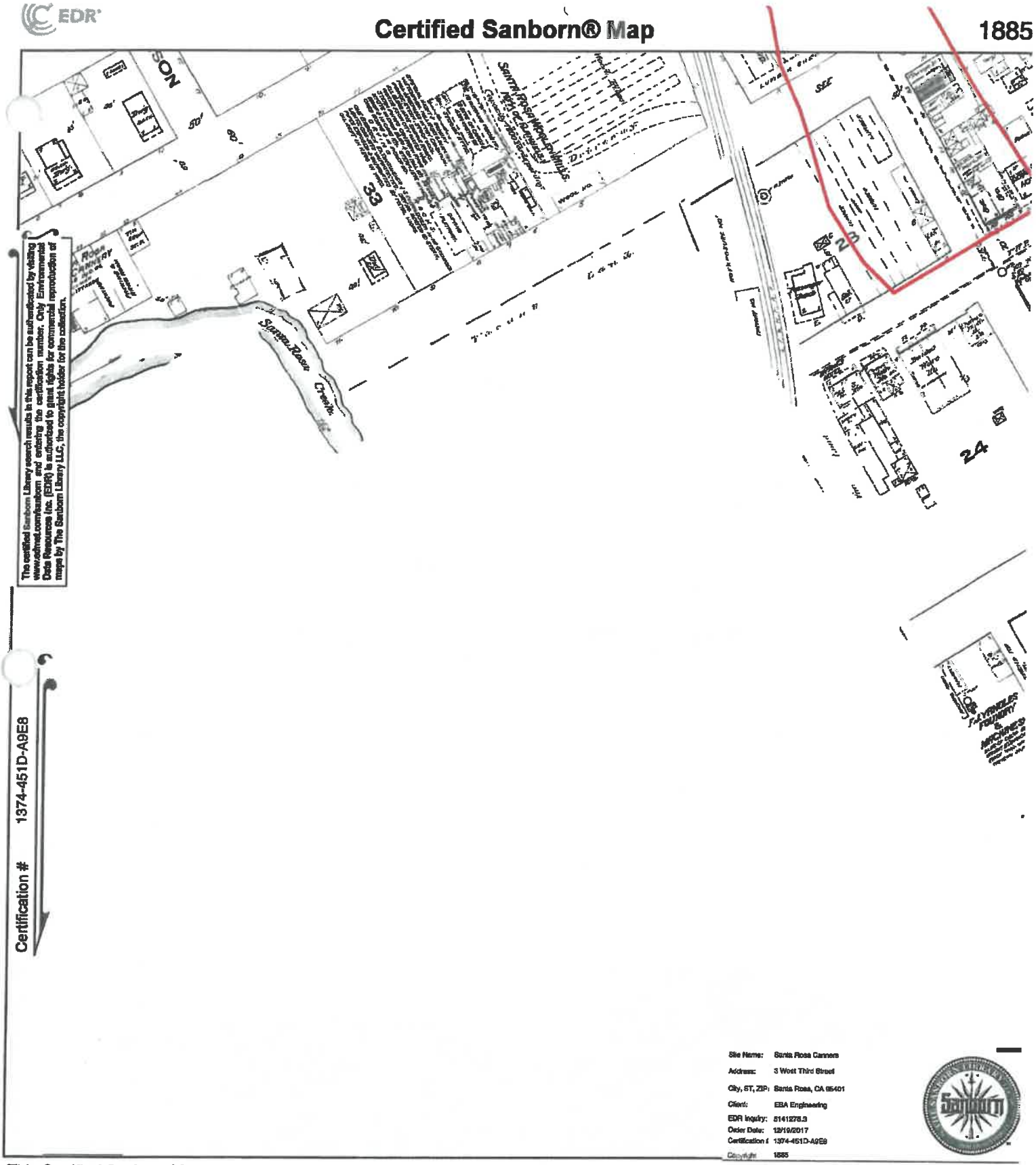

Site Name:	Santa Rosa Canners
Address:	3 West Third Street
City, ST, ZIP:	Santa Rosa, CA 95401
Client:	EBA Engineering
EDR Inquiry:	5141276.3
Order Date:	12/19/2017
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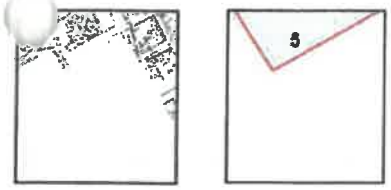

Volume 1, Sheet 5

0 Feet 150 300 600

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APPENDIX G

PROFESSIONAL QUALIFICATIONS

DAVID M. NOREN

MANAGER, ENVIRONMENTAL SERVICES

PROFESSIONAL CERTIFICATIONS/MEMBERSHIPS

Registered Environmental Assessor, California
OSHA 40 Hour Hazardous Waste Operations & Emergency Response Training
OSHA 8 Hour Hazardous Waste Activities Management Training
Supervisor Training in Hazardous Waste Operations
American Red Cross First Aid and CPR

Board Member North Coast Regional Water Quality Control Board

EDUCATIONAL BACKGROUND

M.Sc., Environmental Management
University of San Francisco, San Francisco, California

B.Sc., Agricultural Science & Management
University of California Davis, Davis, California

EXPERIENCE SUMMARY

Mr. Noren is a Registered Environmental Assessor with over 25 years of experience in the field of environmental assessments and investigations. Prior experience includes technical and management services for a wide range of environmental, hydrogeologic, and solid waste landfill projects. The nature and scope of these projects have included field and management positions for property assessments, assessments of surface and subsurface geologic investigations, underground fuel storage tank investigations and remediation, hydrogeologic characterization investigations, remedial action design and implementation of soil, groundwater, and landfill gas corrective action programs and storm water management sampling and reporting.

At EBA Engineering, Mr. Noren is the Manager of Environmental Services and oversees a number of projects including site investigations and monitoring, environmental assessments, as well as providing technical support and management services for solid waste management projects. The management requirements include the oversight of project budgets, client interactions, site investigation activities and field and reporting programs.

Mr. Noren has experience in the application of numerous investigative and treatment methodologies in a wide range of geologic environments including performing the investigation and remediation of a diverse range of contaminated sites and municipal solid waste facilities.

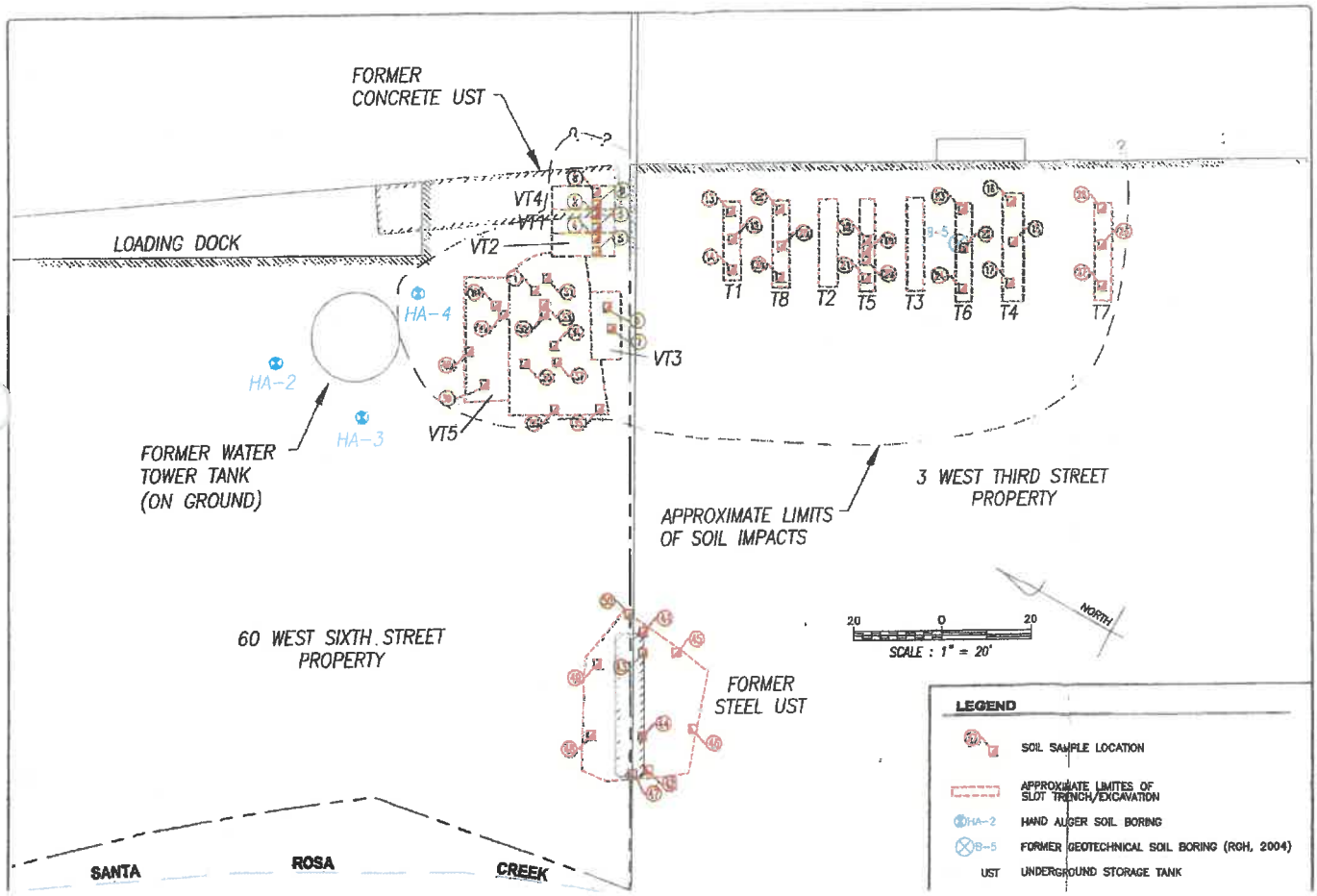

FIGURE 3

05-1180

EXCAVATION AND SOIL SAMPLING LOCATIONS

60 WEST SIXTH STREET
SANTA ROSA, CALIFORNIA

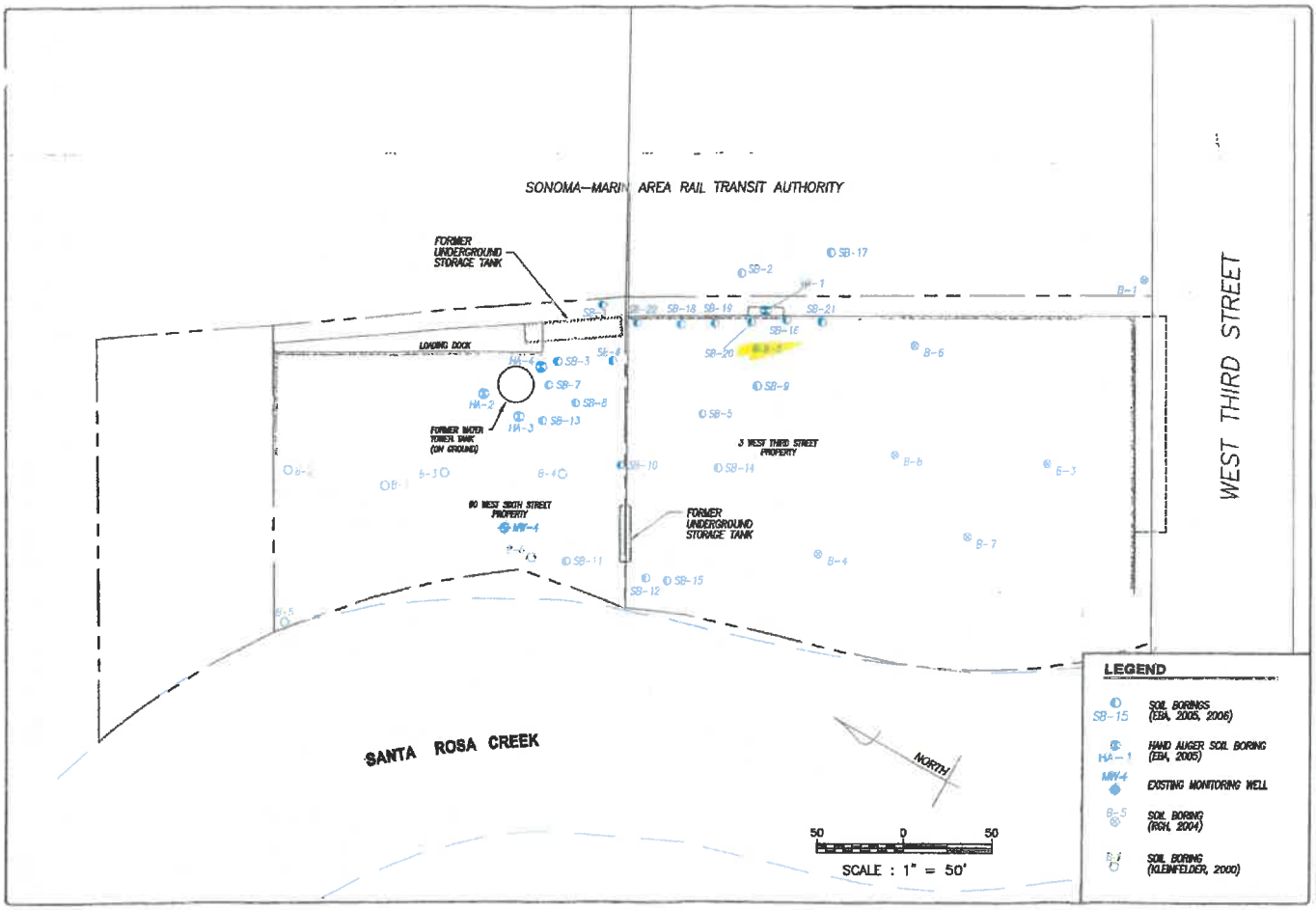

FIGURE 2

05-1160

SITE MAP

80 WEST SIXTH STREET
SANTA ROSA, CALIFORNIA

R

G

H

REPORT

GEOTECHNICAL STUDY
SANTA ROSA CANNERY
3 WEST THIRD STREET
SANTA ROSA, CALIFORNIA

Project Number: 2184.01.04.1

Prepared For:

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Principal

Eric G. Chase
Eric G. Chase
Geotechnical Engineer - 2628

REGISTERED PROFESSIONAL ENGINEER
ERIC G. CHASE
No. 2628
Exp. 6/30/07
GEOTECHNICAL
STATE OF CALIFORNIA

November 22, 2005

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TABLE OF CONTENTS (cont'd)

INTRODUCTION

This report presents the results of our geotechnical study for the Santa Rosa Cannery project to be constructed at 3 West Third Street in Santa Rosa, California. Most of the proposed building site is occupied by a tall, one-story, brick walled cannery building. The cannery was served by a railroad spur and, thus, sits several feet above the surrounding ground. The western side of the building site appears to have been filled over a terrace of the Santa Rosa Creek. The site location is shown on Plate 1, Appendix A.

We understand it is proposed to construct a live/work complex housed in a steel-framed structure that will retain the existing brick walls on the east and south sides as a veneer. The structure will have a total of five stories. The bottom two stories will have living units around the perimeter with a central parking lot area. The units of the third floor will open to a central courtyard. The units on the fourth and fifth story will have balconies overlooking the courtyard. The first story units will be penthouses that are separated by open space and look out to Railroad Square on the east and Santa Rosa Creek on the west. Retaining walls will be needed to provide level breaks across the building site. Auto access to the parking levels will be provided by a concrete-paved driveway at ground level and a structurally supported concrete deck on the second level. Post tensioned concrete slabs are being considered for the ground and upper floors.

Actual foundation loads are not known at this time. We anticipate the loads will be typical for the heavy type of construction planned and that wall and isolated column foundation loads will range from about 3 to 5 kips per lineal foot and 40 to 80 kips, respectively.

Grading plans are not available, but we anticipate that the planned grading will be the minimum amount needed to construct a level building pad and parking areas with positive drainage, and could include cuts and fills on the order of 1 to 6 feet.

SCOPE

The purpose of our study, as outlined in our Professional Service Agreement dated September 9, 2004, and Additional Service Agreement dated November 30, 2004, was to generate geotechnical information for the design and construction of the project. Our scope of services included reviewing selected published geologic data pertinent to the site; evaluating subsurface conditions with test borings, test pits, and laboratory tests; analyzing the field and laboratory data; and presenting this report with the following geotechnical information:

1. A brief description of soil and groundwater conditions observed during our study;

2. A discussion of seismic hazards that may affect the proposed development;

3. A discussion of the foundations that were exposed along the east and south walls of the existing building;

4. Conclusions and recommendations regarding:

    a. Primary geotechnical engineering concerns and mitigating measures, as applicable;

    b. Site preparation and grading including treatment of weak, porous, compressible and/or expansive surface soils and existing old fills;

    c. Foundation type(s), design criteria, and estimated settlement behavior;

    d. Lateral loads for retaining wall design;

e. Support of concrete slabs-on-grade, including post-tensioned slabs;

f. Preliminary pavement thickness based on our experience with similar soils and projects and the results of an R-value test on the anticipated subgrade soils;

g. Utility trench backfill;

h. Geotechnical engineering drainage improvements; and

i. Supplemental geotechnical engineering services.

STUDY

Site Exploration

We reviewed our previous geotechnical studies in the vicinity and selected geologic references pertinent to the site. The geologic literature reviewed is listed in Appendix B.

Between September 30 and October 22, 2004, we performed a geotechnical reconnaissance of the site and explored the subsurface conditions by drilling eight test borings to depths ranging from about 16½ to 71½ feet. The borings were drilled with a truck-mounted drill rig equipped with 8-inch diameter, hollow stem augers and a limited access "8 by 8" drill rig equipped with 4-inch diameter, solid stem augers at the approximate locations shown on the Exploration Plan, Plate 2. On January 19 and 20, 2005, we excavated four test pits along the east and south walls to expose the column foundations and connecting strip footings. Two column footings were explored with test

pits on both the interior and exterior of the building. The test pits were excavated with a track-mounted excavator. Between October 12 and 14, 2005, we performed 25 Cone Penetration Tests (CPT) at the approximate locations shown on the Exploration Plan. The purpose of the CPT's was to evaluate the location and extent of potentially liquefiable layers at the site. The test boring and CPT locations were determined approximately by pacing their distance from features shown on the Exploration Plan. The test pit locations were determined approximately by measuring the distance to the column from the corners of the building as shown on the Exploration Plan. The boring, test pit, and CPT locations should be considered accurate only to the degree implied by the method used. Our field engineer located and logged the borings and footing dimensions, photographed the foundations, and obtained samples of the materials encountered for visual examination, classification and laboratory testing.

Relatively undisturbed samples were obtained from the borings at selected intervals by driving a 2.43-inch inside diameter, split spoon sampler, containing 6-inch long brass liners, using a 140-pound hammer dropping approximately 30 inches. Relatively undisturbed samples were similarly obtained from the bottoms of the test pits using a 70-pound hammer. The samplers were driven 12 to 18 inches. The blows required to drive each 6-inch increment were recorded and the blows required to drive the last 12 inches, or portion thereof, were converted to equivalent Standard Penetration Test (SPT) blow counts for correlation with empirical data. Disturbed "bulk" samples of the materials encountered below the existing interior slabs were also obtained from the test pits and placed in plastic bags.

The logs of the borings showing the materials encountered, groundwater conditions, converted blow counts and sample depths are presented on Plates 3 through 10. The soils are described in accordance with the Unified Soil Classification System, outlined on Plate 11. The summary of the footing dimensions, including depth and width, and the slab thickness at each location are presented on Plate 12. Photographs of the exposed footings are presented on Plates 13 through 16. Thicknesses of the interior

concrete slabs as encountered in our test borings are included in Table 1. The CPT results are shown on Plate 17 through 41.

TABLE 1

SLAB THICKNESS AT INTERIOR BORING LOCATIONS

BORING	SLAB THICKNESS (INCHES)
B-3	11
B-4	11
B-5	10
B-6	11
B-7	11
B-8	11

It should be noted that at all the boring locations and where the interior slab thickness exceeded 4 inches in our test pits, there are two concrete slabs constructed on top of each other. Furthermore, a large void was encountered below the slab in the area of the interior test pit of the eastern wall.

The test boring logs show our interpretation of subsurface soil and groundwater conditions on the date and at the locations indicated. Subsurface conditions may vary at other locations and times. Our interpretation is based on visual inspection of soil samples, laboratory test results, and interpretation of drilling and sampling resistance. The location of the soil boundaries should be considered approximate. The transition between soil types may be gradual.

The borings and CPT's were backfilled at the completion of drilling with cement-bentonite grout. The test pit excavations were backfilled with Controlled Density Fill (CDF).

Laboratory Testing

The samples obtained from the borings and pits were transported to our office and re-examined by the project engineer to verify soil classifications, evaluate characteristics, and assign tests pertinent to our analysis. Selected samples were laboratory tested to determine their water content, dry density, particle size distribution, classification (Atterberg Limits, percent of silt and clay), compressive strength, consolidation, expansion potential (Expansion Index - EI) and R-value. The test results are presented on the test boring logs. Results of the classification, particle size distribution, unconsolidated-undrained and consolidated-undrained strength, consolidation, compaction, and R-value tests are presented on Plates 42 through 64.

SITE CONDITIONS

General

Sonoma County is located within the California Coast Range geomorphic province. This province is a geologically complex and seismically active region characterized by sub-parallel northwest-trending faults, mountain ranges and valleys. The oldest bedrock units are the Jurassic-Cretaceous Franciscan Complex and Great Valley sequence sediments originally deposited in a marine environment. Subsequently, younger rocks such as the Tertiary-age Sonoma Volcanics group, the Plio-Pleistocene-age Clear Lake Volcanics and sedimentary rocks such as the Guinda, Domengine, Petaluma, Wilson Grove, Cache, Huichica and Glen Ellen formations were deposited throughout the province. Extensive folding and thrust faulting during late Cretaceous through early Tertiary geologic time created complex geologic conditions that underlie the highly

varied topography of today. In valleys, the bedrock is covered by thick alluvial soils. The site is located in downtown Santa Rosa on the east side of Santa Rosa Creek.

Geology and Soils

The California Geological Survey's (CGS), formerly known as the California Division of Mines and Geology (CDMG), geologic maps reviewed, Huffman and Armstrong (1980), indicate the property is underlain by alluvial fan deposits (Qyf). The alluvial fan deposits are shown to consist of moderately sorted fine sand and silt, with gravel becoming more abundant toward fan heads.

Mapping by the U.S. Soil Conservation Service (Miller, 1990) has classified soil over the portion of this property proposed for development as belonging to the Yolo series (YsA). The Yolo series is shown to consist of loam. These soils are shown to exhibit low plasticity (LL = 30-40; PI = 5-15) and low to moderate shrink-swell potential. Runoff over these soils is slow. The hazard of erosion is slight depending on slope. The risk of corrosion is given as low for uncoated steel. Performing corrosivity tests to verify these values was not part of our requested and/or proposed scope of work. Should the need arise, we would be pleased to provide a proposal to evaluate these characteristics.

Surface

The property extends primarily over relatively level terrain except for the western side where it starts sloping down toward the bank of Santa Rosa Creek. Most of the proposed building site is occupied by a tall, one-story, brick-walled cannery building. The cannery was served by a railroad spur and, thus, sits several feet above the surrounding ground. The western edge of the building site appears to have been filled over a terrace of Santa Rosa Creek

Natural drainage consists of sheet flow over the ground surface and slopes that concentrates in storm drains and natural drainage elements such as the creek.

Subsurface

Our borings, test pits, CPT's, and laboratory tests indicate that the portion of the site we studied is blanketed by about 3 to 9 feet of heterogeneous fill. These soils exhibit moderate plasticity (LL = 39; PI = 17) and moderate expansion potential (EI = 79). Heterogeneous fill is a material with varying density, strength, compressibility and shrink-swell characteristic that often has an unknown origin and placement history. These surface materials are underlain by medium stiff to hard clay with varying sand and gravel content and loose to very dense sand and gravel with varying clay content. A detailed description of subsurface conditions found in our borings are given in Plates 3 through 10, Appendix A.

Existing Foundations and Slabs

As discussed previously, the eastern and southern walls are to remain. The foundations for these walls consist of square footings located at the columns that are connected by strip footings or grade beams. The dimensions of the foundations, including depth and width, and the slab thickness at each location are presented on sketches shown on Plate 12. Photographs of each foundation are presented on Plates 13 through 16. Thicknesses of the interior concrete slabs as encountered in our test borings are included in Table 1.

The foundations appear to be in reasonably good condition with no evidence of significant cracking or deterioration of the concrete. The foundation bearing soils are relatively stiff with the depth to the bottom of the footings ranging from 53 to 68 inches

below the adjacent slab surface (see Plate 12). The strong and moderately expansive bearing soil helps to explain the fact that there is no real evidence of significant settlement of the southern and eastern walls. The footings themselves are confined, for most of the walls in question, from outside moisture variation by the loading dock and the depth of the footing, which explains the lack of evidence of differential movement induced by expansive soils.

Groundwater

Free groundwater was first detected in our borings at depths ranging from 13 to 22 feet below the ground surface at the time of drilling. Fluctuation in the groundwater level typically occurs because of a variation in rainfall intensity, duration and other factors such as flooding and periodic irrigation.

Flooding

Our review of the Federal Emergency Management Agency (FEMA) Flood Zone Map Index for Sonoma County, California, City of Santa Rosa dated August 3, 1981, indicates that the proposed building site is located within Zone "C," an area of minimal or no flooding. Evaluation of flooding potential is typically the responsibility of the project civil engineer.

DISCUSSION AND CONCLUSIONS

Seismic Hazards

Seismicity

Data presented by the Working Group on California Earthquake Probabilities (2002) estimates the chance of one or more large earthquakes (Magnitude 6.7 or greater) in the San Francisco Bay region within the next 30 years to be approximately 62 percent. Therefore, future seismic shaking should be anticipated at the site. It will be necessary to design and construct the proposed improvements in strict adherence with current standards for earthquake-resistant construction.

Faulting

We did not observe landforms within the area that would indicate the presence of active faults and the site is not within a current Alquist-Priolo Earthquake Fault Zone (Hart, 1992; Hart, 1992a). Therefore, we believe the risk of fault rupture at the site is low. However, the site is within an area affected by strong seismic activity. Several northwest-trending Earthquake Fault Zones exist in close proximity to and within several miles of the site (Bortugno, 1982). The shortest distances from the site to the mapped surface expression of these faults are presented below in Table 2.

TABLE 2

ACTIVE FAULT PROXIMITY

Fault	Direction	Distance-Miles
San Andreas	SW	19
Healdsburg-Rodgers Creek	E	1
West Napa	E	20
Maacama	NE	5

Liquefaction

Liquefaction is a rapid loss of shear strength experienced in saturated, predominantly granular soils below the groundwater level during strong earthquake ground shaking due to an increase in pore water pressure. The occurrence of this phenomenon is dependent on many complex factors including the intensity and duration of ground shaking, particle size distribution and density of the soil.

Granular soils were encountered at the site. Therefore, we evaluated the potential for liquefaction using the simplified procedures of Seed and Idriss (1982), Seed and others (1985), and Youd and Idriss (2001). These procedures normalize the blow counts obtained when sampling for overburden pressure, rod length, hammer energy and fines content. Once the blow counts are normalized and adjusted to a clean sand blow count, the critical blow count is then determined. The critical blow count is calculated using the same procedures referenced above and requires a peak ground acceleration and design earthquake magnitude.

The CGS Interactive Probabilistic Hazard Assessment Map for California (2002) indicates that peak ground acceleration at the site for an earthquake with a 10 percent chance of exceedance in the next 50 years is 0.59g for a deep soil site. An earthquake with a 10 percent chance of exceedance in the next 50 years is the typical design earthquake used for evaluating liquefaction.

The Rodgers Creek fault is most likely controlling the ground motions at the site. According to Petersen (1996), the Rodgers Creek fault is capable of a M_M 7.0 earthquake. Using this information and the scaling factors presented in Youd and Idriss (2001), the critical blow count at the Cannery site range from 20 to 23 blows per foot. The normalized and adjusted blow counts at the site do not always exceed this value.

Based on the above-described analysis, soil layers with a moderate potential for liquefaction were encountered in Borings B-1, B-2, B-3, B-4, and B-7. The soils in question were generally logged by our field engineer and laboratory personnel as clayey sands. However, subsequent hydrometer tests found that only the sample from B-3 had greater than 15 percent clay fines. Soils with greater than 15 percent clay fines are thought to have a low susceptibility to liquefaction (Marcuson et al., 1990).

There are three potential consequences of liquefaction: bearing capacity failure, lateral spreading, and settlement. Bearing capacity failure is sudden and extreme settlement of foundations that typically occurs when the liquefied layer is relatively close (typically within two times the footing width, depending on the loads) to the bottom of the foundation. According to EBA Engineering, the environmental consultant for the project, groundwater may rise to as high as 15 feet below existing grade at Third Street. Therefore, potentially liquefiable soils are several feet below potential foundations. However, because the anticipated column loads are heavy, the depth of influence for spread footings may extend to the potentially liquefiable soil layers. Therefore, the pressure the building loads impart on the soil need to be reduced and the foundations designed to accommodate differential settlement and significant distances of non-support, or the structure can be supported on a deep foundation.

Lateral spreading is a second potential consequence of liquefaction. Lateral spreading can occur where continuous layers of liquefiable soil extend to a free face, such as a creek bank. Potentially liquefiable soils were encountered in the vicinity of 15 feet in depth in 4 out of 8 borings. Three of these borings (B-2, B-4, and B-7) are the westernmost borings at the site, essentially the ones closest to the creek. The fourth boring (B-1) is located at the southeast corner of the existing structure. These borings

likely are located in an old creek channel. Therefore, potentially liquefiable soils could extend from the building to the adjacent creek, and thus the site could be susceptible to lateral spreading. Bartlett and Youd (1995) conclude that soils with a normalized blow count of greater than 15 blows per foot are not susceptible to earthquake-induced lateral spreading. Our analysis found that blow counts in the layer in question ranged from 15 to 25 blows per foot. Therefore, it appears that the potential for lateral spreading-induced liquefaction at the site is low. However, we decided to perform further analysis.

We analyzed the potential for lateral spreading to occur using the computer program SLOPE/W (GeoSlope International, 2004), residual strengths of the liquefied soils, and slope stability analysis methods. Using correlations of Seed and Harder (1990) and the corrected blowcount data from our borings, we determined the residual shear strength of the layers that we assumed would have liquefied during a seismic event. We then analyzed the free face condition as if it was a seismic slope stability problem. Seismic stability can be evaluated using several different criteria. The Division of Safety of Dams uses a minimum Factor of Safety of 1.15 for a seismic coefficient of 0.15. Seismic coefficient is related to, but not the same as, horizontal peak ground acceleration (pga). Hynes-Griffin and Franklin (1984) suggest a Factor of Safety of 1.0 using a seismic coefficient of one-half the peak ground acceleration. The Implementation Committee working in association with CGS Publication 117 (CGS, 1997) developed a factor referred to as F_{eq} by which the peak ground acceleration is multiplied (McCrink, 2005). This factor is based on the peak ground acceleration and the magnitude of an earthquake on a nearby fault. As discussed previously, the peak ground acceleration at the site for an earthquake with a 10 percent chance of exceedance in the next 50 years is 0.59g. Using the methods of Hynes-Griffin and Franklin (1984), a seismic coefficient of 0.295 should be used for analysis. Using the methods presented in McCrink (2005), the F_{eq} factor is 0.50 which yields a seismic coefficient of 0.295. Using a seismic coefficient of 0.30, we calculated Factors of Safety greater than 1.0 for the free face condition in a liquefied state. Therefore, we believe there is a low susceptibility to liquefaction-induced lateral spreading at the site.

Finally, we analyzed potential settlement (not related to bearing capacity failure) using the methods of Tokimatsu and Seed (1987) and Ishihara, Yasuda and Nagase (1996). For layers ranging from 2½ to 8½ feet in thickness, we calculated settlements between ¾ and 1½ inches. Because the potentially liquefiable soils were not encountered in all borings, differential settlements could be of similar magnitude. When evaluated on a column to column basis, the limited data indicates that the differential settlement between adjacent columns could range from ¼ to 1½ inches. The tolerance for differential settlement (consolidation and seismic combined) between columns for the proposed structure is ½-inch. The potential differential earthquake-induced settlement exceeds the allowable values.

Therefore, subsequent exploration using Cone Penetrometer Testing (CPT) was performed to better define the lateral extent and thickness of potentially liquefiable layers. The data from the CPT's was analyzed using the methods of Robertson and Wride (1998 and 1998a). These methods use the soil measurements taken by the cone to evaluate the potential for liquefaction. Our analysis of the CPT data found that there are several relatively thin potentially liquefiable layers (typically 6 to 18 inches thick) throughout most of the site, especially between 20 and 30 feet. The potential settlements calculated in these layers (Xhang, Robertson, and Brachman, 2002) when added together for each cone ranged from ⅛ to ⅞-inch. Due to the spacing of the cones, we were able to better assess the potential differential settlement between columns, which we calculated to be less than or equal to ¼-inch. This range is within the allowable tolerance for the columns. In two locations (Lines D and G at 2.7), we encountered potentially liquefiable soils 3 to 7 feet thick starting at approximately 35 feet below the existing ground surface. These layers appear to be isolated because the layer is not encountered in cones performed in any direction away from the cone in question including between the two cones. The settlement calculated for these two cones was 2 and 2½ inches. These values yield unsatisfactory differential settlement (greater than ½-inch) between columns.

Based on the above evaluation, we judge that the proposed structure needs to be supported on either a mat slab or a deep foundation. Deep foundations may not be feasible for the site. Driven piles create significant ground vibrations during installation. These vibrations could adversely impact the walls that are to remain and the adjacent structure. Drilled shafts would extend through groundwater that has been found to be contaminated in the vicinity of the project, which brings in soils and groundwater disposal issues. Due to the maximum differential settlement tolerance between the columns, ground improvement, which is discussed in more detail below, is likely required in the above-described area prior to implementing the mat slab option.

Ground improvement methods that reduce the potential for liquefaction include compaction grouting, vibro-compaction and vibro-replacement, deep soil mixing, and dynamic deep compaction. The site itself limits some of the options. Dynamic deep compaction, which involves dropping a large weight from a predetermined height, is not feasible due to the presence of the existing walls. Deep soil mixing has the same pitfalls as using drilled shafts. The other limitation is that we only want to improve the questionable soils below 35 feet and not those above. The soils encountered above 35 feet, although discontinuous in layers, appear in thicknesses that yield differential settlements within the between column tolerances. If we were to improve these soils, we would need to improve the entire site. Therefore, based on discussions with a ground improvement contractor, compaction grouting appears to be the most feasible method for improving isolated areas below 35 feet.

Please note that the liquefaction data from the Cone Penetrometer Tests indicates that, although encountered in most of the test locations, the susceptible layers appear to be discontinuous (appearing at varying depths in varying thicknesses) throughout the site. This is further evidence that the susceptibility to liquefaction-induced lateral spreading is low.

Densification

Densification is the settlement of loose, granular soils above the groundwater level due to earthquake shaking. Densification typically occurs in soils that, if saturated, would be susceptible to liquefaction or in old fills. Granular soils were encountered above the groundwater at the site. However, these soils were either dense enough (see discussion in "Liquefaction" section) or thin enough that densification would have little impact at the site. Old fills were also encountered at the site. Provided the fills are excavated and recompacted as recommended herein; we judge the potential for densification to impact the site is low.

Lurching

Seismic slope failure or lurching is a phenomenon that occurs during earthquakes when slopes or man-made embankments yield and displace in the unsupported direction. As part of our analysis of lateral spreading potential discussed in the "Liquefaction" section, we evaluated the creek embankment under seismic loading conditions and a non-liquefied state for the granular soils. That analysis also yielded satisfactory factors of safety. Therefore, we judge the potential for impact to the proposed Santa Rosa Cannery from the occurrence of this phenomenon at the site is low. However, some secondary earthquake effects are unpredictable as to location and extent, as evidenced by the 1989 Loma Prieta Earthquake.

Geotechnical Issues

General

Based on our study, we judge the proposed improvements can be built as planned, provided the recommendations presented in this report are incorporated into its design and construction. The primary geotechnical concerns during design and construction of the project are:

1. The presence of 3 to 9 feet of moderately expansive heterogeneous fill.

2. The presence of expansive natural soils below the fill.

3. The presence of potentially liquefiable soils.

4. Differential settlement between the new structure and the existing southern and eastern walls and the differential settlement between new columns..

5. The strong ground shaking predicted to impact the site during the life of the project.

Heterogeneous Fill

Heterogeneous fills of unknown quality and unknown method of placement, such as those found at the site, can settle and/or heave erratically under the load of new fills, structures and slabs. Footings and slabs supported on heterogeneous fill could also crack as a result of such erratic movements. Thus, it will be necessary to remove the heterogeneous fill and replace it as an engineered fill of even thickness if it is to be used for structural support. For the purposes of this report, even thickness is defined as a

differential fill thickness of less than 3 feet. In order to provide even thickness in the building pad, it may be necessary to excavate natural soils below the existing heterogeneous fill and replace them as engineered fill. Even with a differential fill thickness of less than 3 feet, because of the size and potential loading of the structure, the foundation system should consist of a mat slab, which may be designed as a post-tensioned slab.

Expansive Soil

In addition, the heterogeneous fill and underlying natural soils are moderately expansive. Expansive surface soils, such as those found at the site, shrink and swell as they lose and gain moisture during the local weather cycle. The resulting volumetric changes can heave and crack lightly loaded foundations and slabs. The detrimental effects of these movements can be remediated by pre-swelling the expansive soils and covering them with a moisture fixing and confining blanket of properly compacted select fill, as subsequently defined. In building areas, the blanket thickness required depends on the expansion potential of the soils and the anticipated performance of the foundations and slabs. In order to effectively reduce foundation and slab heave given the expansion potential of the site's soils, a blanket thickness of 30 inches would typically be required. However, provided the foundation consists of a mat slab as recommended herein, select fill will not be required as long as the slab is at least 36 inches thick or has a thickened edge that extends to a depth of 36 inches. In exterior slab areas, the select fill blanket need only be 12 inches thick.

Potentially Liquefiable Soils

As discussed previously, potentially liquefiable soils were encountered at the site. Depending on foundation depth and type, bearing capacity failure could be an issue at the site, as well as differential settlement between proposed columns. Proposed foundations

need to account for movement due to earthquake-induced liquefaction. As discussed in the "Liquefaction" section, the layers of potentially liquefiable soils encountered at Lines D and G at 2.7 need to be improved by means of compaction grouting.

Foundation and Slab Support - Provided grading and ground improvement are performed as discussed above and the slab is designed as recommended herein, satisfactory foundation support can be obtained from a mat slab that bottoms on the engineered fill.

Exterior Slabs and Pavements - Exterior slabs and pavements will heave and crack as the expansive soils shrink and swell through the yearly weather cycle. Slab and pavement cracking and distress are typically concentrated along edges where moisture content variation is more prevalent within subgrade soils. Slab and pavement performance and the incidence of repair can be reduced by covering the pre-swelled expansive soils with at least 12 inches of select fill (see "On-Site Soil Quality" section) prior to constructing the slab or pavement required to carry the anticipated traffic.

On-Site Soil Quality

All fill materials used in the upper 12 inches of exterior slab and pavement subgrade must be select, as subsequently described in "Recommendations." We anticipate that, with the exception of organic matter and of rocks or lumps larger than 6 inches in diameter, the excavated material will be suitable for re-use as general fill, but will not be suitable for use as select fill unless stabilized with lime.

Select Fill

The select fill can consist of approved on-site soils or import materials with a low expansion potential, or lime stabilized on-site clayey soils. Lime stabilized soils may

prevent the growth of landscape vegetation due to the inherent elevated pH level of the soil. The geotechnical engineer must approve the use of on-site soils as select fill during grading.

Settlement

Provided remedial grading is performed as recommended herein, we estimate that total consolidation settlement of column footings will range from ½ to 7/8 –inch and that differential settlement between columns will be less than ¼-inch. This value, when coupled with the estimated earthquake-induced differential settlement, adds up to less than ½-inch of potential differential settlement between adjacent columns, which is within the allowable tolerance.

We also evaluated the potential differential settlement between the existing walls and the new foundation. We found that the wall has likely completed its settlement for the current loading condition, and therefore, differential settlement between the existing wall and the new foundation could be on the order of ½-inch. We understand the existing walls will be structurally attached to the new foundation and structure, which means the walls are likely to settle more under the additional loading, and thus reduce differential settlement.

Surface Drainage

Surface runoff typically sheet flows over the ground surface but can be concentrated by the planned site grading, landscaping, and drainage. The surface runoff can pond against structures and cause deeper than normal soil heave. Therefore, strict control of surface runoff is necessary to provide long-term satisfactory performance. It will be necessary to divert surface runoff around improvements and provide positive drainage away from structures. This can be achieved by constructing the building pad

several inches above the surrounding area and conveying the runoff into man made drainage ditches or natural swales that lead downgradient of the site.

RECOMMENDATIONS

Seismic Design

The site is within 1997 Uniform Building Code (UBC) (ICBO, 1997) seismic zone 4; therefore, a Seismic Zone Factor "Z" of 0.4 (Table 16-I), modified as necessary to conform with ordinance(s) adopted by the City of Santa Rosa, should be used. The soil profile at the site approximates type S_D (Table 16-J). The 1997 UBC has identified the locations of known active fault near-source zones in California and along the California/Nevada border. The purpose of these zones is to determine a near-source factor to be used in design for every site located within Seismic Zone 4. The near-source zones have been mapped considering the surface projection of the source (as opposed to the mapped surface expression of the fault) using the dip angle of the fault. For non-vertical faults, the dip of the fault is an important parameter because it determines the location of the fault at depth.

Active faults have been classified as A, B, or C in accordance with the criteria specified in the 1997 UBC (Table 16-U). Only faults classified as A or B are shown on the 1997 UBC maps (ICBO, 1998) because the UBC assumes faults classified as C do not increase the near-source factor. The distance from the site to the A and B faults that have the potential to control the near-source factors are listed in Table 3 below. The distances shown in Table 3 are not converted from Table 2, presented earlier. Each table measures different distances, as previously discussed.

TABLE 3

1997 UBC NEAR-SOURCE ZONE DISTANCES

Fault	Direction	Fault Type	Distance-km
Rodgers Creek	E	A	2 ½
Maacama (south)	N	B	> 15

Using Tables 16-S and 16-T of the 1997 UBC and Table 3, the near-source factors, N_a and N_v, for the site are 1.45 and 1.95, respectively. The project structural engineer should determine the appropriate seismic response coefficients (C_a and C_v) needed to determine total design lateral force in accordance with the UBC.

Grading

Site Preparation

Areas to be developed should be cleared of vegetation and debris including that left by the removal of obsolete structures. Cleared and grubbed material should be removed from the site and disposed of in accordance with County Health Department guidelines. We did not observe septic tanks or leach lines during our study. However, we understand an underground vault is located off the northeast corner and one underground tank was encountered during demolition in the northwest corner. EBA Engineering has been providing environmental consultation regarding these issues. Any such appurtenances found during grading should be capped and sealed and/or excavated and removed from the site, respectively, in accordance with established guidelines and requirements of the County Health Department. Voids created during clearing should be backfilled with engineered fill as recommended herein.

Stripping

Areas to be graded should be stripped of the upper few inches of soil containing organic matter. Soil containing more than two percent by weight of organic matter should be considered organic. Actual stripping depth should be determined by a representative of the geotechnical engineer in the field at the time of stripping. The strippings should be removed from the site, or if suitable, stockpiled for re-use as topsoil in landscaping.

Excavations

Following initial site preparation, excavation should be performed as planned or recommended herein. Excavations extending below the proposed finished grade should be backfilled with suitable materials compacted to the requirements given below.

Within the building, exterior slab, and pavement areas, the old fill should be excavated in its entirety (3 to 9 feet in our borings). The excavation should be deepened, as necessary, to allow for the placement of engineered fill with an even thickness across the building in order to reduce differential settlement. This may require overexcavation of native soils in areas with less heterogeneous fill. This excavation should not extend to within a 1:1 imaginary line extending down from the bottom of the footings for the existing brick walls.

Where possible, the excavation of heterogeneous fill should extend at least 5 feet beyond the outside edge of the exterior footings of the proposed buildings and 3 feet beyond the edge of exterior slabs and pavements. The excavated materials should be stockpiled for later use as compacted fill, or removed from the site, as applicable.

At all times, temporary construction excavations should conform to the regulations of the State of California, Department of Industrial Relations, Division of Industrial Safety or other stricter governing regulations. The stability of temporary cut slopes, such as those constructed during the installation of underground utilities, should be the responsibility of the contractor. Depending on the time of year when grading is

performed, and the surface conditions exposed, temporary cut slopes may need to be excavated to 1¼:1, or flatter. The tops of the temporary cut slopes should be rounded back to 2:1 in weak soil zones.

Fill Quality

All fill materials should be free of perishable matter and rocks or lumps over 6 inches in diameter and must be approved by the geotechnical engineer prior to use. The upper 12 inches of fill beneath and within 3 feet of exterior slabs and pavement edges should be select fill. We judge the on-site soils are generally suitable for use as general fill but will not be suitable for use as select fill unless they are stabilized with lime. Lime stabilized soils may prevent the growth of landscape vegetation due to the inherent elevated pH level of the soil.

Select Fill

Select fill should be free of organic matter, have a low expansion potential, and conform in general to the following requirements:

SIEVE SIZE	PERCENT PASSING (By Dry Weight)
6 inch	100
4 inch	90 - 100
No. 200	10 - 60

Liquid Limit - 40 Percent Maximum
Plasticity Index - 15 Percent Maximum
R-value - 20 Minimum (pavement areas only)

Expansive on-site soils may be used as select fill if they are stabilized with lime. In general, imported fill, if needed, should be select. Material not conforming to these

requirements may be suitable for use as import fill; however, it shall be the contractor's responsibility to demonstrate that the proposed material will perform in an equivalent manner. The geotechnical engineer should approve imported materials prior to use as compacted fill. The grading contractor is responsible for submitting, at least 72 hours (3 days) in advance of its intended use, samples of the proposed import materials for laboratory testing and approval by the soils engineer.

Lime Stabilization

For preliminary planning purposes, we estimate that high calcium lime mixed at about 5 percent (dry weight) will stabilize the expansive site soils. The percentage of lime required needs to be verified prior to construction with laboratory R-value and/or pH testing.

The lime stabilization should be performed in accordance with Section 24 of the Caltrans Standard Specifications except that a curing seal will not be required, provided the moisture content of the lime-stabilized material is maintained at or above optimum moisture content until it is permanently covered with subsequent construction. Lime stabilized materials are generally not suitable for reuse as general fill, select fill or backfill after compaction has taken place.

Fill Placement

The surface exposed by stripping and removal of heterogeneous fill should be scarified to a depth of at least 6 inches, uniformly moisture-conditioned to about 4 percent above optimum and compacted to at least 90 percent of the maximum dry density of the materials as determined by ASTM Test Method D-1557. Approved fill material should then be spread in thin lifts, uniformly moisture-conditioned to near optimum and properly compacted. All structural fills, including those placed to establish site surface drainage, should be compacted to at least 90 percent relative compaction. Expansive soils

used as fill should be moisture-conditioned to about 4 percent above optimum. Only approved select materials should be used for fill within the upper 12 inches of exterior slab subgrades.

Permanent Cut and Fill Slopes

In general, cut and fill slopes should be designed and constructed at slope gradients of 2:1 (horizontal to vertical) or flatter, unless otherwise approved by the geotechnical engineer in specified areas. In expansive soil areas cut and fill slopes should be no steeper than 3:1. Where steeper slopes are required, retaining walls should be used.

Wet Weather Grading

Generally, grading is performed more economically during the summer months when on-site soils are usually dry of optimum moisture content. Delays should be anticipated in site grading performed during the rainy season or early spring due to excessive moisture in on-site soils. Special and relatively expensive construction procedures, including dewatering of excavations and importing granular soils, should be anticipated if grading must be completed during the winter and early spring or if localized areas of soft saturated soils are found during grading in the summer and fall.

Open excavations also tend to be more unstable during wet weather as groundwater seeps towards the exposed cut slope. Severe sloughing and occasional slope failures should be anticipated. The occurrence of these events will require extensive clean up and the installation of slope protection measures and thus delay projects. The general contractor is responsible for the performance, maintenance and repair of temporary cut slopes.

Ground Improvement

Grout should be injected at high pressure into the potentially liquefiable soil in a grid pattern. Two separate grids should be developed with one centered on CPT-14 and the other around CPT-15. These are the two CPTs where significant potentially liquefiable soils were encountered below 35 feet. The proposed grids should cover the improvement area indicated on Plate 2. Spacing for the grid pattern should be determined by the grout company and should be sufficient to provide an average improved normalized blow count of at least 25 blows per foot with no one blowcount less than 23 blows per foot or Cone Penetration Tests should yield a Factor of Safety of at least 1.0. The treatment zone should extend from 35 to 42 feet below the ground surface unless adjusted by the geotechnical engineer. Confirmation borings or Cone Penetration Tests should be performed by the geotechnical engineer at selected locations between grid points.

Foundation Support

Because of the potential for differential settlement due to discontinuous layers of liquefiable soils and variable thicknesses of heterogeneous fill, the structure should be supported on a mat slab that is designed to withstand the potential settlements discussed herein.

Mat Slabs

General - The mat slab should bottom on engineered fill. We understand that the slab will generally be a uniform thickness with the possibility of thickened areas where more significant loading occurs. Due to the presence of expansive soils, the mat slab should be either at least 36 inches thick or have thickened edges that extend at least 36 inches below lowest adjacent grade. The minimum thicknesses above are not required if the building pad

is capped with select fill that extends to a depth of at least 36 inches below lowest adjacent finished grade. For example, if the mat slab is 24 inches thick, then a 12 inch thick blanket of select fill is required. We understand that importing fill to finish the building pad may be required after the environmental work is completed at the site. Using select imported fill would allow a reduced thickness for the thickened edge of the slab.

The bottoms of excavations for thickened portions should be treated like footings and be thoroughly cleaned out or wetted and compacted using hand-operated tamping equipment prior to placing steel and concrete. This will remove the soils disturbed during beam excavations. Beam excavations should not be allowed to dry before placing concrete. If shrinkage cracks appear in soils exposed in the beam excavations, the soil should be thoroughly moistened to close all cracks prior to concrete placement. The moisture condition of the beam excavations should be checked by the geotechnical engineer no more than 24 hours prior to placing concrete.

The subgrade soils within and for a distance of 5 feet beyond the footprint of the building should be kept pre-swelled until the capillary moisture break is placed. The moisture content of the subgrade soils should be approved by the geotechnical engineer within 24 hours prior to placing the capillary moisture break.

Because mat slabs are designed to "float" as the underlying soils settle differentially, structural elements that are attached to the structure but have their own foundation should not be used or should be founded on the mat slab. In addition, concrete walkways should be:

1) Underlain by at least 12 inches of select fill;

2) Cast separate from the mat slab to allow differential settlement to occur without distressing the walkway;

3) Reinforced to reduce cracks; and

4) Grooved to induce cracking in a non-obtrusive manner.

Bearing Pressures/Modulus of Subgrade Reaction - Using the methods of Meyerhof (1963) and the site-specific laboratory data, we calculated allowable bearing pressures of 3000, 4500, 6000 pounds per square foot (psf), for dead loads, dead plus code live loads, and total loads (including wind and seismic), respectively, for spread footings. However, because we are using a mat foundation and in order to reduce potential total and differential settlement, we recommend reducing these allowable bearing pressures by ⅓ to 2000, 3000, and 4000 psf. Based on an R-value of 13 determined for a bulk sample of the potential subgrade soils, a modulus of subgrade reaction (k) of 80 pounds per cubic inch (pci) should be used for design.

Lateral Pressures - The portion of the mat slab extending into engineered fill may impose a passive equivalent fluid pressure and a friction factor of 350 pcf and 0.35, respectively, to resist sliding. Because full mobilization of the passive resistance requires some horizontal movement (diminished frictional resistance), the frictional component should be reduced by 50 percent if both passive pressure and friction are used simultaneously. Passive pressure should be neglected within the upper 12 inches, unless the soils are confined by concrete slabs or pavements.

Retaining Walls

Retaining walls constructed at the site must be designed to resist lateral earth pressures plus additional lateral pressures that may be caused by surcharge loads applied at the ground surface behind the walls.

Retaining walls free to rotate (yielding greater than 0.1 percent of the wall height at the top of the backfill) should be designed for active lateral earth pressures. If walls are

restrained by rigid elements to prevent rotation, they should be designed for "at rest" lateral earth pressures.

Retaining walls should be designed to resist the following earth equivalent fluid pressures (triangular distribution):

Active Pressure (level backfill)	35 pcf
Active Pressure (3:1 or steeper backfill)	55 pcf
At Rest Pressure	65 pcf

These pressures assume the use of select fill within the triangular zone behind the wall that is represented by an imaginary line extending up at a slope of 1:1 from the base of the wall, and do not consider additional loads resulting from adjacent foundations or other loads. If these additional surcharge loadings are anticipated, we can assist in evaluating their effects. The vertical component of the equivalent fluid pressure should not be used for design.

Where retaining wall backfill is subject to vehicular traffic, the walls should be designed to resist an additional surcharge pressure equivalent to two feet of additional backfill. Retaining walls will yield slightly during backfilling. Therefore, walls should be backfilled prior to building on or adjacent to the walls.

Backfill against retaining walls should be compacted to at least 90 and not more than 95 percent relative compaction. Over-compaction or the use of large compaction equipment should be avoided because increased compactive effort can result in lateral pressures higher than those recommended above.

Foundation Support

Retaining walls should be supported on the mat slab or, if they are separate from the building, on spread footings designed in accordance with the recommendations presented below. Retaining wall foundations should be designed by the project civil or structural engineer to resist the lateral forces set forth in this section.

Spread Footings

Spread footings should be at least 36 inches wide and should bottom on firm, natural soils or engineered fill at least 36 inches below lowest adjacent grade. On ungraded sloping terrain, the footings should be stepped as necessary to produce level tops and bottoms. Footings should be deepened as necessary to provide at least 7 feet of horizontal confinement between the footing bottoms and the face of the nearest slope.

The bottoms of all footing excavations should be thoroughly cleaned out or wetted and compacted using hand-operated tamping equipment prior to placing steel and concrete. This will remove the soils disturbed during footing excavations, or restore their adequate bearing capacity, and reduce post-construction settlements. Footing excavations should not be allowed to dry before placing concrete. If shrinkage cracks appear in soils exposed in the footing excavations, the soil should be thoroughly moistened to close all cracks prior to concrete placement. The moisture condition of the foundation excavations should be checked by the geotechnical engineer no more than 24 hours prior to placing concrete.

Bearing Pressures - Footings installed in accordance with these recommendations may be designed using allowable bearing pressures of 3000, 4500 and 6000 pounds per square foot (psf), for dead loads, dead plus code live loads, and total loads (including wind and seismic), respectively.

Lateral Pressures - The portion of spread footing foundations extending into firm natural soil or engineered fill may impose a passive equivalent fluid pressure and a friction factor of 400 pcf and 0.40, respectively, to resist sliding. Because full mobilization of the passive resistance requires some horizontal movement (diminished frictional resistance), the frictional component should be reduced by 50 percent if both passive pressure and friction are used simultaneously. Passive pressure should be

neglected within the upper 12 inches, unless the soils are confined by concrete slabs or pavements.

Wall Drainage and Backfill

Retaining walls should be backdrained as shown on Plate 65, Appendix A. The backdrains should consist of 4-inch diameter, rigid perforated pipe embedded in Class 2 permeable material. The pipe should be PVC Schedule 40 or ABS with SDR 35 or better, and the pipe should be sloped to drain to outlets by gravity. The top of the pipe should be at least 8 inches below lowest adjacent grade. The Class 2 permeable material should extend to within 1½ feet of the surface. The upper 1½ feet should be backfilled with compacted soil to exclude surface water. Expansive soils should not be used for wall backfill. Where expansive soils are present in the excavation made to install the retaining wall, the excavation should be sloped back 1:1 from the back of the footing or grade beam and the resultant excavation should be backfilled with select fill. The ground surface behind retaining walls should be sloped to drain. Where migration of moisture through retaining walls would be detrimental, retaining walls should be waterproofed.

Slab-On-Grade

Provided grading is performed in accordance with the recommendations presented herein, exterior slabs should be underlain by at least 12 inches of select engineered fill (not counting the slab rock). Slab-on-grade subgrade should be rolled to produce a dense, uniform surface. The future expansion potential of the subgrade soils should be reduced by thoroughly presoaking the slab subgrade prior to concrete placement. The moisture condition of the subgrade soils should be checked by the geotechnical engineer no more than 24 hours prior to placing the capillary moisture break. The slabs should be underlain with a capillary moisture break consisting of at least 4 inches of clean, free-draining

crushed rock or gravel (excluding pea gravel) at least ¼-inch and no larger than ¾-inch in size. Interior slabs subject to vehicular traffic should be underlain by crushed rock. Class 2 aggregate base can be used for slab rock under exterior slabs. Where migration of moisture vapor through slabs would be detrimental, a moisture vapor barrier/retarder should be provided. Slabs should be designed by the project civil or structural engineer to support the anticipated loads and reduce cracking.

Utility Trenches

The shoring and safety of trench excavations is solely the responsibility of the contractor. Attention is drawn to the State of California Safety Orders dealing with "Excavations and Trenches."

Unless otherwise specified by the City of Santa Rosa, on-site, inorganic soil may be used as general utility trench backfill. Where utility trenches support pavements, slabs and foundations, trench backfill should consist of aggregate baserock. The baserock should comply with the minimum requirements in Caltrans Standard Specifications, Section 26 for Class 2 Aggregate Base. Trench backfill should be moisture-conditioned as necessary, and placed in horizontal layers not exceeding 8 inches in thickness, before compaction. Each layer should be compacted to at least 90 percent relative compaction as determined by ASTM Test Method D-1557. The top 6 inches of trench backfill below vehicle pavement subgrades should be moisture-conditioned as necessary and compacted to at least 95 percent relative compaction. Jetting or ponding of trench backfill to aid in achieving the recommended degree of compaction should not be attempted.

Pavements

Provided the site grading is performed to remediate expansive soil heave, as recommended herein, the uppermost 12-inches of pavement subgrade soils will be either imported select fill with a minimum R-value of 20 or lime stabilized site soils that generally have a R-value of at least 50. Based on those R-values we recommend the pavement sections listed in Tables 4 and 5 be used.

TABLE 4

PAVEMENT SECTIONS

WITH IMPORTED SELECT FILL SUBGRADE

TI	THICKNESS (feet)		
	ASPHALT CONCRETE	CLASS 2 AGGREGATE BASE	IMPORTED SELECT FILL*
7.0	0.30	1.05	1.0
6.5	0.30	0.95	1.0
6.0	0.25	0.85	1.0
5.5	0.25	0.75	1.0
5.0	0.20	0.70	1.0
4.5	0.20	0.60	1.0

* R-value ≥ 20

TABLE 5

PAVEMENT SECTIONS

WITH LIME STABILIZED SELECT FILL SUBGRADE

TI	THICKNESS (feet)		
	ASPHALT CONCRETE	CLASS 2 AGGREGATE BASE	LIME STABILIZED* SELECT FILL
7.0	0.30	0.50	1.0
6.5	0.30	0.50	1.0
6.0	0.25	0.50	1.0
5.5	0.25	0.50	1.0
5.0	0.20	0.50	1.0
4.5	0.20	0.50	1.0

* R-value ≥ 50

Pavement thicknesses were computed using Method 301 F of the Caltrans Highway Design Manual and are based on a pavement life of 20 years.

These recommendations are intended to provide support for the auto and light truck traffic represented by the indicated Traffic Indices. They are not intended to provide pavement sections for heavy concentrated construction storage or wheel loads such as forklifts, parked truck-trailers and concrete trucks or for post-construction concentrated wheel loads such as self-loading dumpster trucks.

In areas where heavy construction storage and wheel loads are anticipated, the pavements should be designed to support these loads. Support could be provided by increasing pavement sections or by providing reinforced concrete slabs. Alternatively, paving can be deferred until heavy construction storage and wheel loads are no longer present. Loading areas for self-loading dumpster trucks should be provided with reinforced concrete slabs at least 6 inches thick, and reinforced with No. 4 bars at 12-inch centers each way. Alternatively, the asphalt concrete section should be increased to at least 12 inches in these areas.

Prior to placement of aggregate base, the upper 6 inches of the pavement subgrade soils (excluding lime stabilized soils) should be scarified, uniformly moisture-conditioned to near optimum, and compacted to at least 95 percent relative compaction to form a firm, non-yielding surface. Lime stabilized select fill subgrade soils should be compacted as specified in Section 24 of the Caltrans Standard Specifications.

Aggregate base materials should be spread in thin layers, uniformly moisture-conditioned, and compacted to at least 95 percent relative compaction to form a firm, non-yielding surface. The materials and methods used should conform to the requirements of the City of Santa Rosa and the current edition of the Caltrans Standard Specifications, except that compaction requirements should be based on ASTM Test Method D-1557. Aggregate used for the base course should comply with the minimum requirements specified in Caltrans Standard Specifications, Section 26 for Class 2 Aggregate Base.

Wet Weather Paving

In general, the pavements should be constructed during the dry season to avoid the saturation of the subgrade and base materials, which often occurs during the wet winter months. If pavements are constructed during the winter, a cost increase relative to drier weather construction should be anticipated. Unstable areas may have to be overexcavated to remove soft soils. The excavations will probably require backfilling with imported crushed (ballast) rock. The geotechnical engineer should be consulted for recommendations at the time of construction.

Geotechnical Drainage

Surface water should be diverted away from slopes, foundations and edges of pavements. Surface drainage gradients within 5 feet of building foundations should be

constructed with a minimum slope of 2 percent for paved areas and 4 percent for unpaved areas. Where a flatter gradient is required to satisfy design constraints, area drains should be installed with a spacing no greater than about 20 feet. Roofs should be provided with gutters and the downspouts should be connected to closed (glued Schedule 40 PVC or better) conduits discharging into the site's surface drainage system. Roof downspouts and surface drains must be maintained entirely separate from perimeter foundation drains, slab underdrains, and retaining wall backdrains.

Water seepage or the spread of extensive root systems into the soil subgrade of footings, slabs or pavements could cause differential movements and consequent distress in these structural elements. Landscaping should be planned with consideration for these potential problems.

Maintenance

Periodic land maintenance will be required. Surface and subsurface drainage facilities should be checked frequently, and cleaned and maintained as necessary or at least annually. A dense growth of deep-rooted ground cover must be maintained on all slopes to reduce sloughing and erosion. Sloughing and erosion that occurs must be repaired promptly before it can enlarge.

Supplemental Services

RGH Consultants, Inc. (RGH) recommends that we be retained to review the project plans and specifications to determine if they are consistent with our recommendations. In addition, we should be retained to observe construction, particularly compaction grouting, site excavations, compaction of fills and backfills, foundation and subdrain installations, and perform field and laboratory testing. As part of these services,

we recommend that prior to construction a meeting be held at the site that includes, but is not limited to, the owner or owner's representative, the general contractor, the grading contractor, the foundation contractor, the underground contractor, any specialty contractors, the project civil engineer, other members of the project design team and RGH. This meeting should serve as a time to discuss and answer questions regarding the recommendations presented herein and to establish the coordination procedure between the contractors and RGH.

If, during construction, we observe subsurface conditions different from those encountered during the explorations, we should be allowed to amend our recommendations accordingly. If different conditions are observed by others, or appear to be present beneath excavations, RGH should be advised at once so that these conditions may be evaluated and our recommendations reviewed and updated, if warranted. The validity of recommendations made in this report is contingent upon our being notified and retained to review the changed conditions.

If more than 18 months have elapsed between the submission of this report and the start of work at the site, or if conditions have changed because of natural causes or construction operations at, or adjacent to, the site, the recommendations made in this report may no longer be valid or appropriate. In such case, we recommend that we be retained to review this report and verify the applicability of the conclusions and recommendations or modify the same considering the time lapsed or changed conditions. The validity of recommendations made in this report is contingent upon such review.

These supplemental services are performed on an as-requested basis and are in addition to this geotechnical study. We cannot accept responsibility for items that we are not notified to observe or for changed conditions we are not allowed to review.

LIMITATIONS

This report has been prepared by RGH for the exclusive use of Santa Rosa Canners and their consultants as an aid in the design and construction of the proposed project described in this report.

The validity of the recommendations contained in this report depends upon an adequate testing and monitoring program during the construction phase. Unless the construction monitoring and testing program is provided by our firm, we will not be held responsible for compliance with design recommendations presented in this report and other addendum submitted as part of this report.

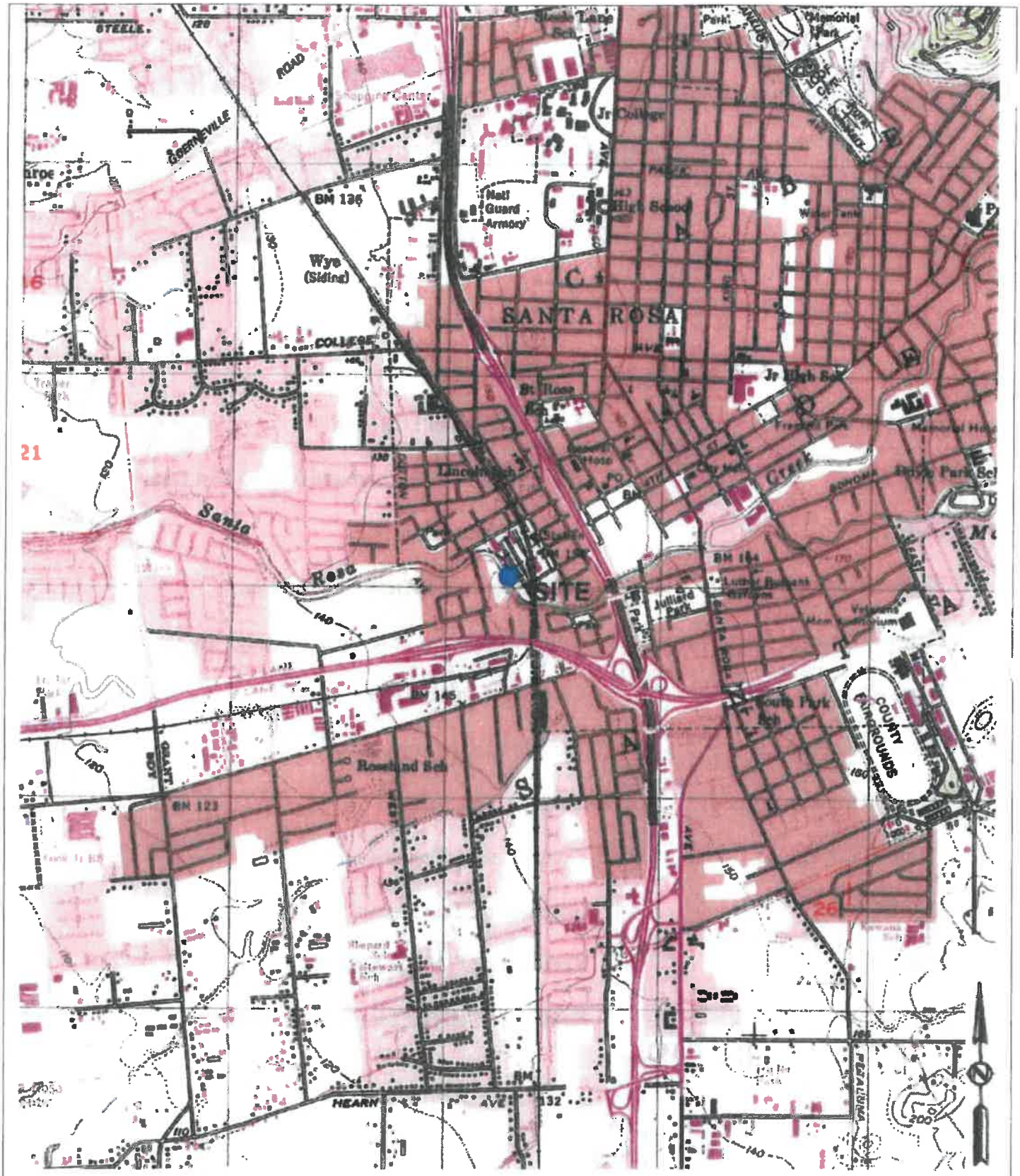
Our services consist of professional opinions and conclusions developed in accordance with generally accepted geotechnical engineering principles and practices. We provide no other warranty, either expressed or implied. Our conclusions and recommendations are based on the information provided to us regarding the proposed construction, the results of our field exploration, laboratory testing program, and professional judgment. Verification of our conclusions and recommendations is subject to our review of the project plans and specifications, and our observation of construction.

The test borings represent subsurface conditions at the locations and on the date indicated. It is not warranted that they are representative of such conditions elsewhere or at other times. Site conditions and cultural features described in the text of this report are those existing at the time of our field explorations between September 30, 2004 and October 14, 2005, and may not necessarily be the same or comparable at other times.

The scope of our services did not include an environmental assessment or a study of the presence or absence of toxic mold and/or hazardous, toxic or corrosive materials in the soil, surface water, groundwater or air (on, below or around this site), nor did it include an evaluation or study for the presence or absence of wetlands. These studies should be conducted under separate cover, scope and fee and should be provided by a qualified expert in those fields.

APPENDIX A - PLATES

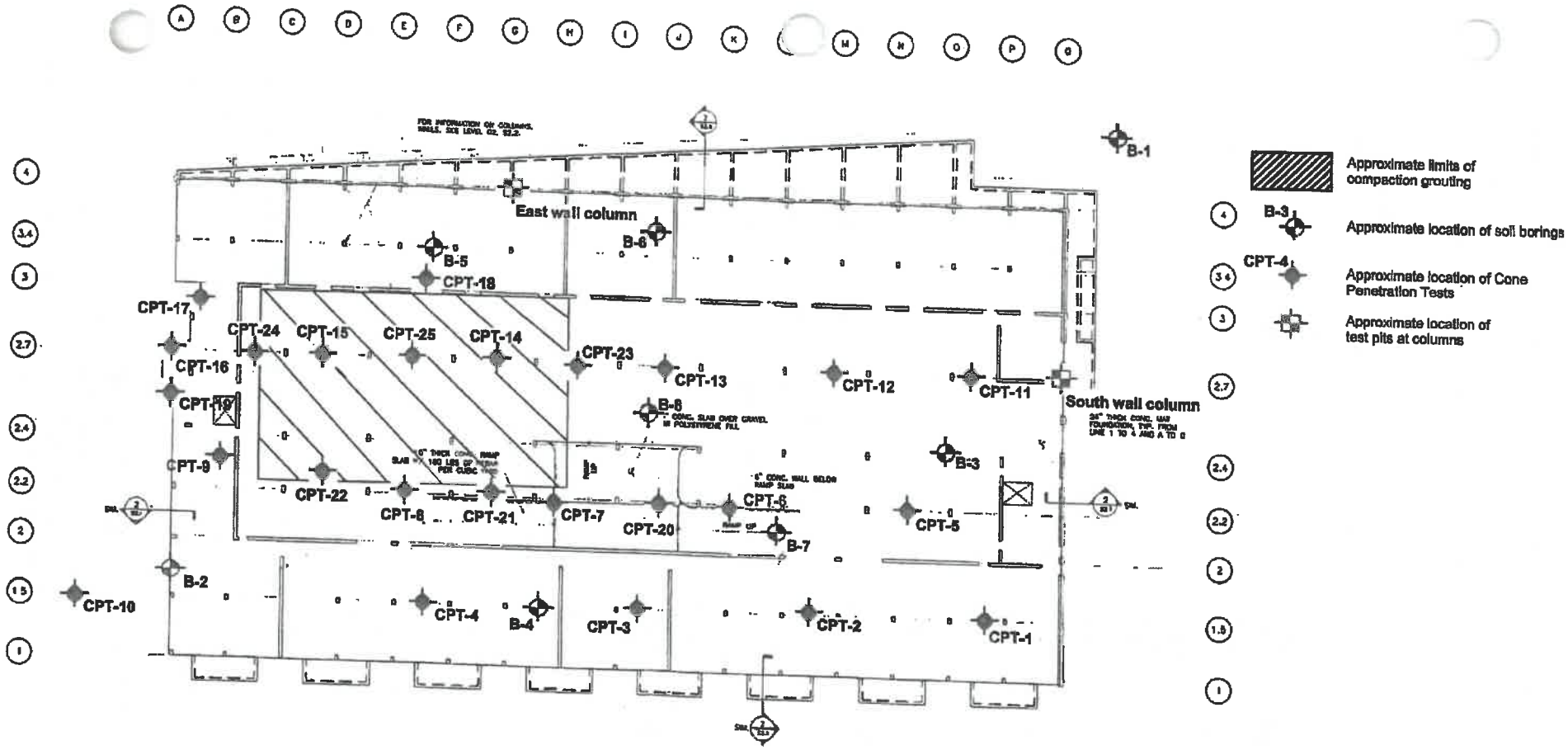
LIST OF PLATES



Reference: Maptech TopoQuad, Santa Rosa, California Quadrangle

Scale: 1" = 2000'

RGH Consultants, Inc.	Job No: 2184.01.04.1 Appr: EC Drwn: jj Date: NOV. 05	**SITE LOCATION MAP** Santa Rosa Cannery 3 West Third Street Santa Rosa, California	PLATE 1



1 LEVEL 01 AND FOUNDATION PLAN

Reference: Level 01 and Foundation Plan provided by Structural Design Engineers.

Approximate Scale: 1" = 30'

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: JJ
Date: NOV. 05

EXPLORATION PLAN
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 2

EQUIPMENT: Truck-Mounted, 8-inch Hollow-Stem Auger

LOGGED BY: TW DATE: 9-30-04

DRILLER: Pearson Drilling ELEVATION: **

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
						0	Asphalt
						1	GRAY GRAVEL WITH SAND (GP), dense, dry (Fill).
						2	BROWN AND GRAY CLAYEY SAND (SC), medium dense, moist (Fill).
				19		3	DARK BROWN CLAY WITH SAND (CH), very stiff, moist.
				28		4	
						5	
						6	
						7	GRAY BROWN SANDY CLAY (CL-CH), very stiff, very moist.
				20		8	
						9	
						10	
				28		11	GRAY SAND WITH CLAY AND GRAVEL (SP-SC), medium dense, moist.
						12	LIGHT BROWN SANDY CLAY (CL), medium stiff, wet.
						13	Water at 13 feet at time of drilling.
						14	
See Classification (Plate 43) See Particle Size Analysis (Plate 45)	105	20.2	62	6		15	
						16	
						17	LIGHT BROWN CLAYEY SAND WITH GRAVEL (SC), medium dense, wet.
						18	
			22	24		19	
						20	
						21	
						22	BROWN SAND WITH GRAVEL (SP), very dense, wet.
						23	
				50+		24	

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: Nov 2005

LOG OF BORING 1
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 3A

EQUIPMENT: Truck-Mounted, 8-Inch Hollow-Stem Auger
LOGGED BY: TW DATE: 9-30-04
DRILLER: Pearson Drilling ELEVATION: **

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
						25	
						26	
						27	
						28	OLIVE BROWN CLAY (CH), very stiff, very moist.
						29	
				27		30	
						31	
						32	
						33	
						34	
				27		35	Color changes to gray
						36	
						37	
						38	
						39	
				50+		40	BROWN AND GRAY SAND WITH GRAVEL (SP), very dense, wet.
						41	
						42	
						43	
						44	
				50+		45	
						46	
						47	
						48	
						49	BROWN CLAYEY SAND WITH GRAVEL (SC), very dense, wet.

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: PC
Drwn: JJ
Date: Nov 2005

LOG OF BORING 1
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 3B

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)
				50+	■	50
						51
						52
						53
						54
				50+	■	55

EQUIPMENT: Truck-Mounted, 8-Inch Hollow-Stem Auger
LOGGED BY: TW DATE: 9-30-04
DRILLER: Pearson Drilling ELEVATION: **

Bottom of Boring.

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: Nov 2005

LOG OF BORING 1
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
3C

EQUIPMENT: Truck-Mounted, 8-Inch Hollow-Stem Auger
LOGGED BY: TW DATE: 9-30-04
DRILLER: Pearson Drilling ELEVATION: **

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
						0	GRAY GRAVEL (GP), medium dense, dry (Fill).
						1	
				25		2	BROWN SANDY CLAY WITH GRAVEL (CL), very stiff, moist (Fill).
						3	
						4	
				26		5	
						6	with occasional brick pieces
						7	
						8	
						9	
						10	ORANGE-BROWN AND GRAY SANDY CLAY (CL), stiff to very stiff, moist.
			56	17		11	
						12	
						13	
						14	ORANGE CLAYEY SAND (SC), medium dense, moist.
						15	
See Particle Size Analysis (Plate 46)			14	14		16	
						17	Water at 17 feet at time of drilling.
						18	BROWN CLAY WITH SAND (CL-CH), medium stiff, wet.
				7		19	
						20	
			13	32		21	BROWN CLAYEY SAND WITH GRAVEL (SC), dense, wet.
						22	
						23	GRAY-BROWN CLAYEY SAND (SC), medium dense, wet.
						24	

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: Nov 2005

LOG OF BORING 2
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 4A

EQUIPMENT: Truck-Mounted, 8-Inch Hollow-Stem Auger
LOGGED BY: TW DATE: 9-30-04
DRILLER: Pearson Drilling ELEVATION: **

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
See Classification (Plate 43) See Particle Size Analysis (Plate 47)	107	17.9	14	24		25–28	
				19		29–33	BROWN CLAY WITH SAND (CL-CH), very stiff, wet.
			19	26		34–38	BROWN CLAYEY SAND (SC), medium dense, wet.
				50+		39–44	GRAY AND BROWN SAND WITH GRAVEL (SP), very dense, wet.
				50+		45–49	

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: Nov 2005

LOG OF BORING 2
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 4B

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
						50	
						51	
						52	
						53	
						54	LIGHT BROWN SANDY CLAY (CL), very stiff to hard, wet.
						55	
				22	■	56	
						57	
						58	
						59	
				50+	■	60	
						61	
						62	
						63	
						64	
						65	
				33	■	66	
						67	
						68	
						69	
						70	
				50+	■	71	

Bottom of Boring.

EQUIPMENT: Truck-Mounted, 8-inch Hollow-Stem Auger
LOGGED BY: TW DATE: 9-30-04
DRILLER: Pearson Drilling ELEVATION: **

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: Nov 2005

LOG OF BORING 2
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 4C

EQUIPMENT: 8 by 8 Drill Rig with 4" Diameter Solid Auger
LOGGED BY: TW DATE: 10-22-04
DRILLER: Clearheart Drilling ELEVATION: **

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
						0	Concrete
						1	DARK BROWN SANDY CLAY (CL), stiff, very moist (Fill).
						2	
				9		3	
						4	BROWN AND ORANGE CLAYEY SAND WITH GRAVEL (SC), loose, very moist (Fill).
				5		5	BROWN CLAY WITH SAND (CL), medium stiff, wet.
						6	
						7	
See Strength Test Data (Plate 50)	100	22.4		15		8	becomes very stiff
						9	
						10	
See Strength Test Data (Plate 51)	106	18.5		14		11	
						12	
						13	
						14	BROWN CLAYEY SAND (SC), loose, wet.
						15	
See Classification (Plate 43) See Particle Size Analysis (Plate 48)	93	29.1	43	7		16	
						17	
						18	
						19	BROWN CLAY WITH SAND (CL-CH), very stiff, wet.
						20	
See Strength Test Data (Plate 52)	104	20.8		25		21	
							Bottom of Boring. No free groundwater encountered.

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: Nov 2005

LOG OF BORING 3
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 5

EQUIPMENT: 8 by 8 Drill Rig with 4" Diameter Solid Auger
LOGGED BY: TW DATE: 10-21-04
DRILLER: Clearheart Drilling ELEVATION: **

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
						0	Concrete
						1	BROWN SANDY CLAY (CL) stiff, moist (Fill).
						2	
				12		3	
						4	BROWN CLAYEY SAND (SC), medium dense, moist, with occasional brick pieces (Fill).
				12		5	
						6	BROWN SANDY CLAY (CL), stiff, moist.
						7	
	106	15.2		20		8	
						9	
						10	
				32		11	BROWN AND ORANGE CLAYEY SAND (SC), medium dense to dense, moist.
						12	
						13	
						14	
						15	
See Classification (Plate 43) See Particle Size Analysis (Plate 49)	91	22.5	30	13		16	medium dense
						17	
						18	
						19	GRAY CLAY WITH SAND (CL), stiff, wet.
						20	
See Strength Test Data (Plate 53)	101	24.2		10		21	
						22	Water at 22 feet at time of drilling.
						23	
						24	

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: Nov 2005

LOG OF BORING 4
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 6A

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
						25	
	84	36.1		8		26	
						27	
						28	
						29	
				50+		30	GRAY GRAVEL WITH SAND (GP), very dense, wet.

EQUIPMENT: 8 by 8 Drill Rig with 4" Diameter Solid Auger
LOGGED BY: TW DATE: 10-21-04
DRILLER: Clearheart Drilling ELEVATION: **

Bottom of Boring.

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: Nov 2005

LOG OF BORING 4
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 6B

EQUIPMENT: 8 by 8 Drill Rig with 4" Diameter Solid Auger
LOGGED BY: TW DATE: 10-21-04
DRILLER: Clearheart Drilling ELEVATION: **

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
						0	Concrete
						1	DARK BROWN CLAY WITH SAND (CL), very stiff, very moist (Fill).
						2	
				15		3	
						4	Sand lense at 3½ feet. DARK BROWN CLAY WITH SAND (CL-CH), stiff, very moist to wet.
See Strength Test Data (Plate 54)	97	27.0		14		5	
						6	
						7	
See Consolidation Test Data (Plate 62)	98	26.7		8		8	Color changes to brown
						9	
						10	
See Strength Test Data (Plate 55)	97	27.3		16		11	
						12	
						13	
						14	GRAY SANDY CLAY (CL), stiff, very moist to wet.
						15	
See Strength Test Data (Plate 56)	106	20.8		12		16	
						17	
						18	Water at 18 feet at time of drilling.
						19	
						20	
				18		21	BROWN CLAY WITH SAND (CL), very stiff, wet.
							Bottom of Boring.

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: Nov 2005

LOG OF BORING 5
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 7

EQUIPMENT: 8 by 8 Drill Rig with 4" Diameter Solid Auger
LOGGED BY: TW DATE: 10-21-04
DRILLER: Clearheart Drilling ELEVATION: **

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
						0	Concrete
						1	BROWN AND GRAY SANDY CLAY (CL), very stiff, moist, with occasional brick pieces (Fill).
						2	
				17		3	
						4	
				15		5	
						6	
						7	BROWN SANDY CLAY (CL), very stiff, moist.
	96	22.5		24		8	
						9	
						10	
See Strength Test Data (Plate 60)				14		11	
						12	
						13	
						14	
						15	
See Consolidation Test Data (Plate 63)	102	25.3		10		16	
See Strength Test Data (Plate 57)	105	21.9					

Bottom of Boring.
No free groundwater encountered.

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: [illegible]
Drwn: JJ
Date: Nov 2005

LOG OF BORING 6
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 8

EQUIPMENT: 8 by 8 Drill Rig with 4" Diameter Solid Auger
LOGGED BY: TW DATE: 10-22-04
DRILLER: Clearheart Drilling ELEVATION: **

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
						0	Concrete
						1	BROWN SANDY CLAY (CL), stiff, moist, with occasional brick pieces (Fill).
						2	
				10		3	
						4	
	95	21.3		10		5	BROWN SANDY CLAY (CL), stiff, moist.
						6	
						7	
				31		8	
						9	BROWN CLAYEY SAND (SC), dense, moist.
						10	
	109	14.8		11		11	BROWN SANDY CLAY (CL), stiff, moist.
						12	
						13	
						14	
						15	
	107	11.2		24		16	GRAY-BROWN SAND (SP), medium dense to dense, very moist, with occasional gravel.
						17	
						18	Water at 18½ feet at time of drilling.
						19	
						20	
	103	15.6		29		21	
						22	
						23	
						24	

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: Nov 2005

LOG OF BORING 7
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 9A

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
				50+		25	
						26	
						27	
						28	
						29	
						30	
						31	
						32	
						33	ORANGE-BROWN CLAYEY SAND (SC), very dense, wet.
						34	
				50+		35	
						36	
							Bottom of Boring.

EQUIPMENT: 8 by 8 Drill Rig with 4" Diameter Solid Auger
LOGGED BY: TW DATE: 10-22-04
DRILLER: Clearheart Drilling ELEVATION: **

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: Nov 2005

LOG OF BORING 7
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 9B

EQUIPMENT: 8 by 8 Drill Rig with 4" Diameter Solid Auger
LOGGED BY: TW DATE: 10-22-04
DRILLER: Clearheart Drilling ELEVATION: **

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
						0	Concrete
						1	ORANGE AND BROWN CLAYEY SAND (SC), dense, moist (Fill).
				31		2	
						3	
						4	
	91	27.2		8		5	DARK BROWN AND ORANGE SANDY CLAY (CL), stiff, wet.
						6	
						7	DARK GRAY-BROWN CLAY WITH SAND (CL), very stiff, very moist.
	98	18.6		22		8	
						9	
						10	
	104	19.4		22		11	
						12	
						13	DARK GRAY CLAYEY SAND (SC), loose, wet.
						14	Water at 14½ feet at time of drilling.
						15	
	99	26.4		9		16	DARK GRAY-BROWN SANDY CLAY (CL), stiff, wet.
						17	
						18	
						19	
						20	becomes very stiff
				29		21	GRAY CLAYEY SAND WITH GRAVEL (SC), dense, wet.
						22	
						23	
						24	

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: JJ
Date: Nov 2005

LOG OF BORING 8
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
10A

Other Laboratory Tests	Dry Density (pcf)	Moisture Content (%)	% Passing #200 Sieve	Blows/foot*	Sample	DEPTH (FEET)	
						25	
				37		26	
						27	
						28	
						29	
				28		30	BROWN CLAY WITH SAND (CL), very stiff, wet.
						31	

EQUIPMENT: 8 by 8 Drill Rig with 4" Diameter Solid Auger
LOGGED BY: TW DATE: 10-22-04
DRILLER: Clearheart Drilling ELEVATION: **

Bottom of Boring.

* Converted to equivalent standard penetration blow counts.
** Existing ground surface.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: JJ
Date: Nov 2005

LOG OF BORING 8
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
10B

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVEL (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVEL, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVEL, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
		GRAVEL WITH FINES (OVER 12% OF FINES)		GM	SILTY GRAVEL, POORLY GRADED GRAVEL-SAND-SILT MIXTURES
				GC	CLAYEY GRAVEL, POORLY GRADED GRAVEL-SAND-CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SAND, GRAVELLY SAND, LITTLE OR NO FINES
				SP	POORLY-GRADED SAND, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (OVER 12% OF FINES)		SM	SILTY SANDS, POORLY GRADED SAND-SILT MIXTURES
				SC	CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50			ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50			MH	ORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS AND OTHER SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

KEY TO TEST DATA

Consol - Consolidation
LL - Liquid Limit (in %)
PL - Plastic Limit (in %)
Gs - Specific Gravity
SA - Sieve Analysis
■ - "Undisturbed" Samples
☒ - Bulk or Disturbed Sample
◪ - Standard Penetration Test
□ - Sample Attempt With No Recovery

Shear Strength, psf		Confining Pressure, psf	
Tx	320	(2600)	- Unconsolidated Undrained Triaxial
TxCU	320	(2600)	- Consolidated Undrained Triaxial
DS	2750	(2600)	- Consolidated Drained Direct Shear
UC	2000		- Unconfined Compression
FVS	470		- Field Vane Shear
LVS	700		- Laboratory Vane Shear
SS	- Shrink Swell		
EXP	- Expansion		
P	- Permeability		

Note: All strength tests on 2.8-in. or 2.4-in. diameter sample, unless otherwise indicated.

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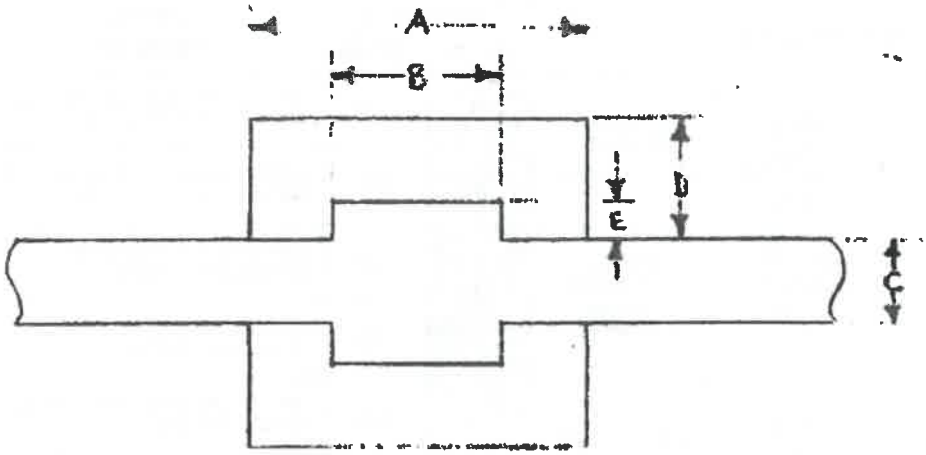
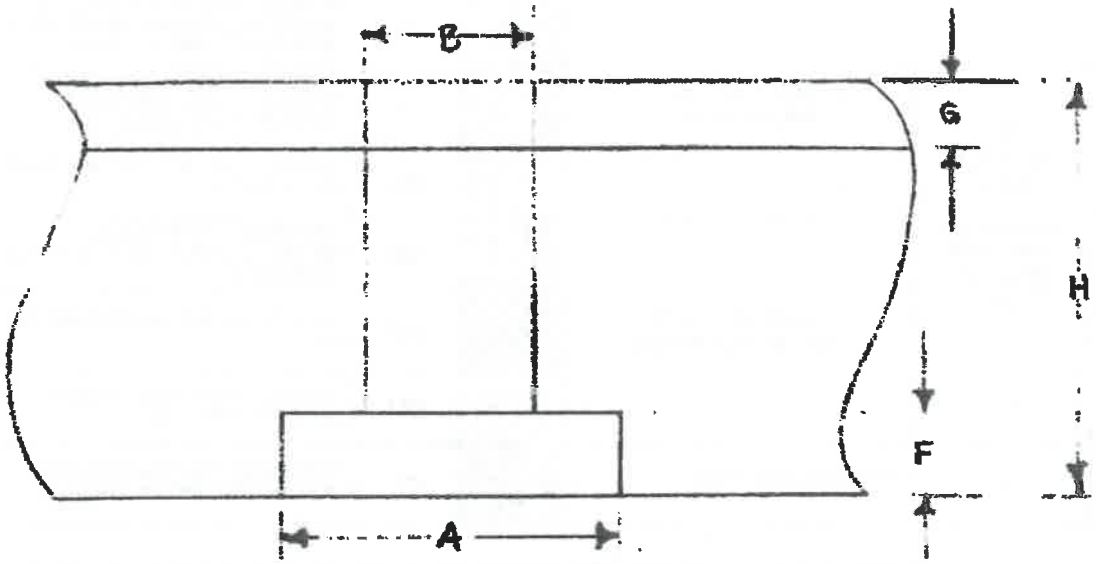
Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV. 05

SOIL CLASSIFICATION CHART AND KEY TO TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE 11





	South Wall Column		East Wall Column	
	Outside (inches)	Inside (inches)	Outside (inches)	Inside (inches)
A	44	45	33.5	34
B	28	21	28	28
C	13	13	13	13
D	12	18	7.5	14
E	1.75	4	1.5	6
F	12	12	12	10
G	5	4	4	9
H	68	60	53	57

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Job No: 2184.01.04.1

Appr: [illegible]

Drwn: jj

Date: NOV. 05

FOOTING DIMENSIONS

Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE

12

Exterior footing on south side of building.

RGH Consultants, Inc.

Job No: 2184.01.04.1

Appr: EC

Drwn: jj

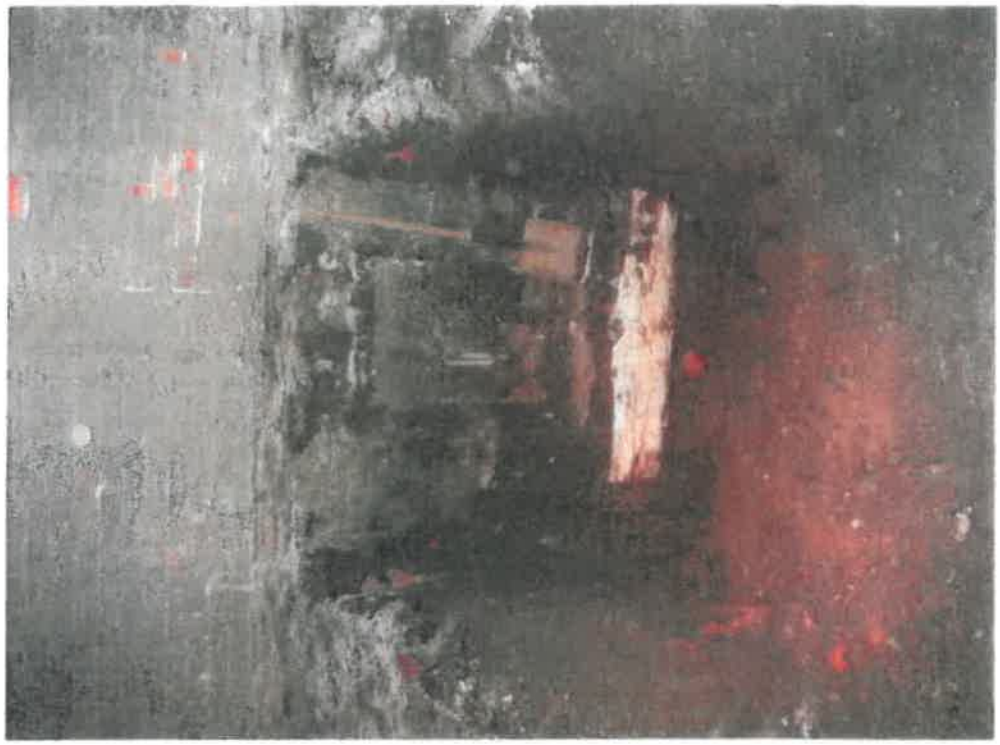
Date: NOV. 05

PHOTOGRAPHS OF EXPOSED FOUNDATIONS

Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE

13



Interior footing on south side of building.

RGH Consultants, Inc.

Job No: 2184.01.04.1

Appr: PC

Drwn: JJ

Date: NOV. 05

PHOTOGRAPHS OF EXPOSED FOUNDATIONS

Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE

14

Exterior footing on east side of building.

RGH Consultants, Inc.

Job No: 2184.01.04.1

Appr: EC

Drwn: jj

Date: NOV. 05

PHOTOGRAPHS OF EXPOSED FOUNDATIONS

Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE

15

Void under 10-inch slab adjacent to interior footing on east side of building.

Interior footing on east side of building.

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: PC
Drwn: jj
Date: NOV. 05

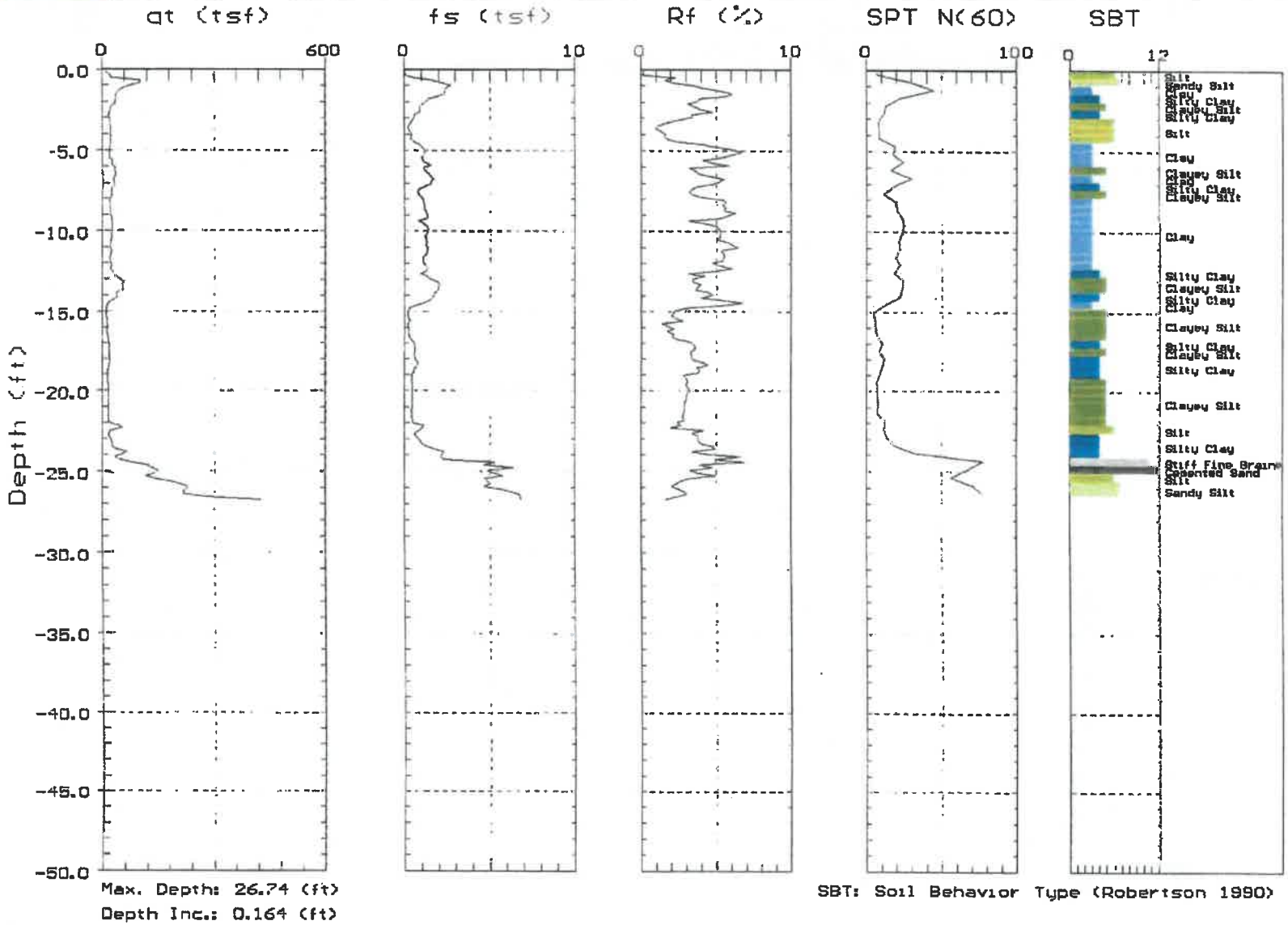
PHOTOGRAPHS OF EXPOSED FOUNDATIONS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
16

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-01

Engineer: T.WHITTED
Date: 10:12:05 12:58



Max. Depth: 26.74 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

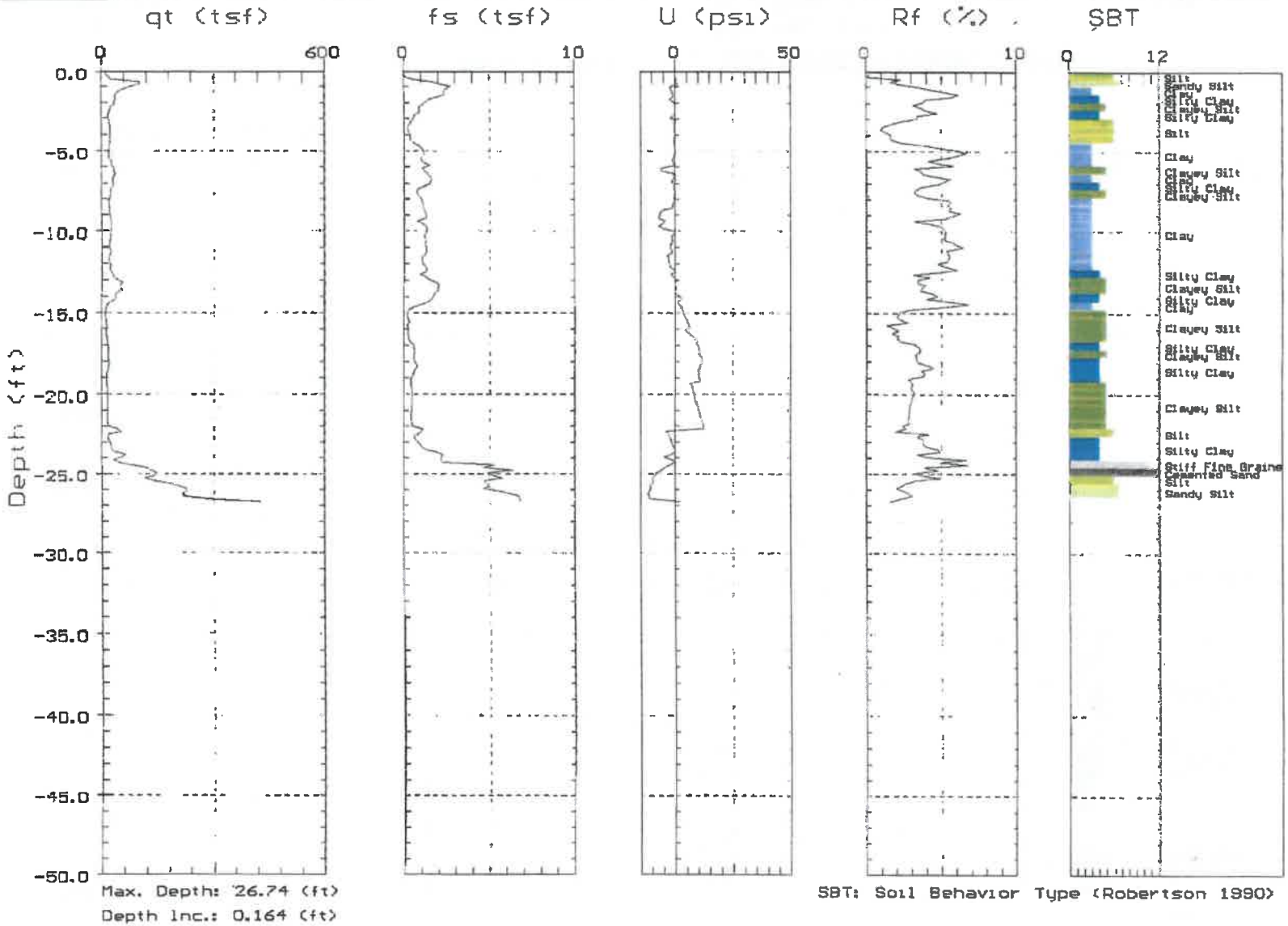
PLATE
17A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-01

Engineer: T.WHITTED
Date: 10:12:05 12:58



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: BC
Drwn: jj
Date: NOV 2005

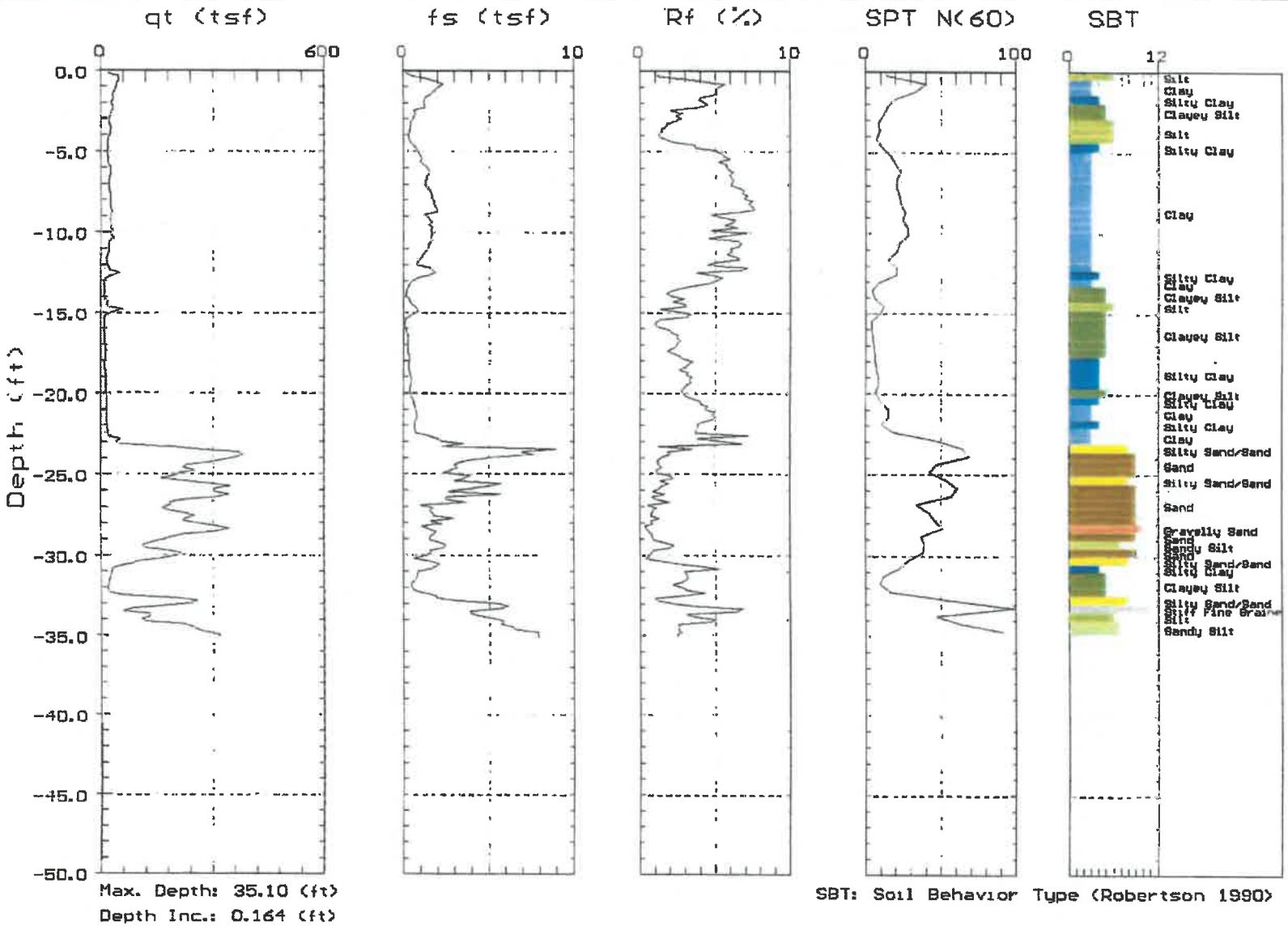
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
17B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-02

Engineer: T.WHITTED
Date: 10:12:05 13:35



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

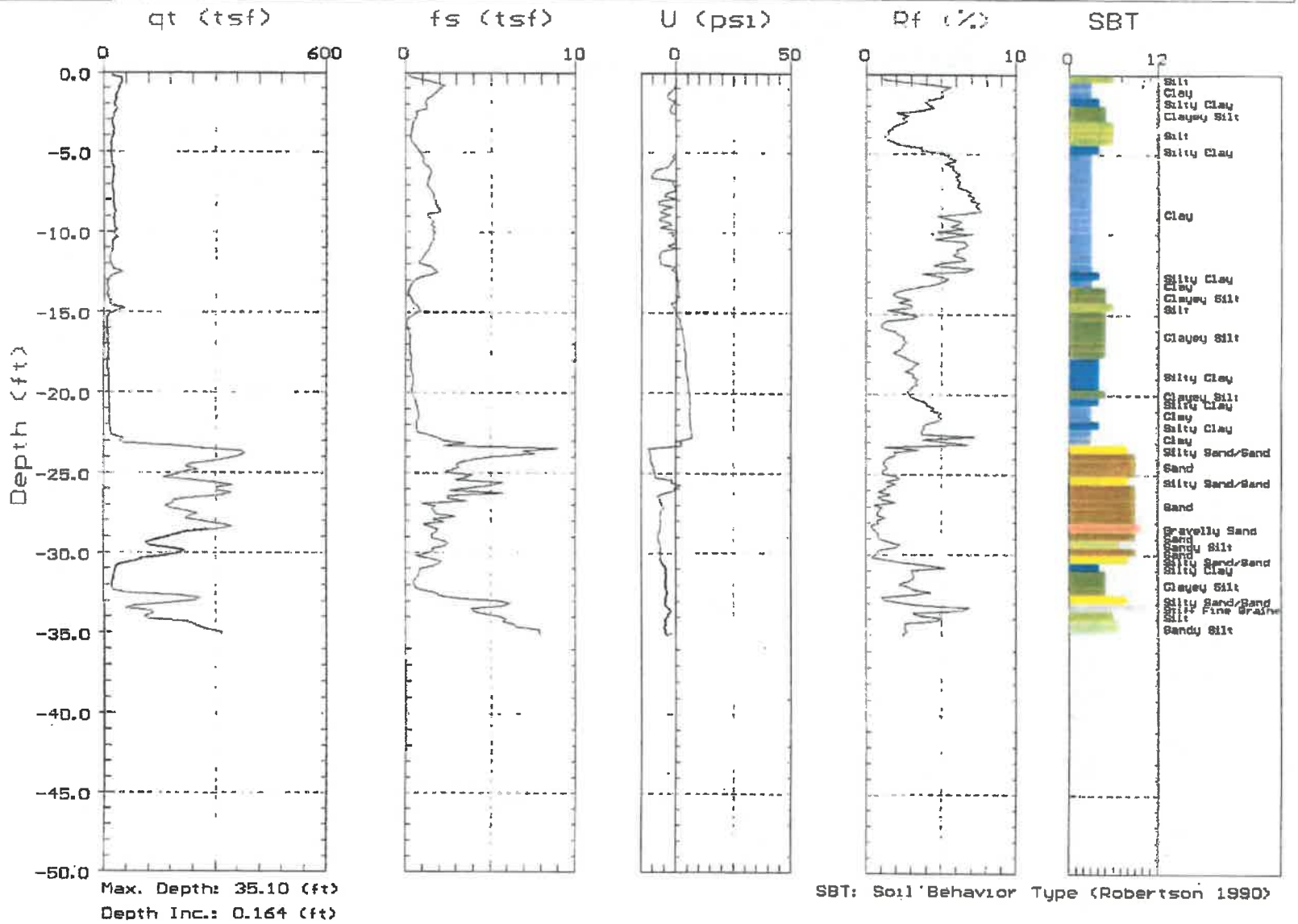
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
18A

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-02

Engineer: T.WHITTED
Date: 10:12:05 13:35



Max. Depth: 35.10 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr:
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

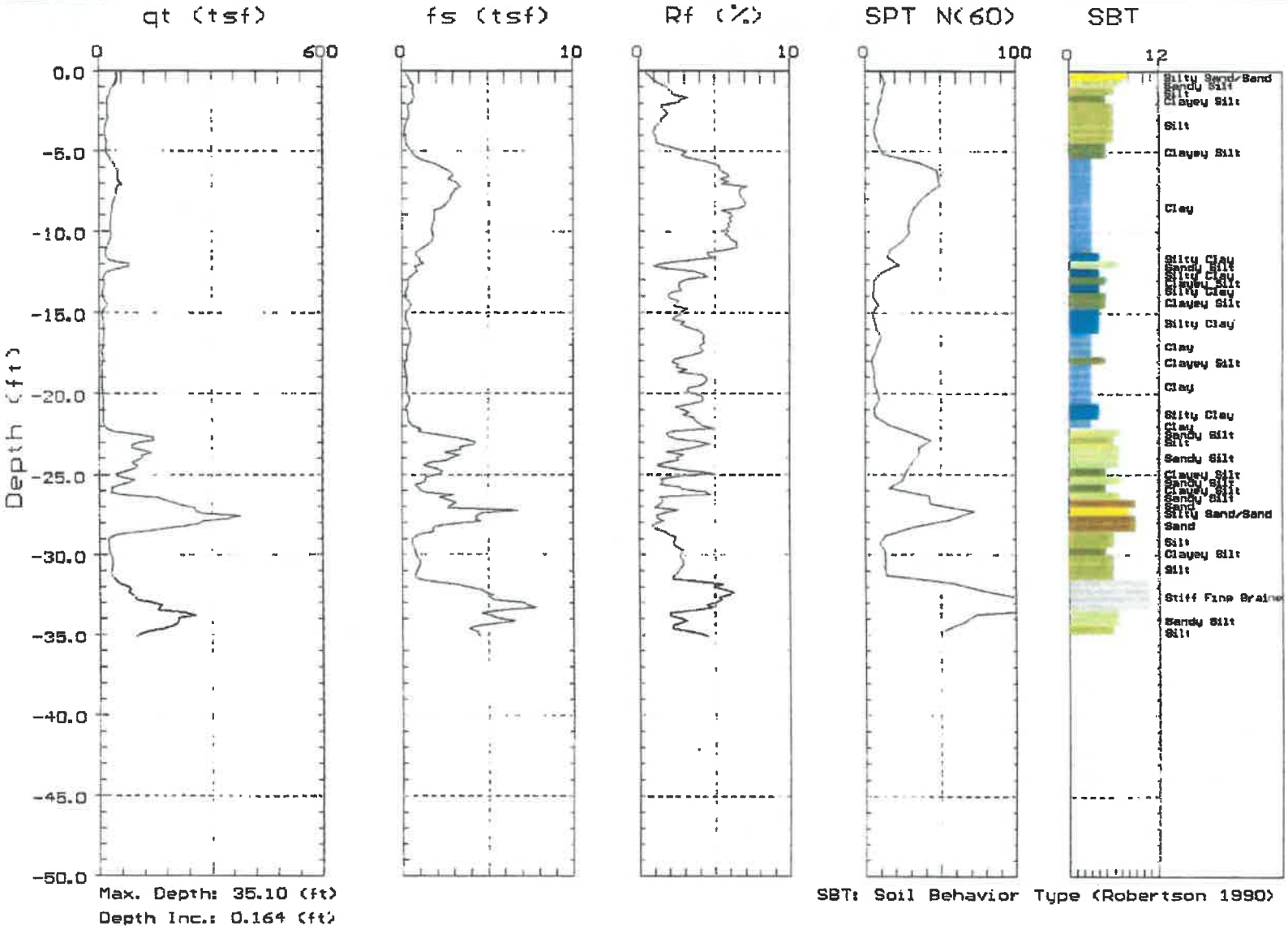
PLATE
18B

REGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-03

Engineer: T.WHITTED
Date: 10:12:05 14:56



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: PC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

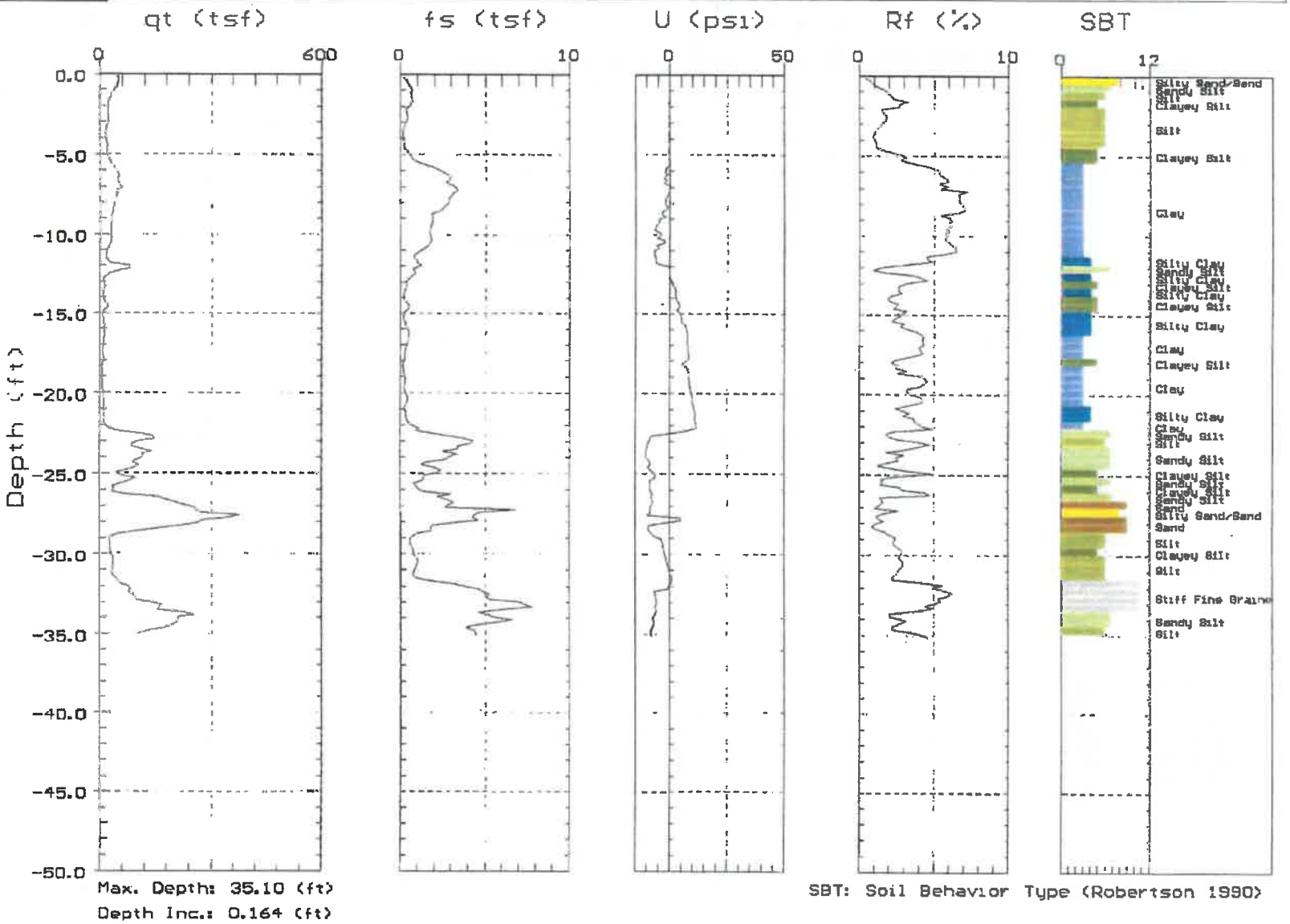
PLATE
19A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-03

Engineer: T.WHITTED
Date: 10:12:05 14:56



Max. Depth: 35.10 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

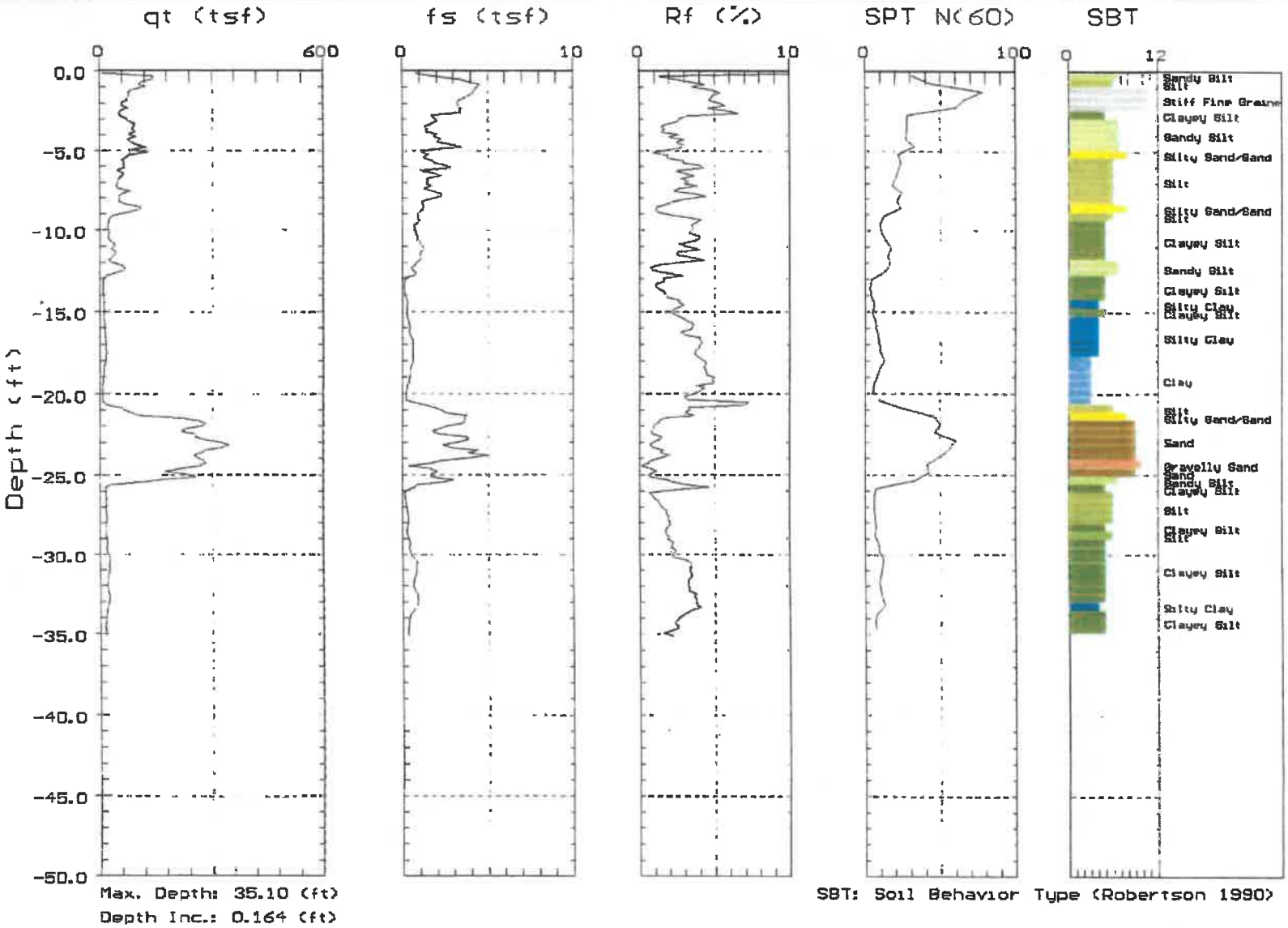
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
19B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-04

Engineer: T.WHITTED
Date: 10:12:05 14:17



Max. Depth: 35.10 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

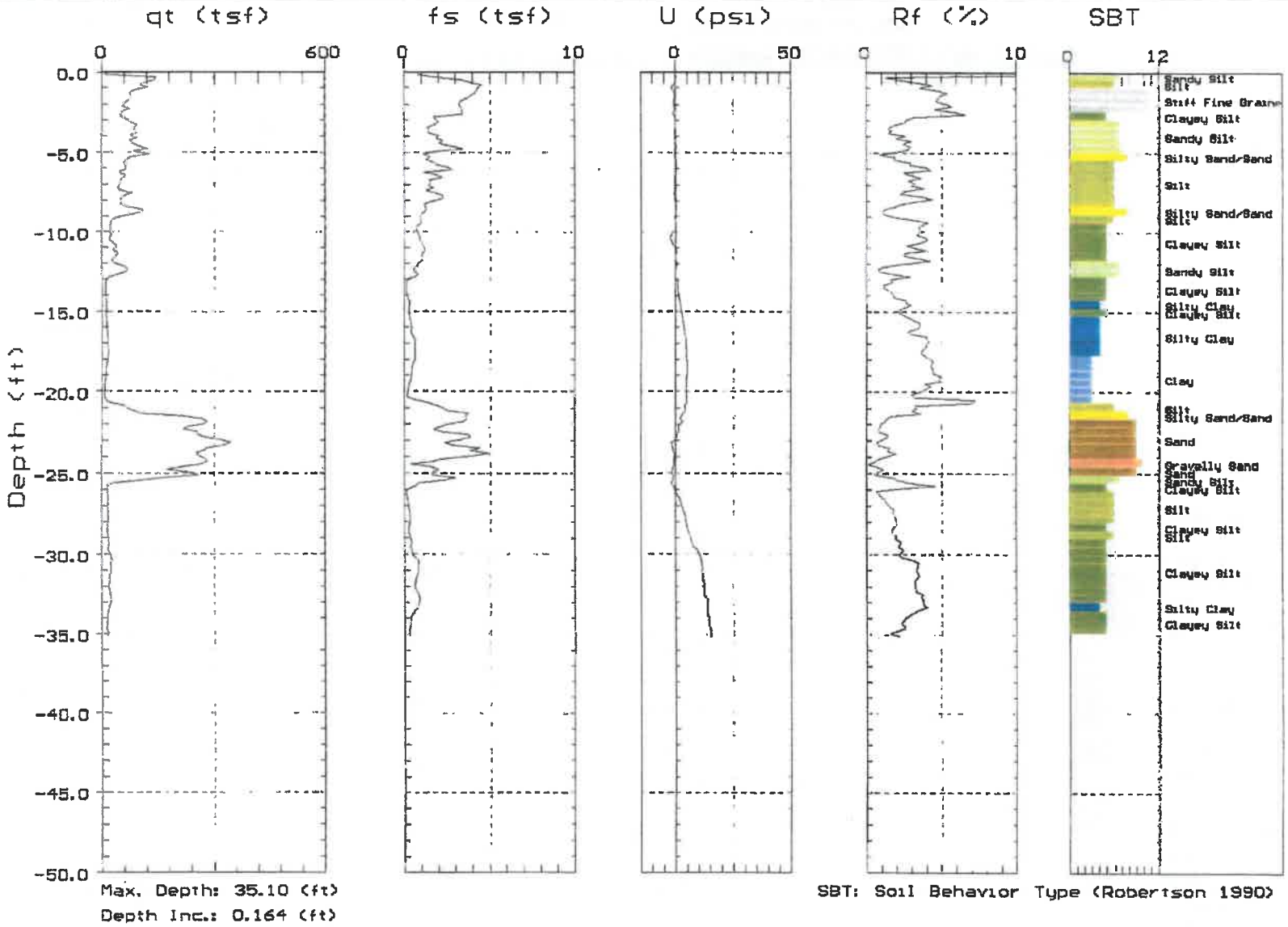
RGH Consultants, Inc.	Job No: 2184.01.04.1 Appr: RC Drwn: jj Date: NOV 2005	**CONE PENETRATION TESTS** Santa Rosa Cannery 3 West Third Street Santa Rosa, California	PLATE **20A**

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-04

Engineer: T.WHITTED
Date: 10:12:05 14:17



Max. Depth: 35.10 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

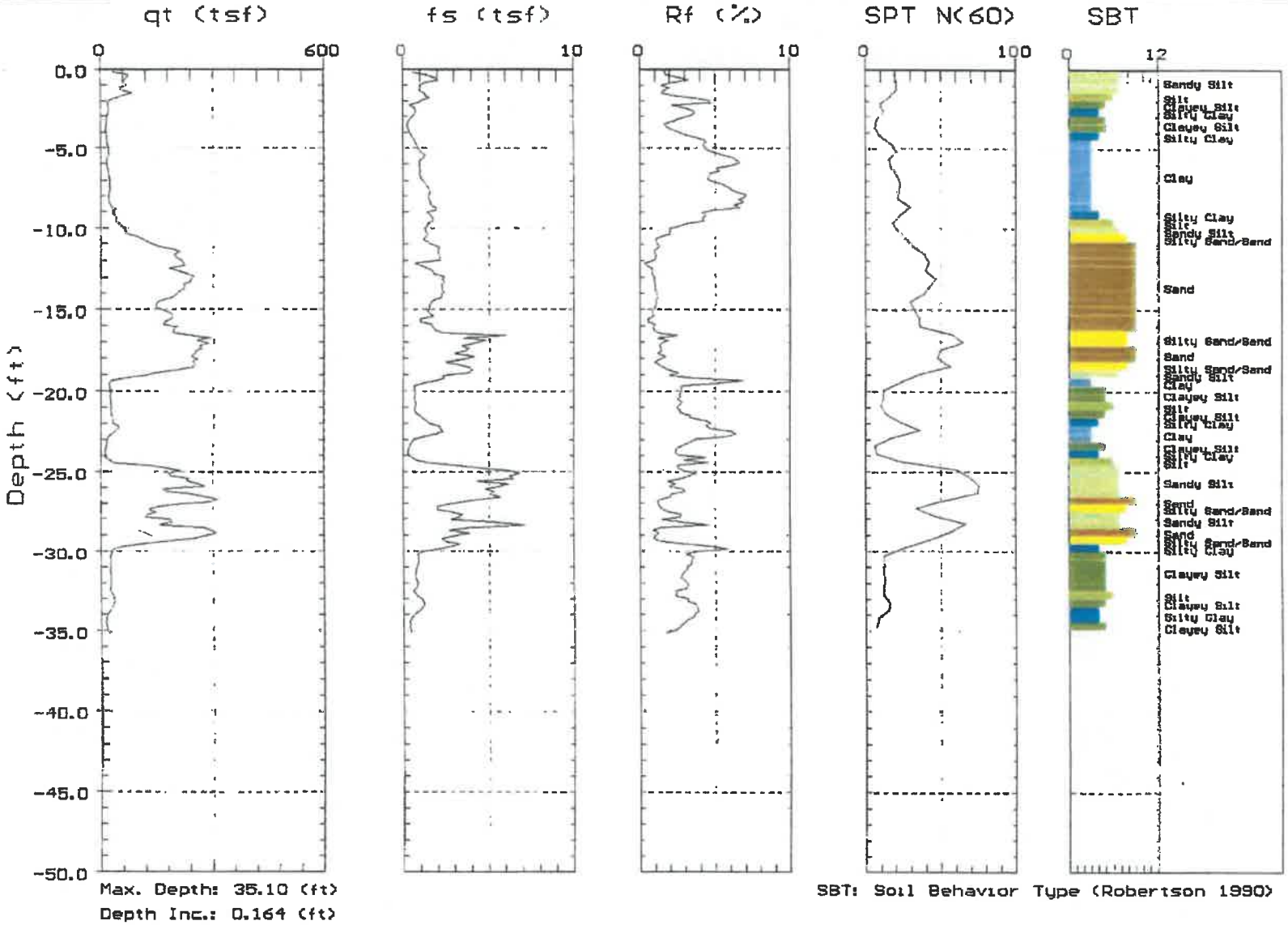
PLATE
20B

REGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-05

Engineer: T.WHITTED
Date: 10:12:05 16:07



Max. Depth: 35.10 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

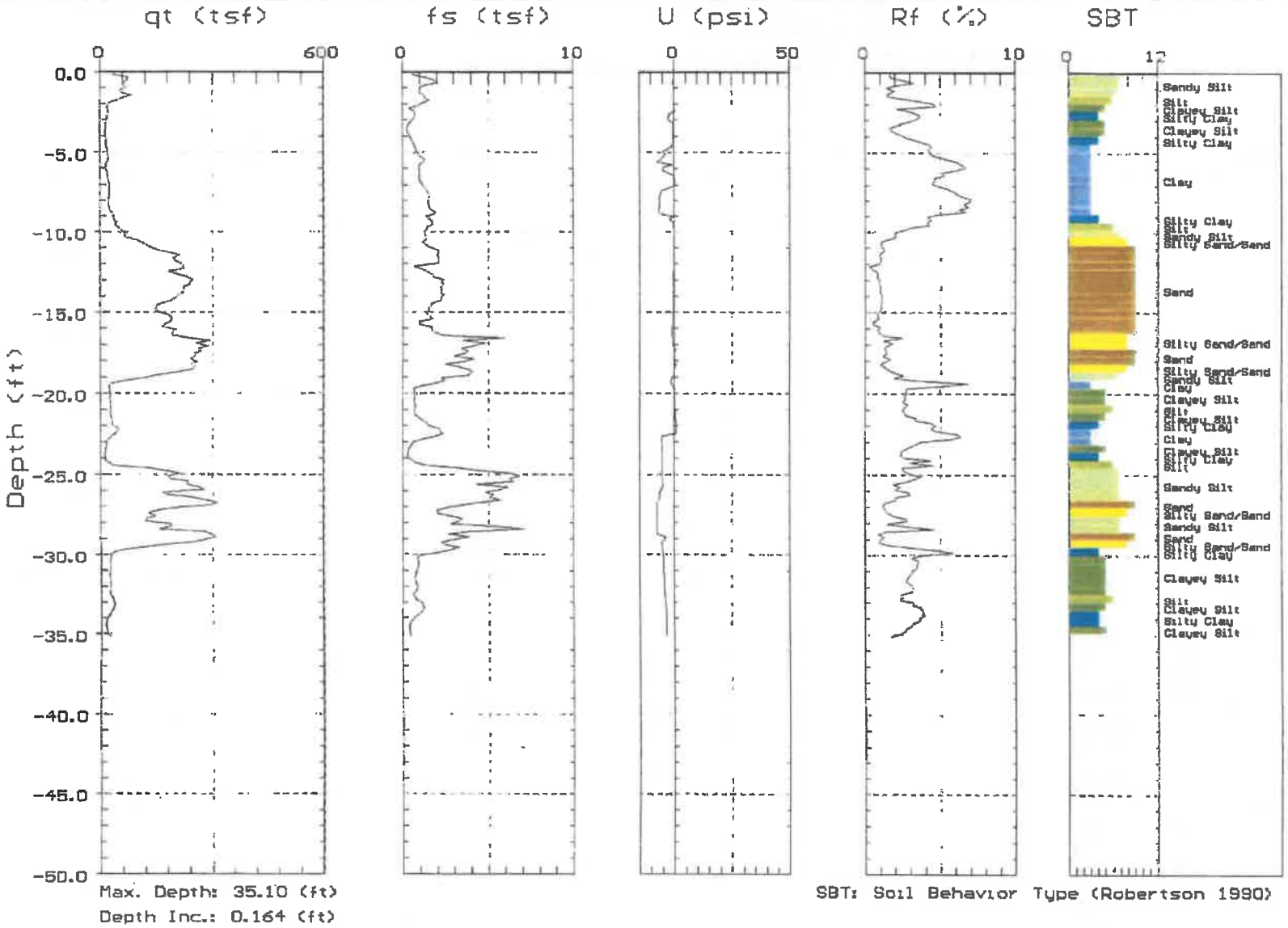
RGH Consultants, Inc.	Job No: 2184.01.04.1 Appr: [illegible] Drwn: jj Date: NOV 2005	**CONE PENETRATION TESTS** Santa Rosa Cannery 3 West Third Street Santa Rosa, California	PLATE **21A**

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-05

Engineer: T.WHITTED
Date: 10:12:05 16:07



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

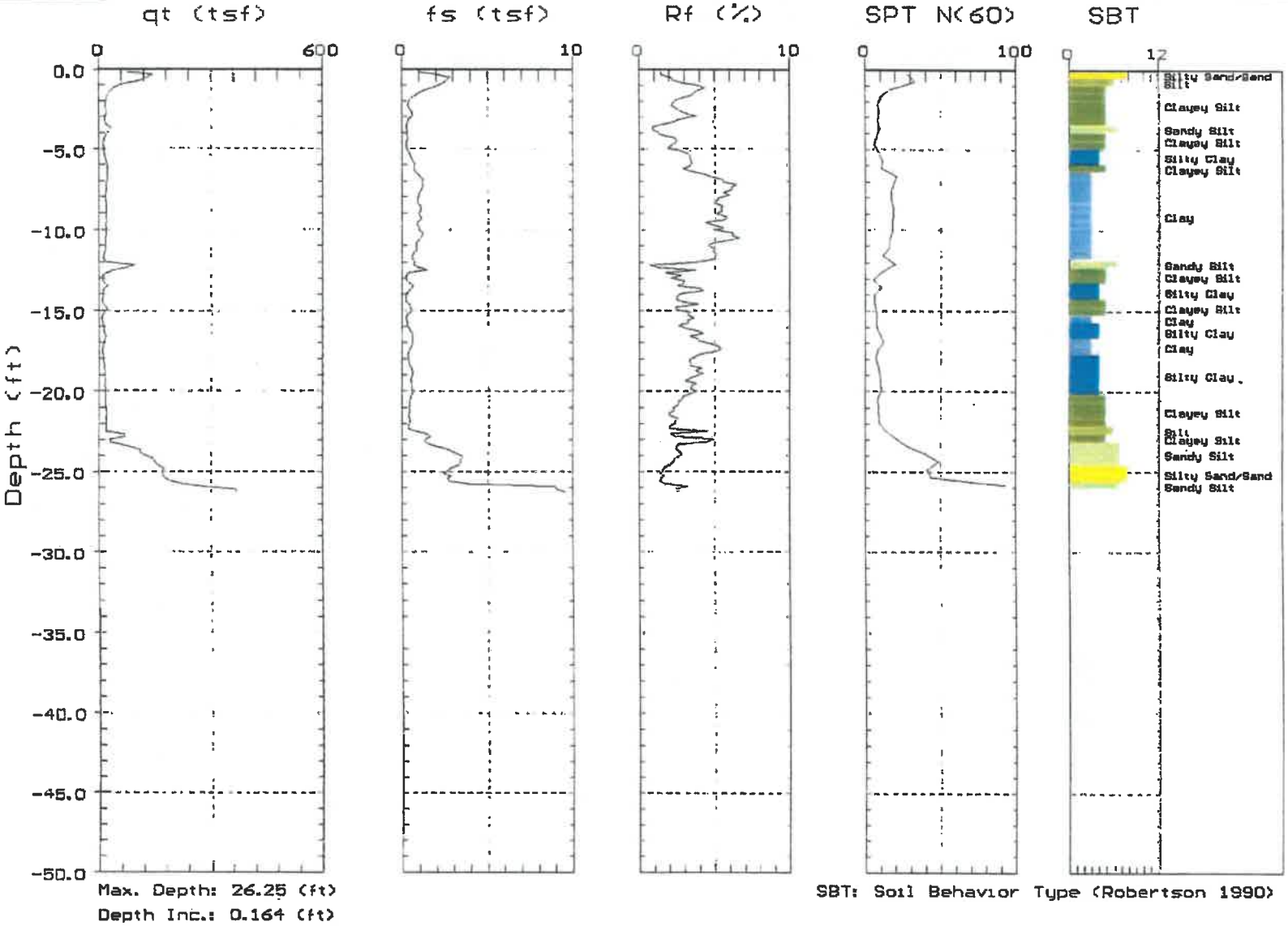
PLATE
21B

REGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-06

Engineer: T.WHITTED
Date: 10:12:05 16:38



Max. Depth: 26.25 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

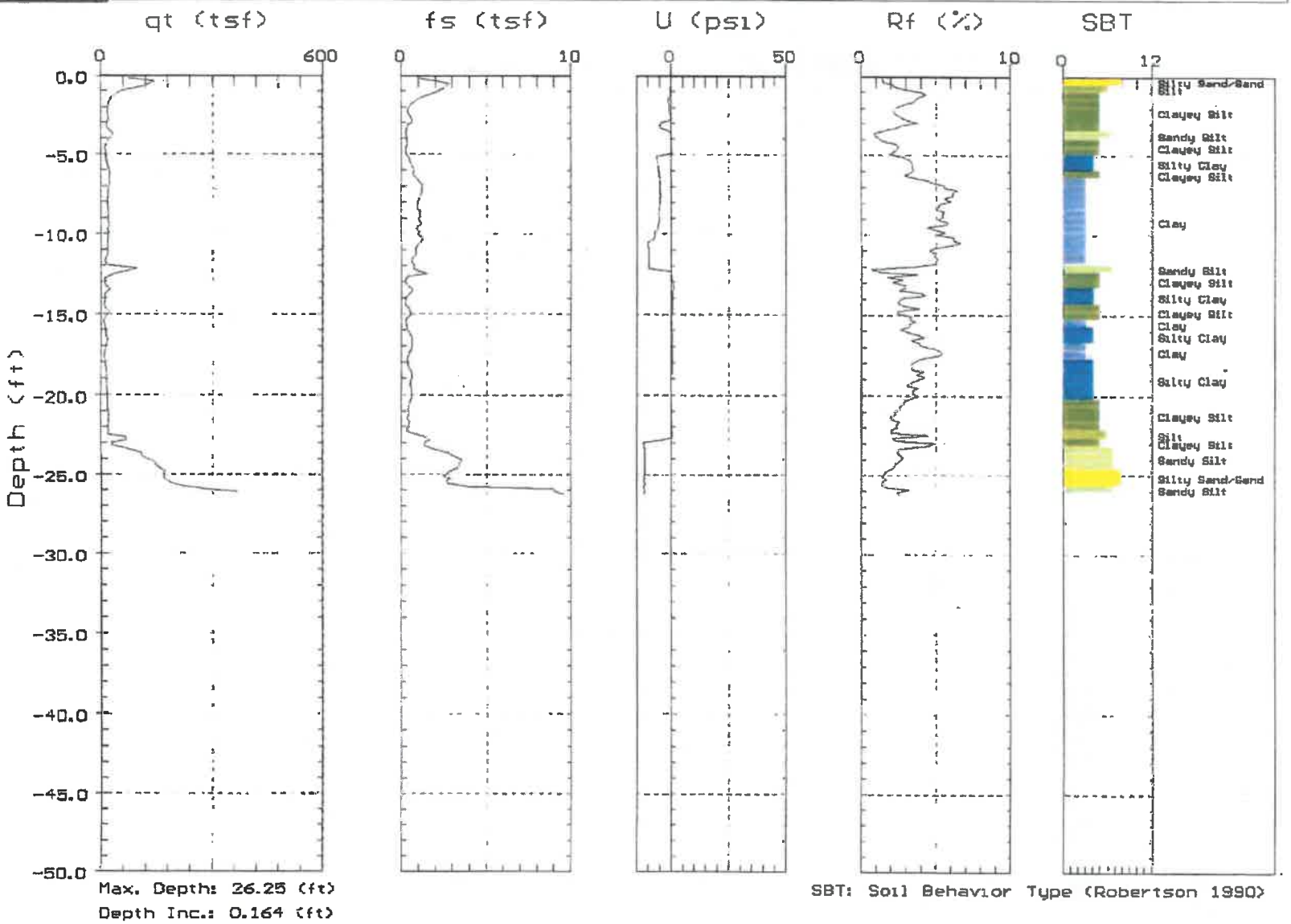
PLATE
22A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-06

Engineer: T.WHITTED
Date: 10:12:05 16:38



Max. Depth: 26.25 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

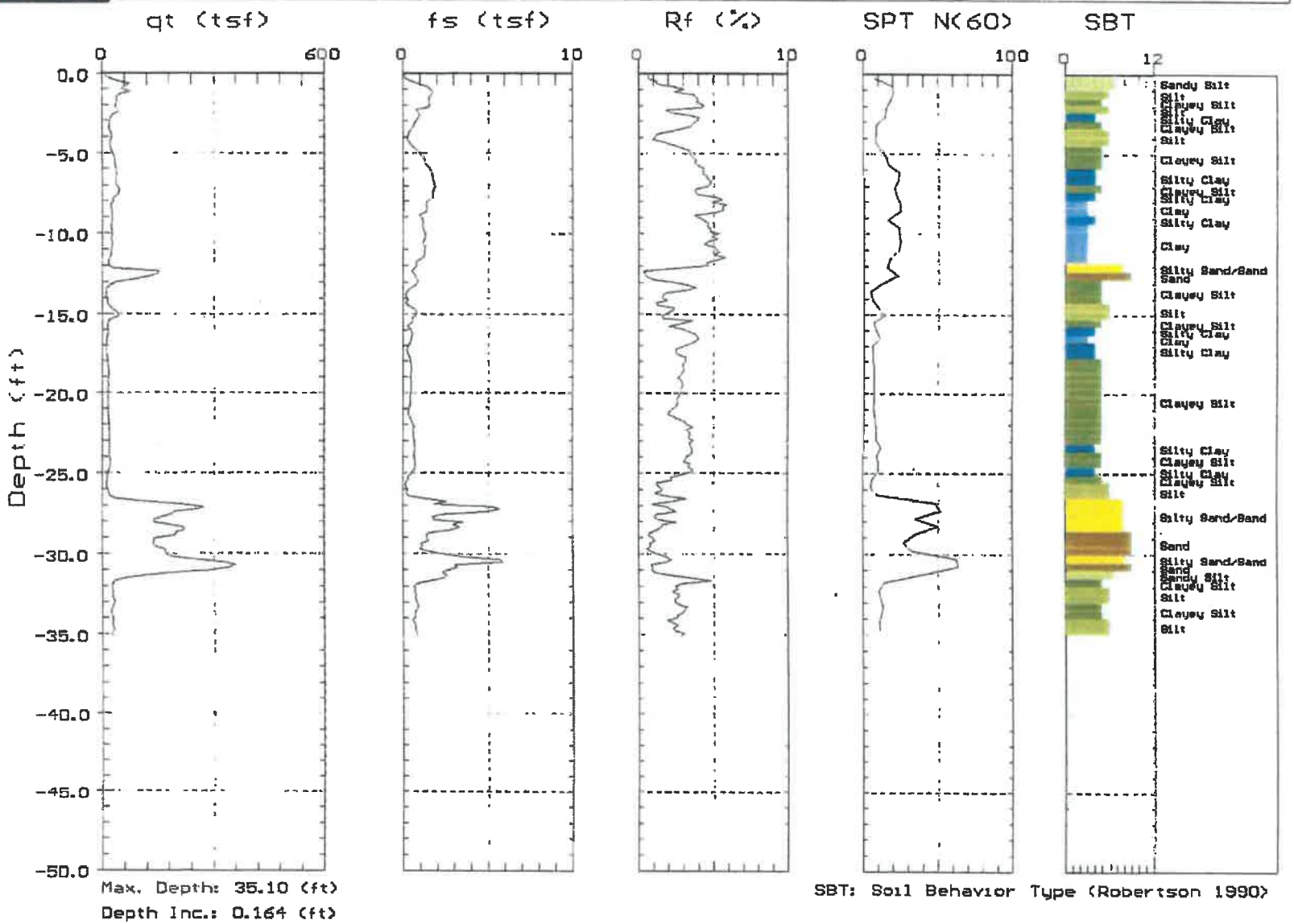
PLATE
22B

REGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-07

Engineer: T.WHITTED
Date: 10:12:05 17:23



Max. Depth: 35.10 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr:
Drwn: jj
Date: NOV 2005

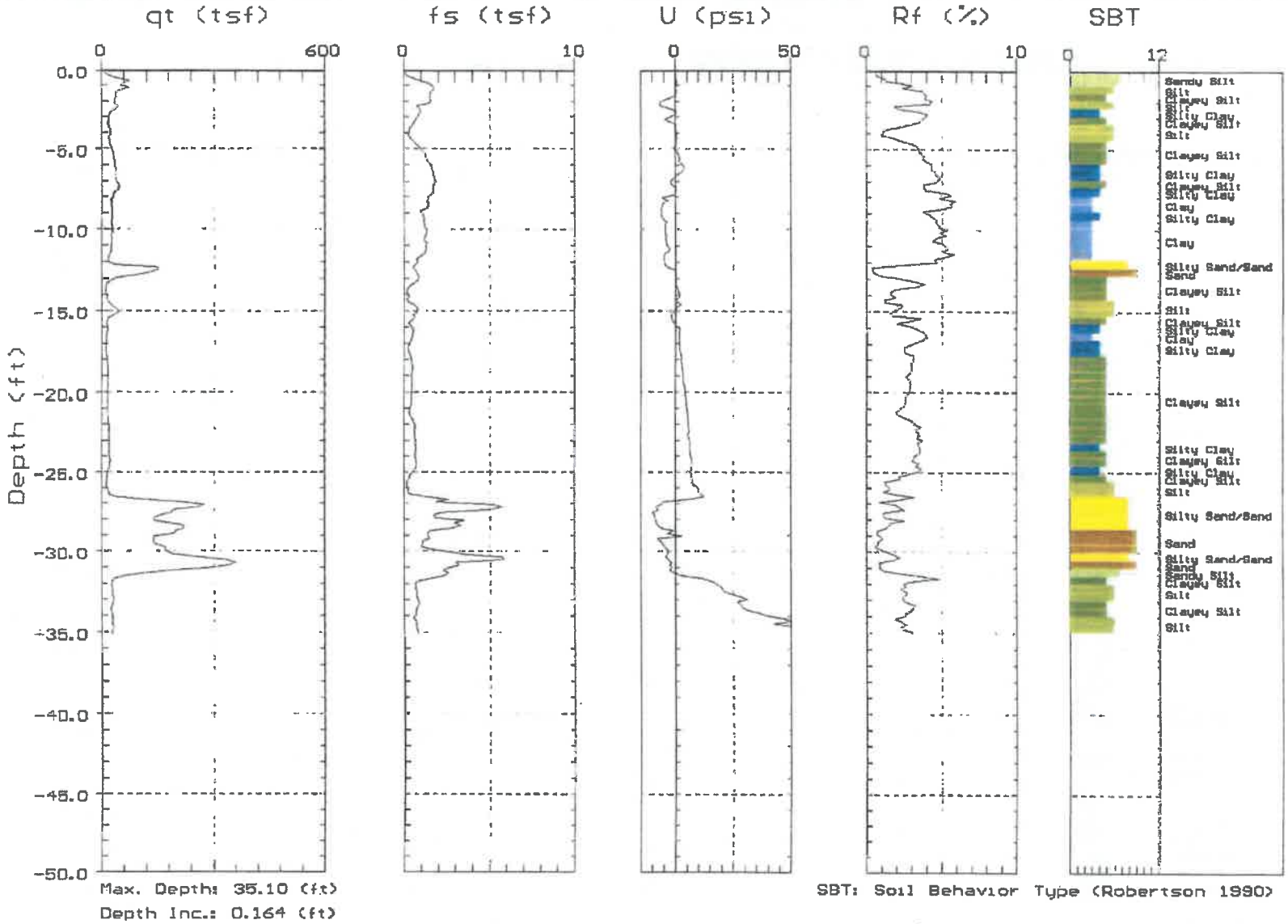
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
23A

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-07

Engineer: T.WHITTED
Date: 10:12:05 17:23



Max. Depth: 35.10 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: JJ
Date: NOV 2005

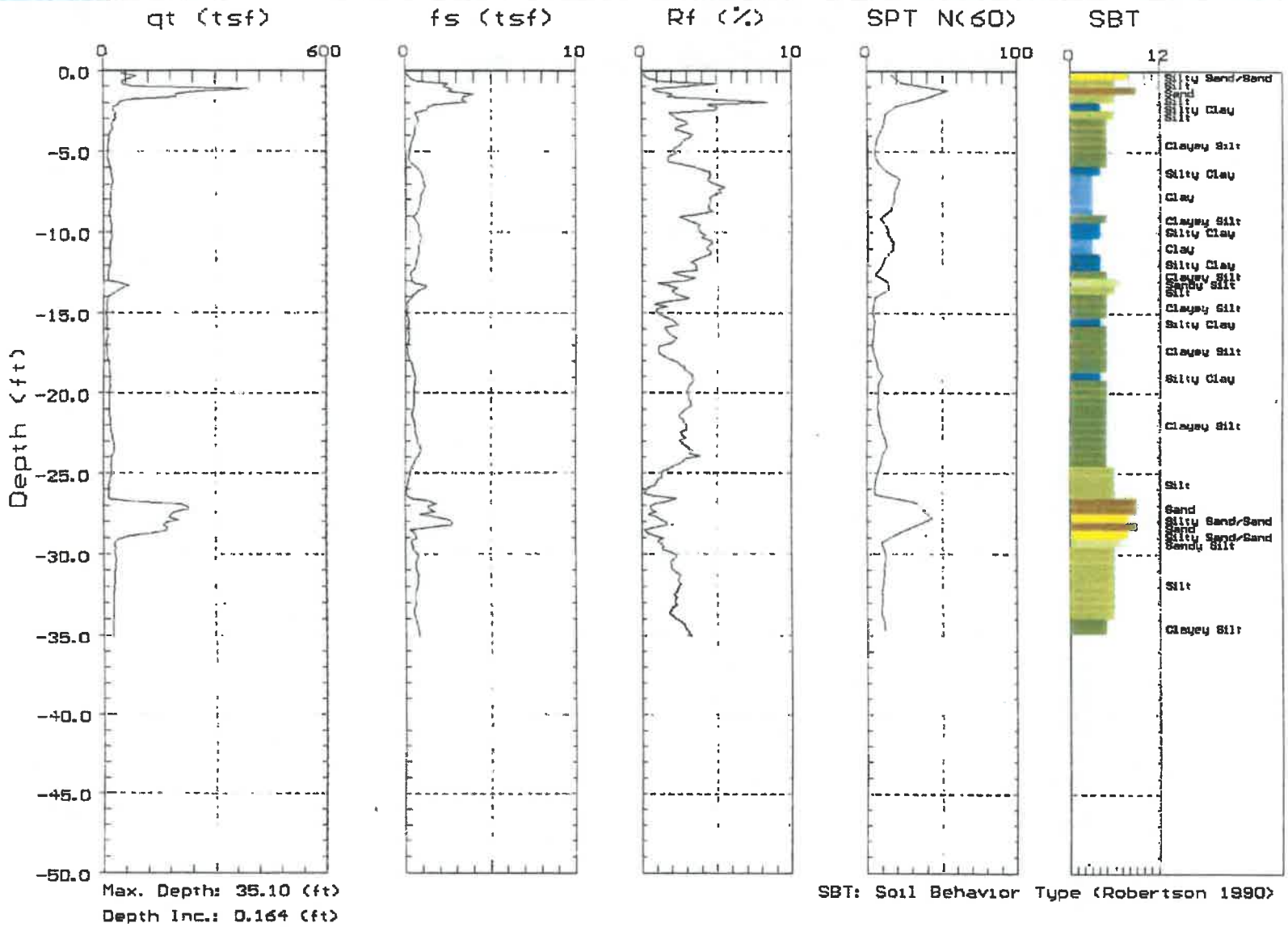
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
23B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-08

Engineer: T.WHITTED
Date: 10:12:05 17:57



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: JJ
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

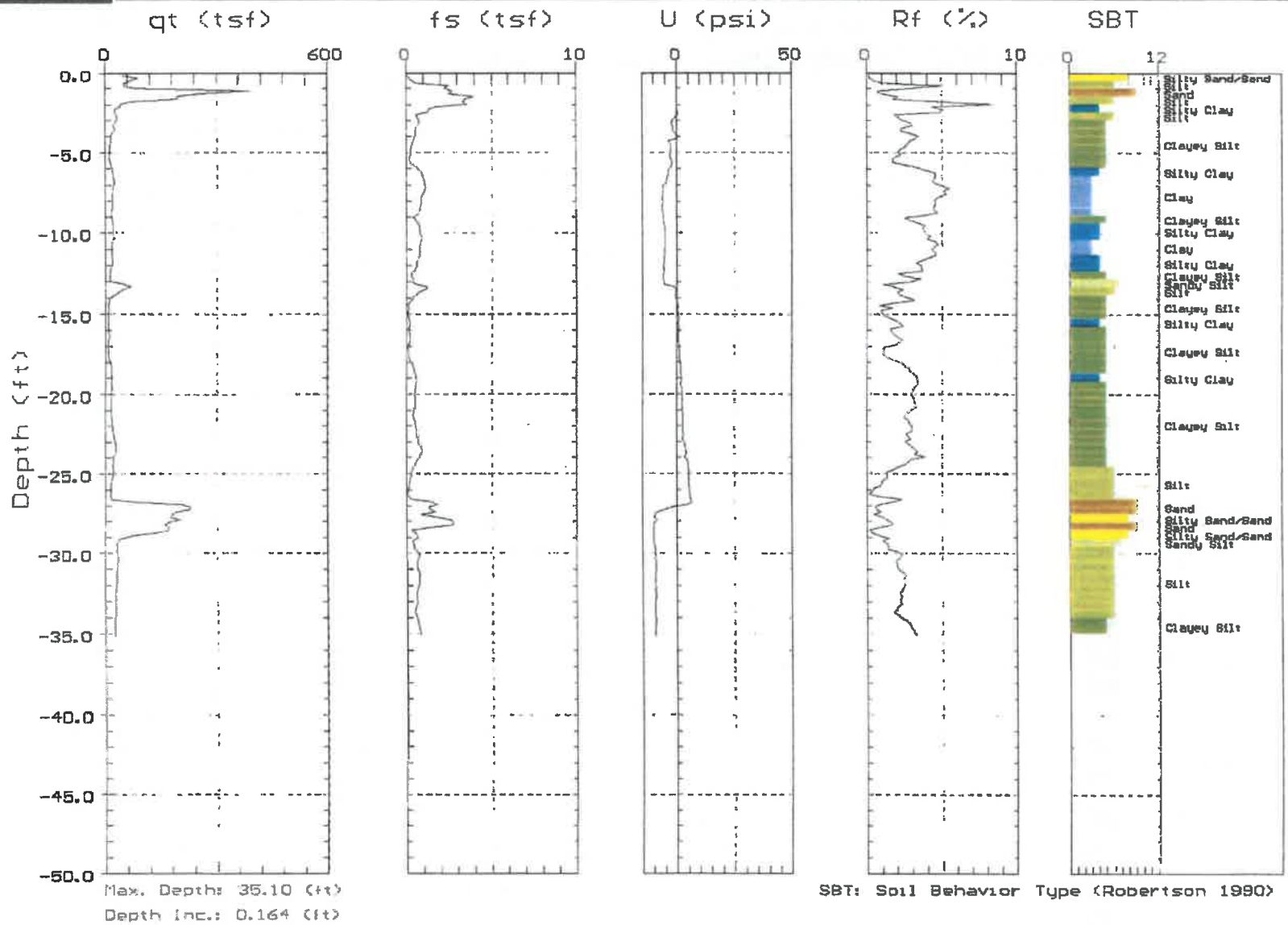
PLATE
24A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-08

Engineer: T.WHITTED
Date: 10:12:05 17:57



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr:
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

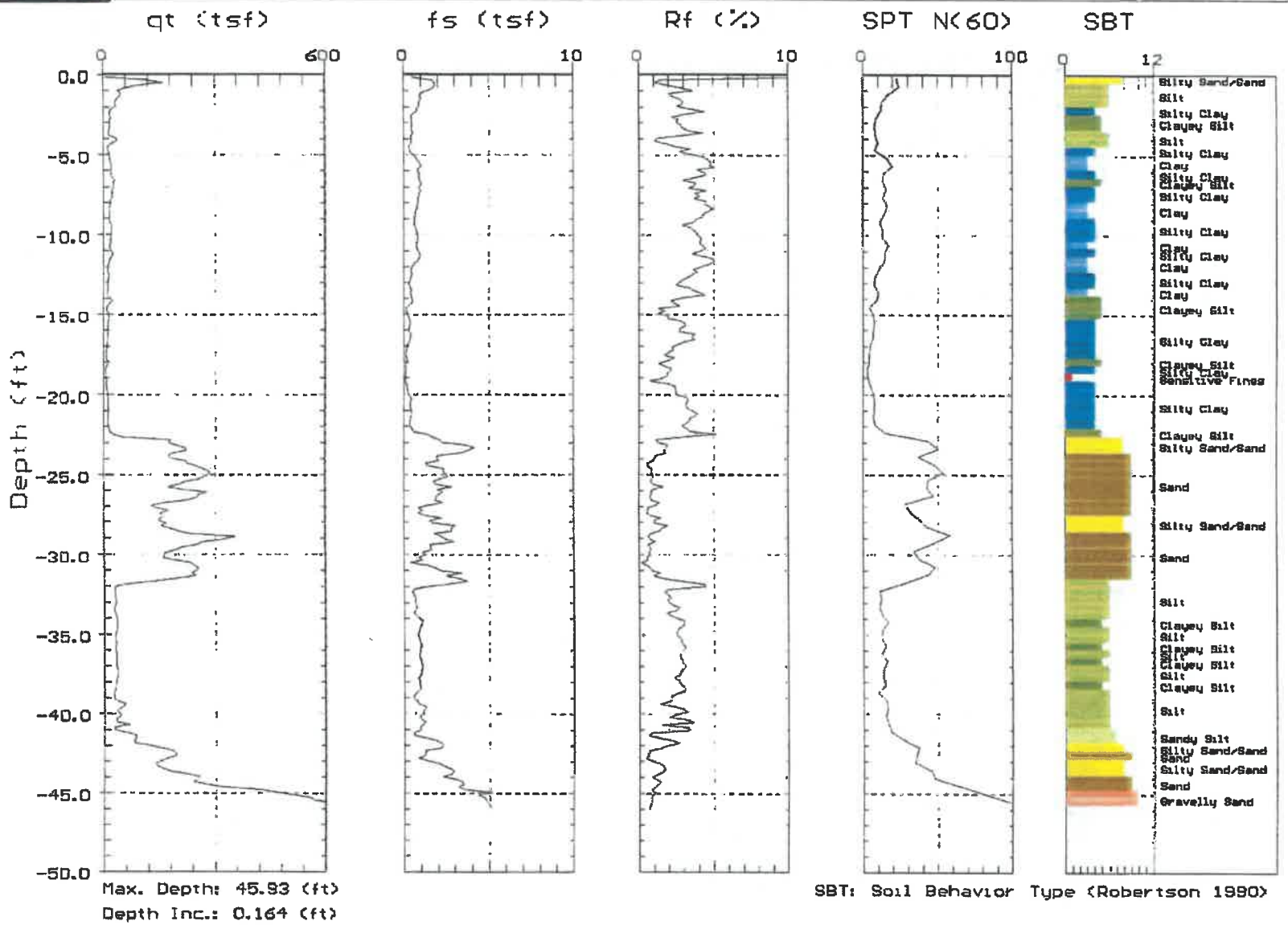
PLATE
24B

EGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-09

Engineer: T.WHITTED
Date: 10:13:05 12:42



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

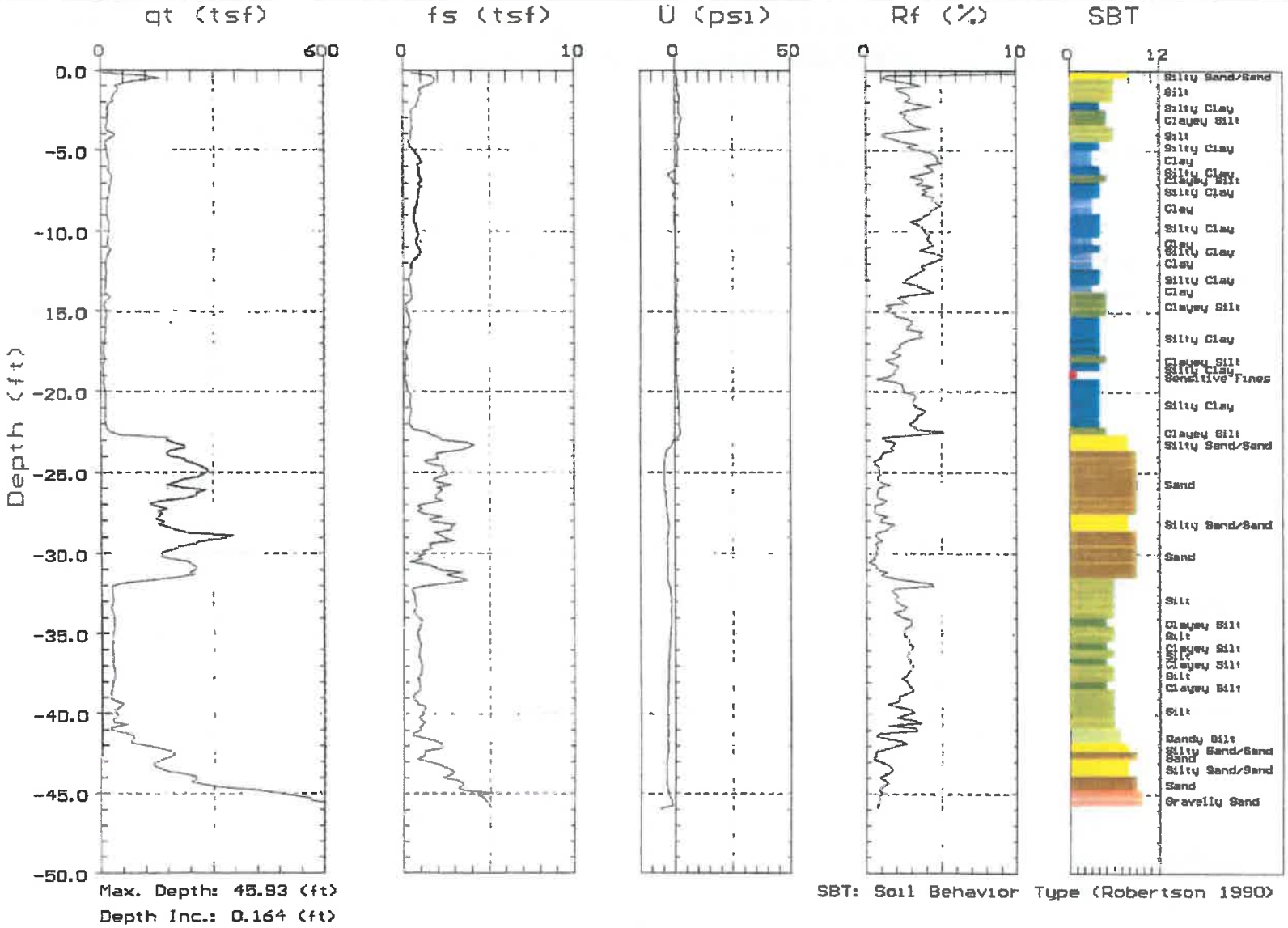
PLATE
25A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-09

Engineer: T.WHITTED
Date: 10:13:05 12:42



Max. Depth: 45.93 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: BC
Drwn: JJ
Date: NOV 2005

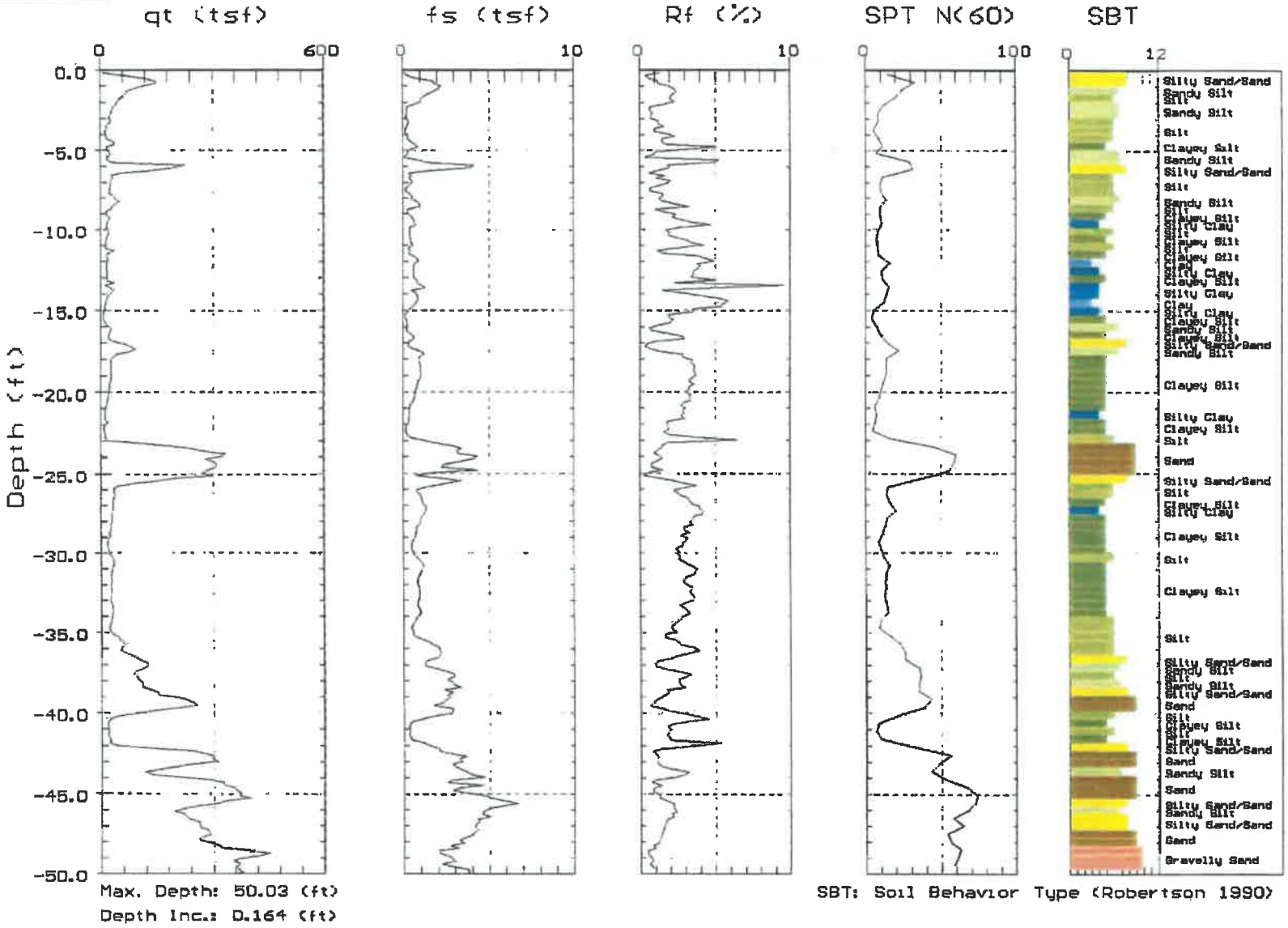
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
25B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-10A

Engineer: T.WHITTED
Date: 10:13:05 11:45



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr:
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

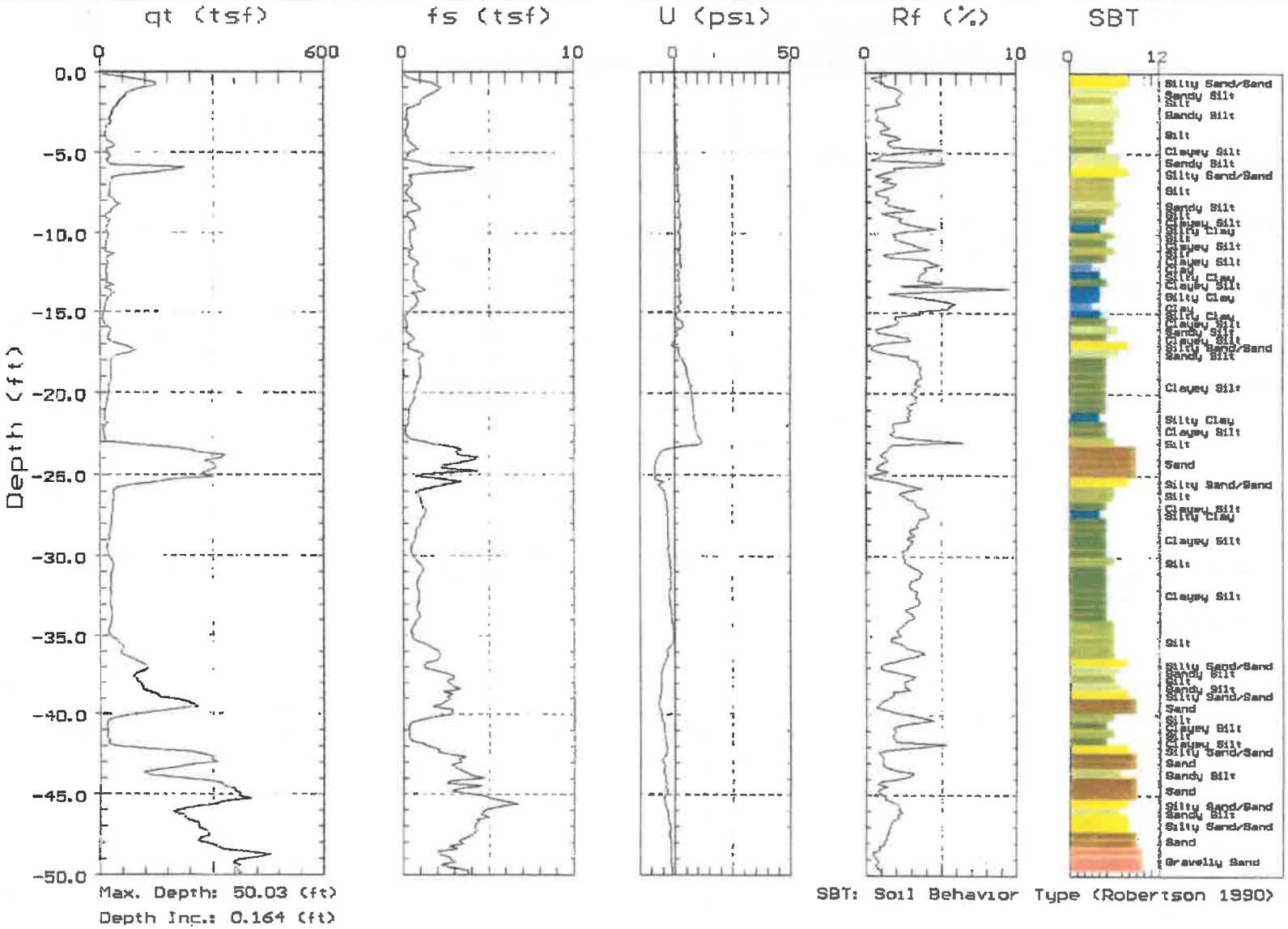
PLATE
26A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-10A

Engineer: T.WHITTED
Date: 10:13:05 11:45



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

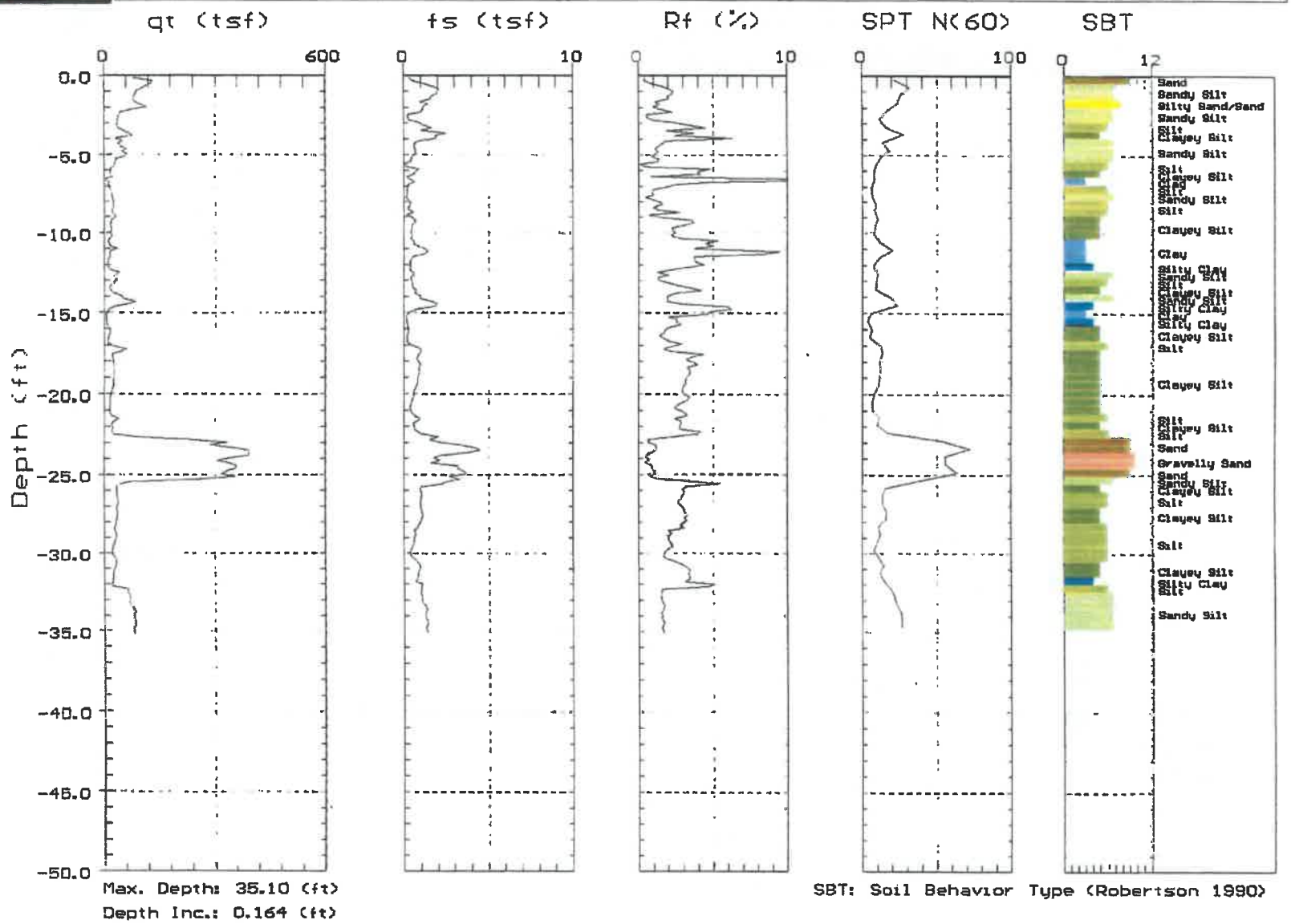
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
26B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-10

Engineer: T.WHITTED
Date: 10:12:05 18:41



Max. Depth: 35.10 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: [illegible]
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

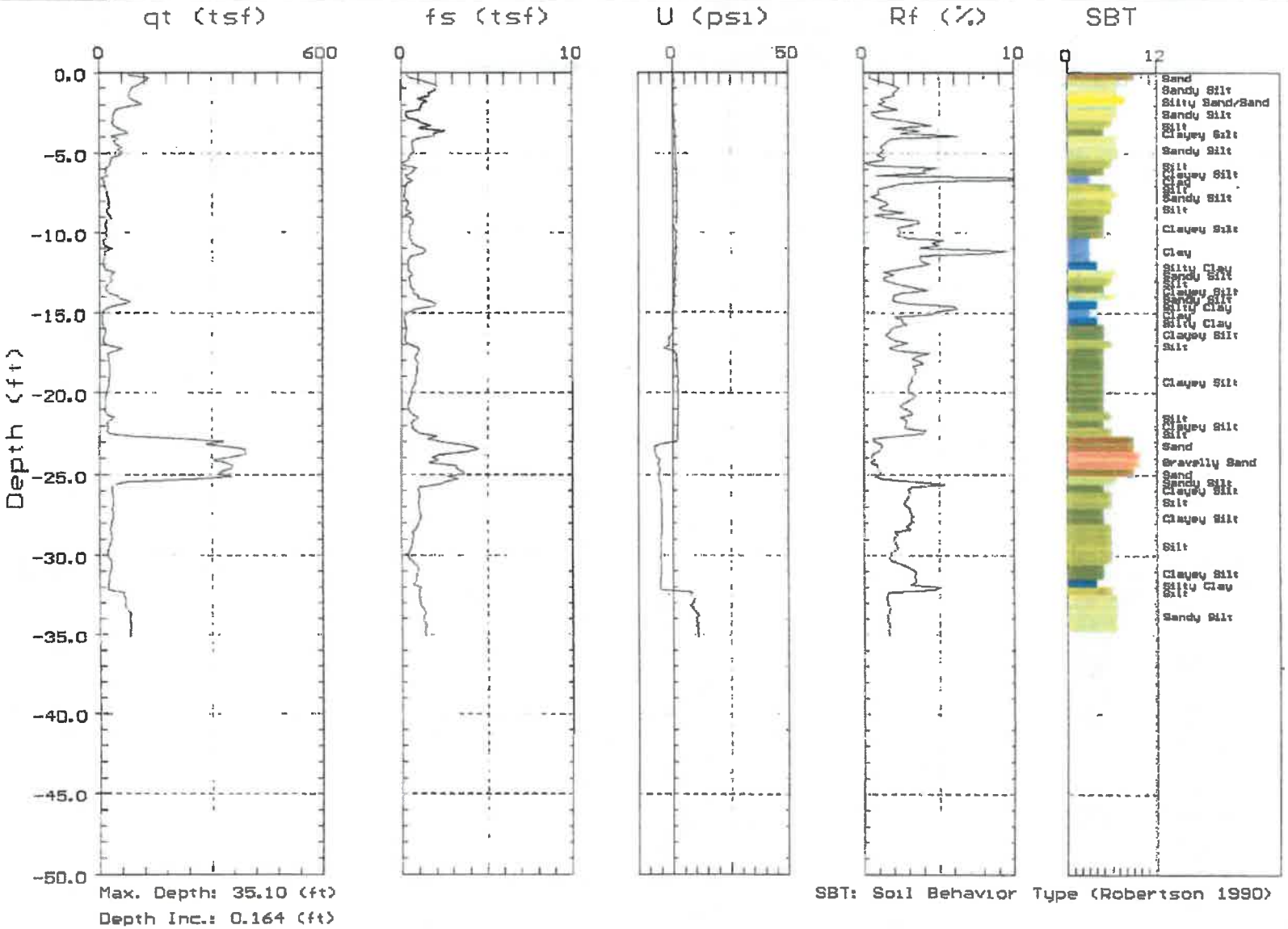
PLATE
26C

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-10

Engineer: T.WHITTED
Date: 10:12:05 18:41



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

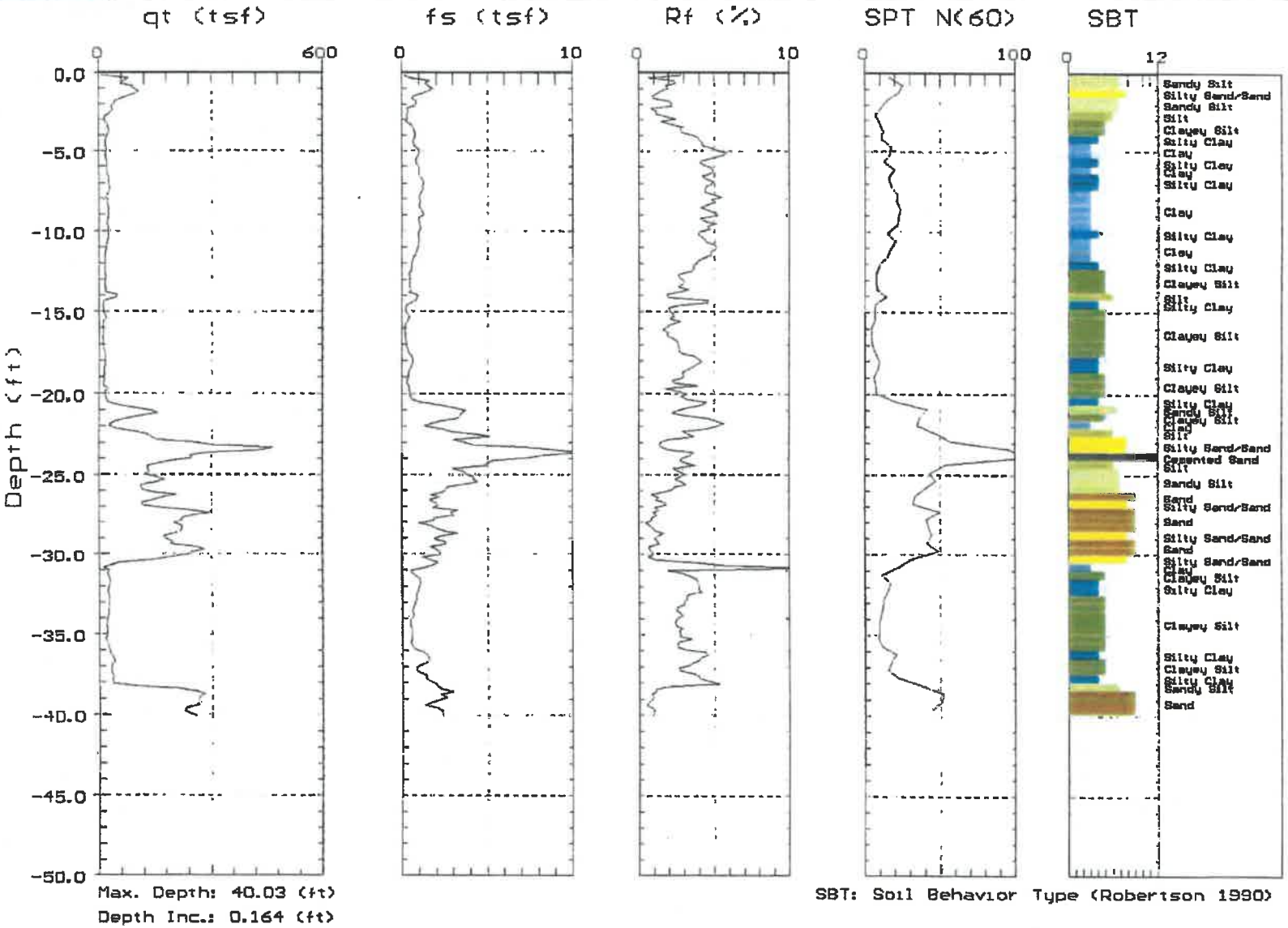
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
26D

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-11

Engineer: T.WHITTED
Date: 10:13:05 13:27



Max. Depth: 40.03 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: PC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

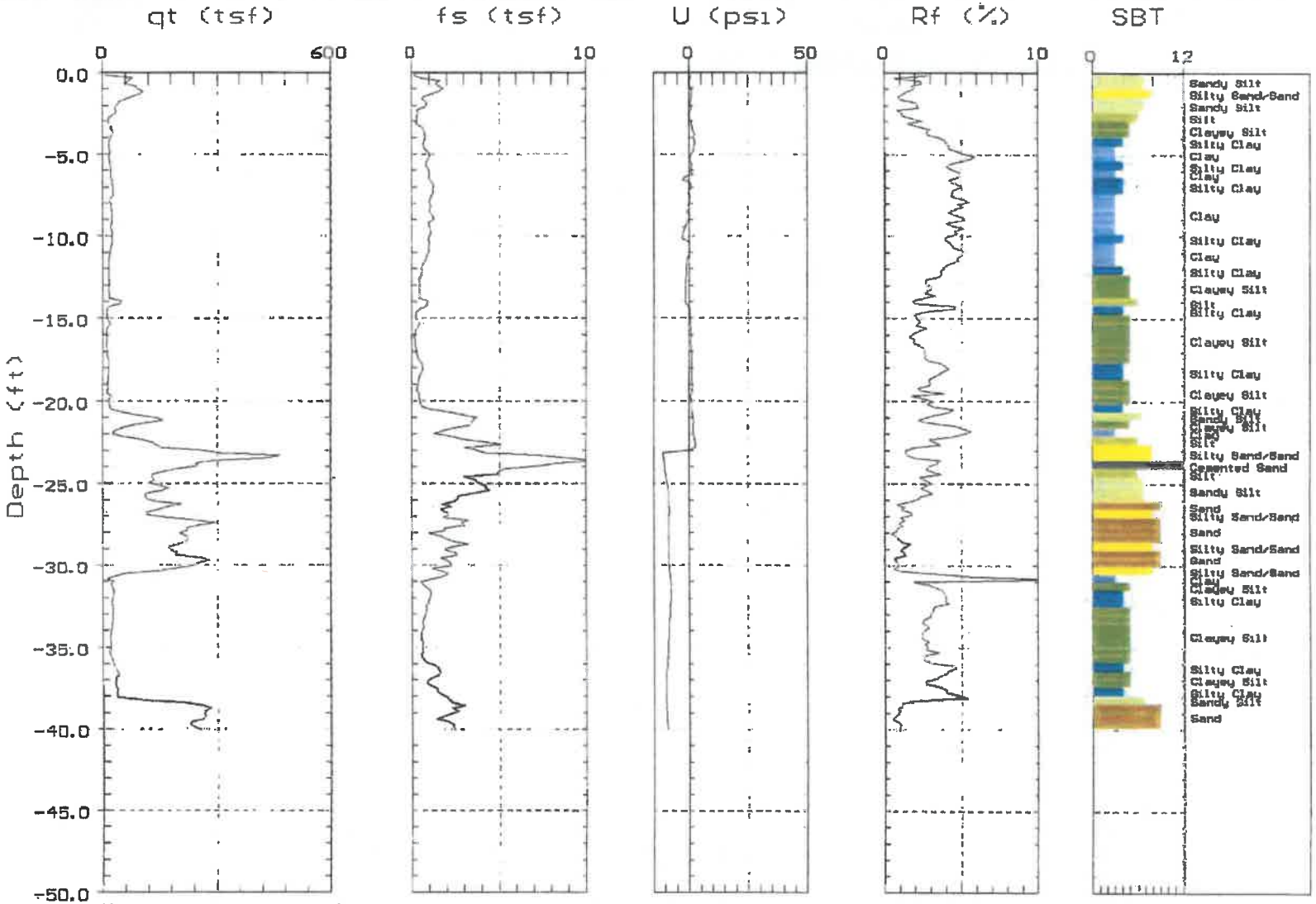
PLATE
27A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-11

Engineer: T.WHITTED
Date: 10:13:05 13:27



Max. Depth: 40.03 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: NOV 2005

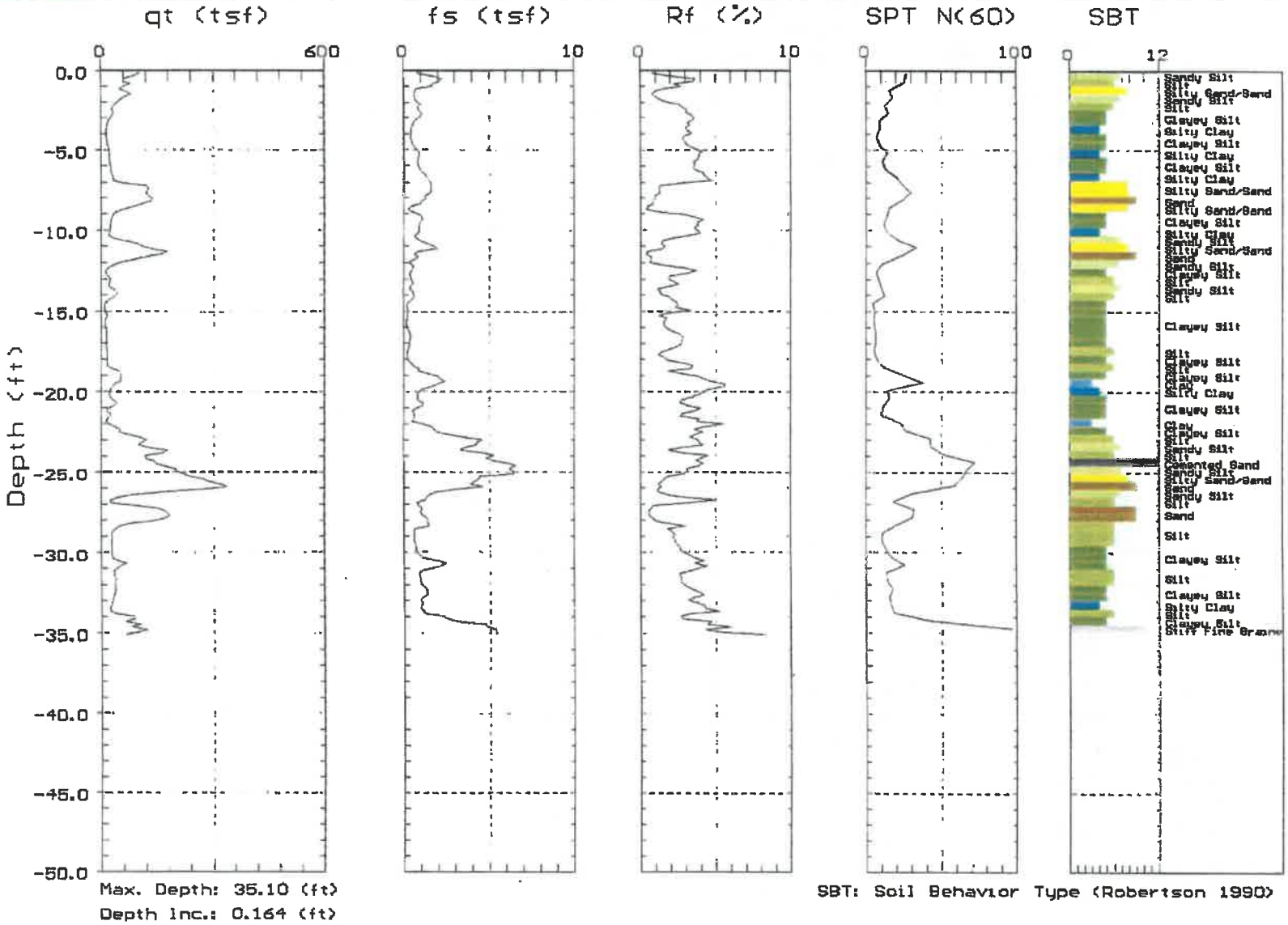
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
27B

RGH CONSULTANTS

Site: SANTA [illegible]A CANNERY
Location: CPT-12

Engineer: T.WHITTED
Date: 10:13:05 14:11



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: [illegible]
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

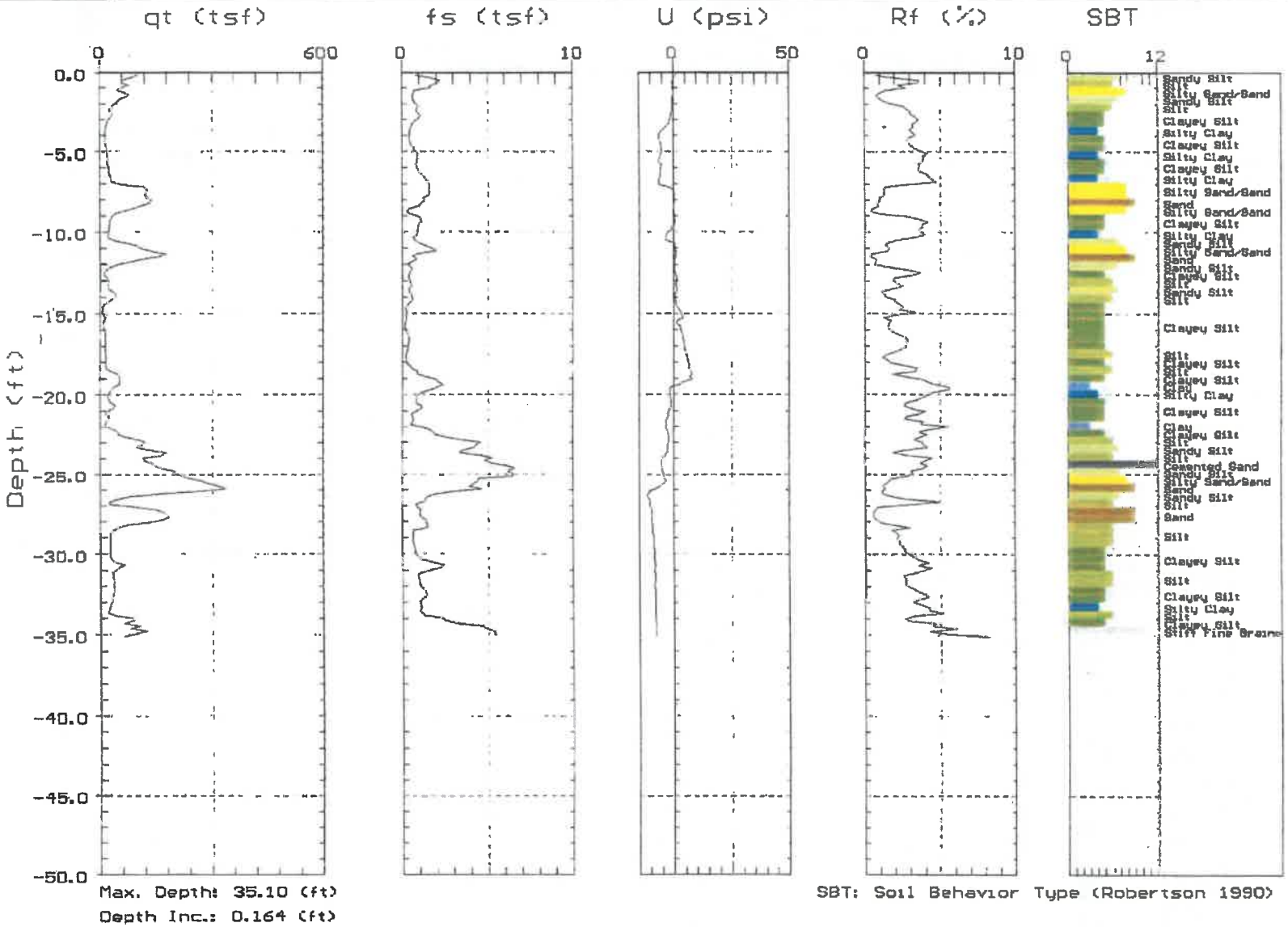
PLATE
28A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-12

Engineer: T.WHITTED
Date: 10:13:05 14:11



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: BC
Drwn: JJ
Date: NOV 2005

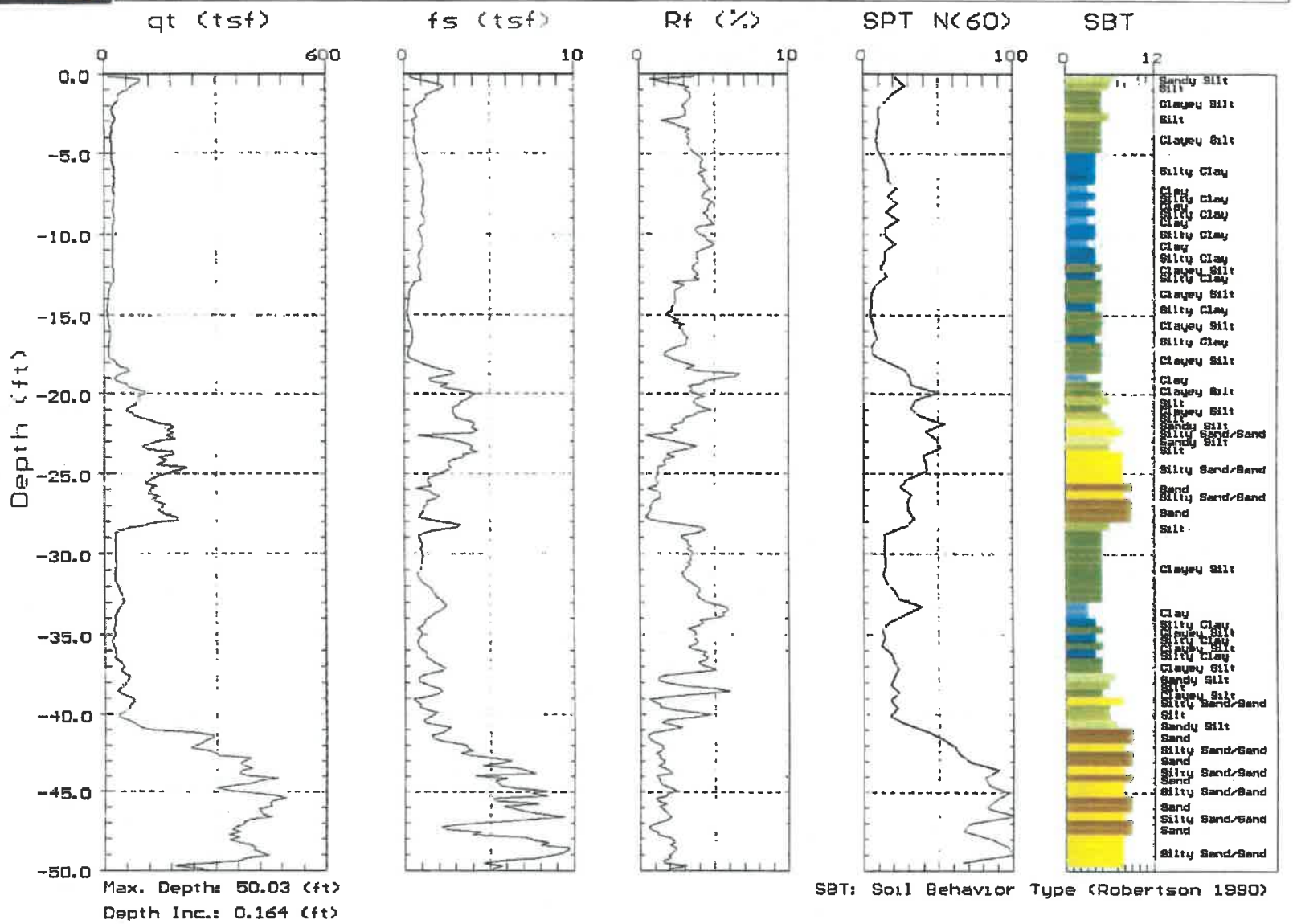
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
28B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-13

Engineer: T.WHITTED
Date: 10:13:05 18:55



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

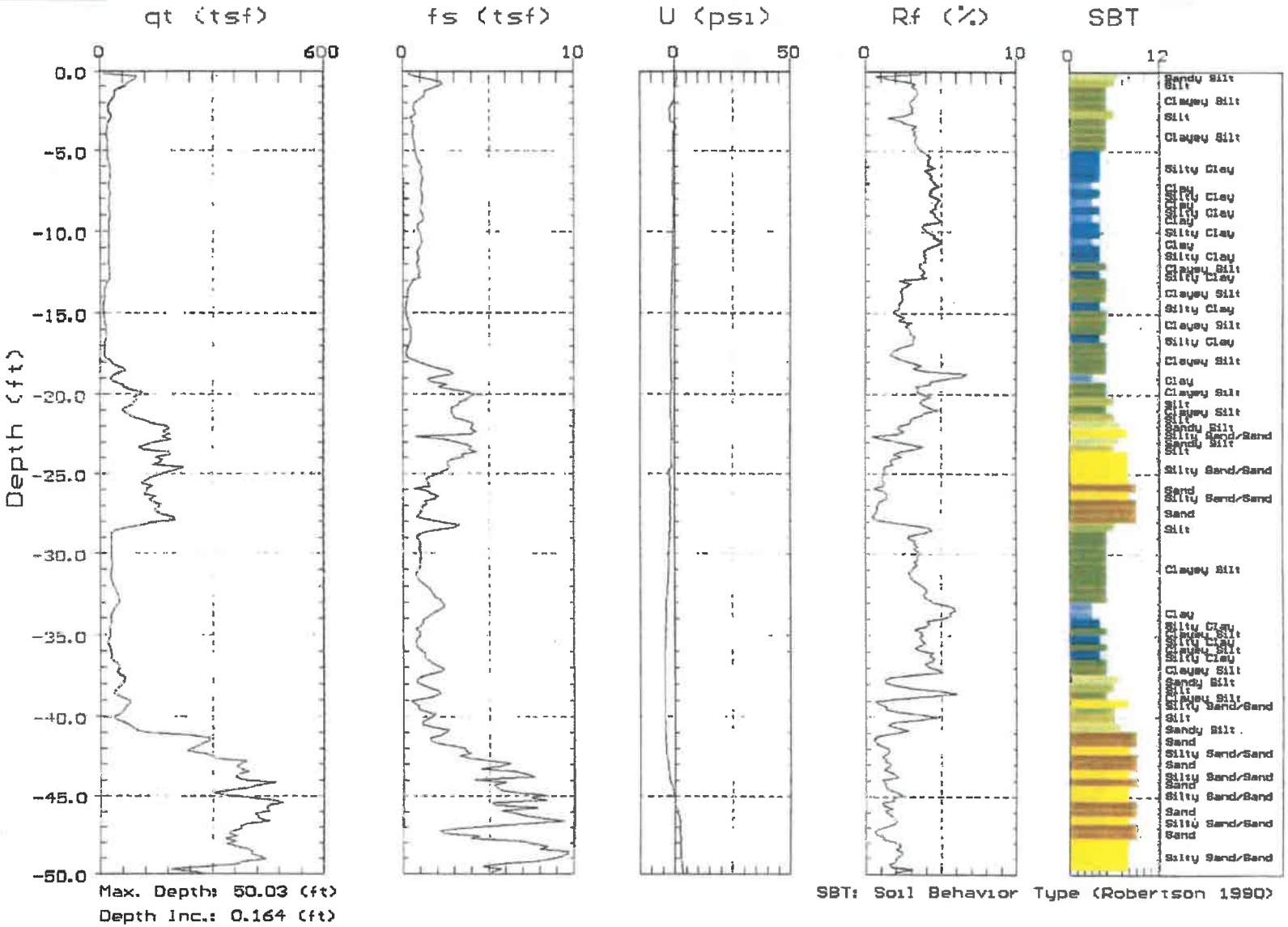
PLATE
29A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-13

Engineer: T.WHITTED
Date: 10:13:05 18:55



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: BC
Drwn: jj
Date: NOV 2005

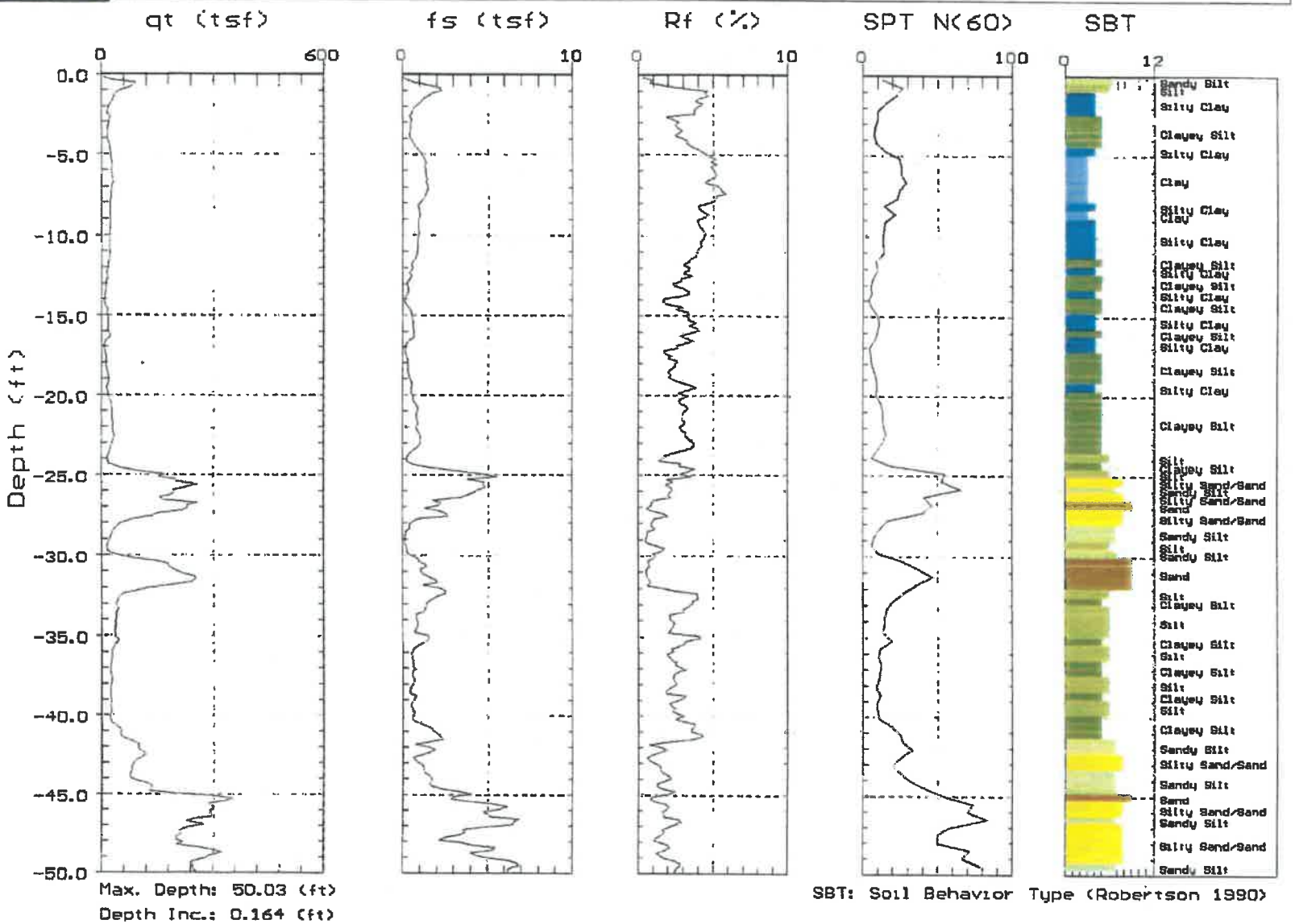
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
29B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-14

Engineer: T.WHITTED
Date: 10:13:05 16:40



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

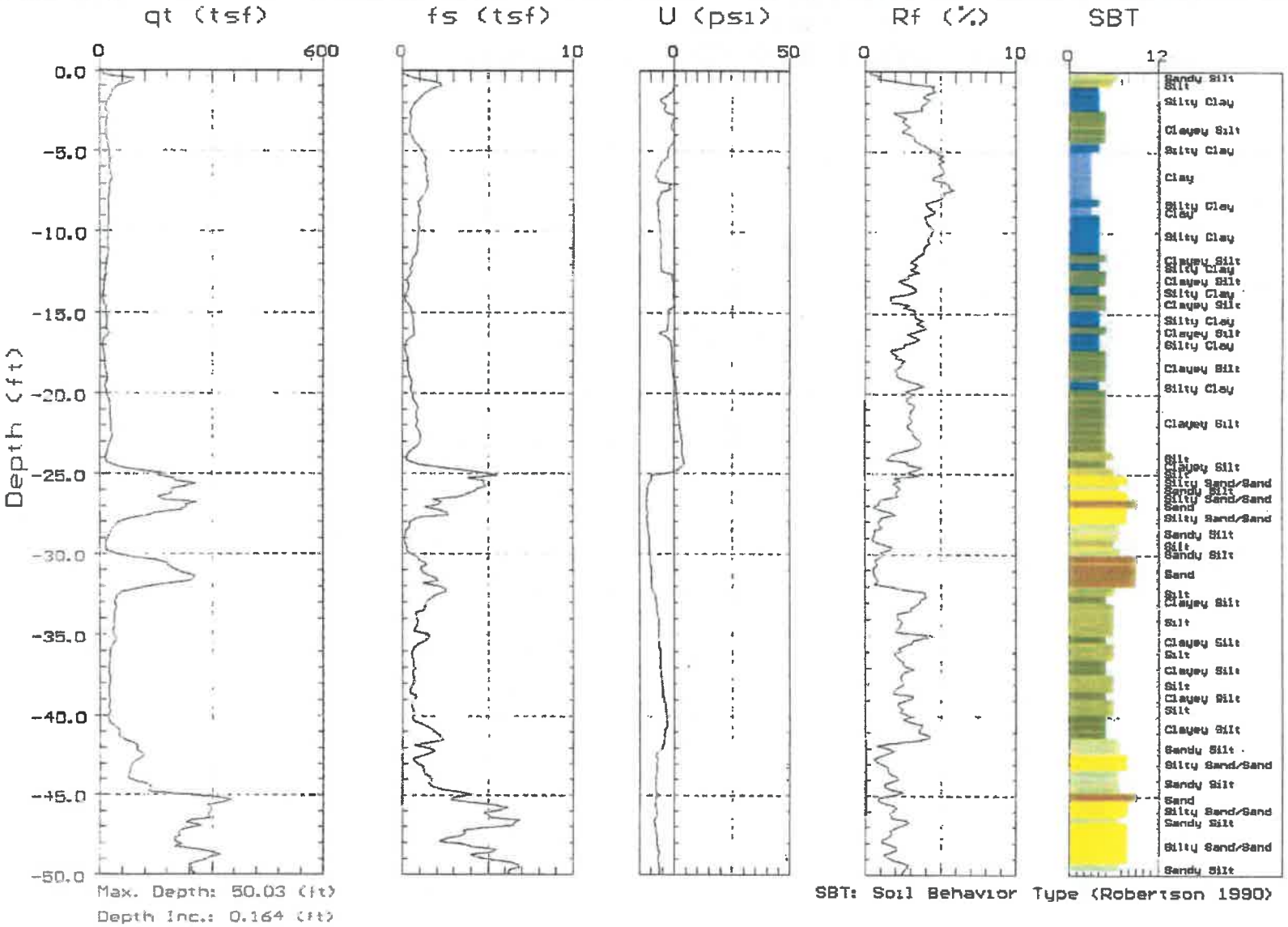
PLATE
30A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-14

Engineer: T.WHITTED
Date: 10:13:05 16:40



Max. Depth: 50.03 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

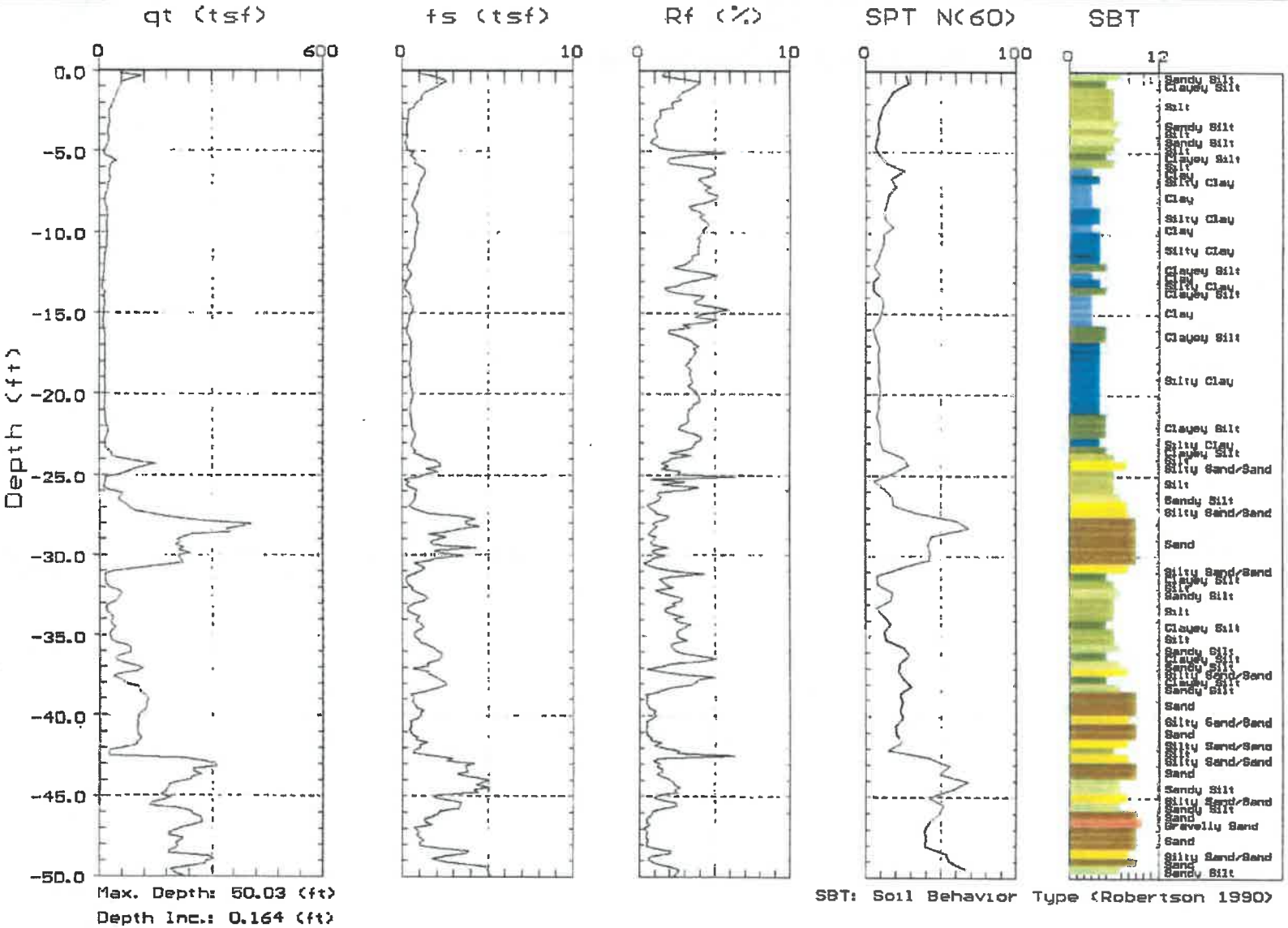
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
30B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-15

Engineer: T.WHITTED
Date: 10:13:05 16:00



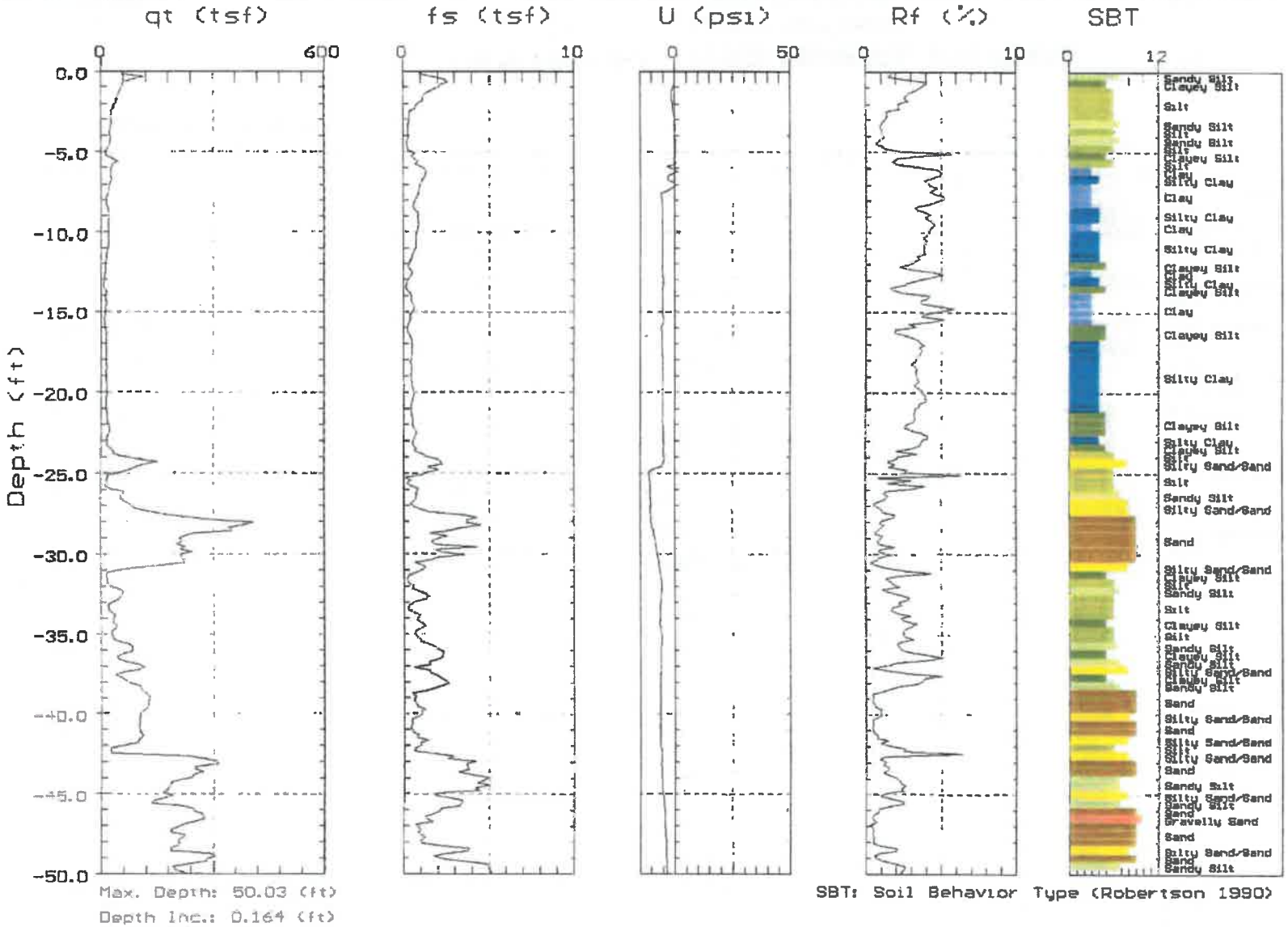
RGH Consultants, Inc.	Job No: 2184.01.04.1 Appr: RC Drwn: jj Date: NOV 2005	**CONE PENETRATION TESTS** Santa Rosa Cannery 3 West Third Street Santa Rosa, California	PLATE **31A**

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-15

Engineer: T.WHITTED
Date: 10:13:05 16:00



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

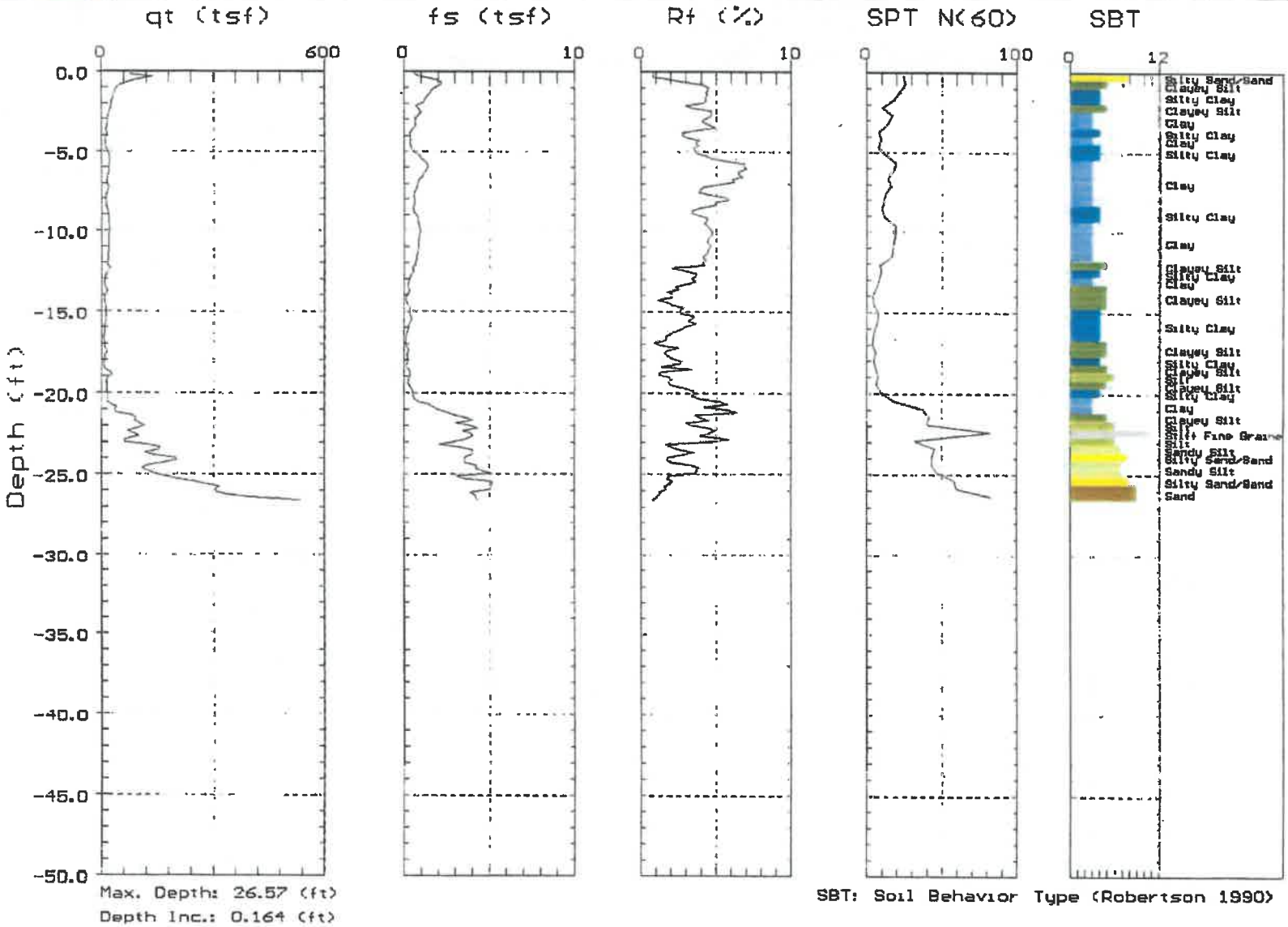
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
31B

RGH CONSULTANTS

Site: SANTA [illegible]A CANNERY
Location: CPT-16

Engineer: T.WHITTED
Date: 10:13:05 15:32



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: [illegible]
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

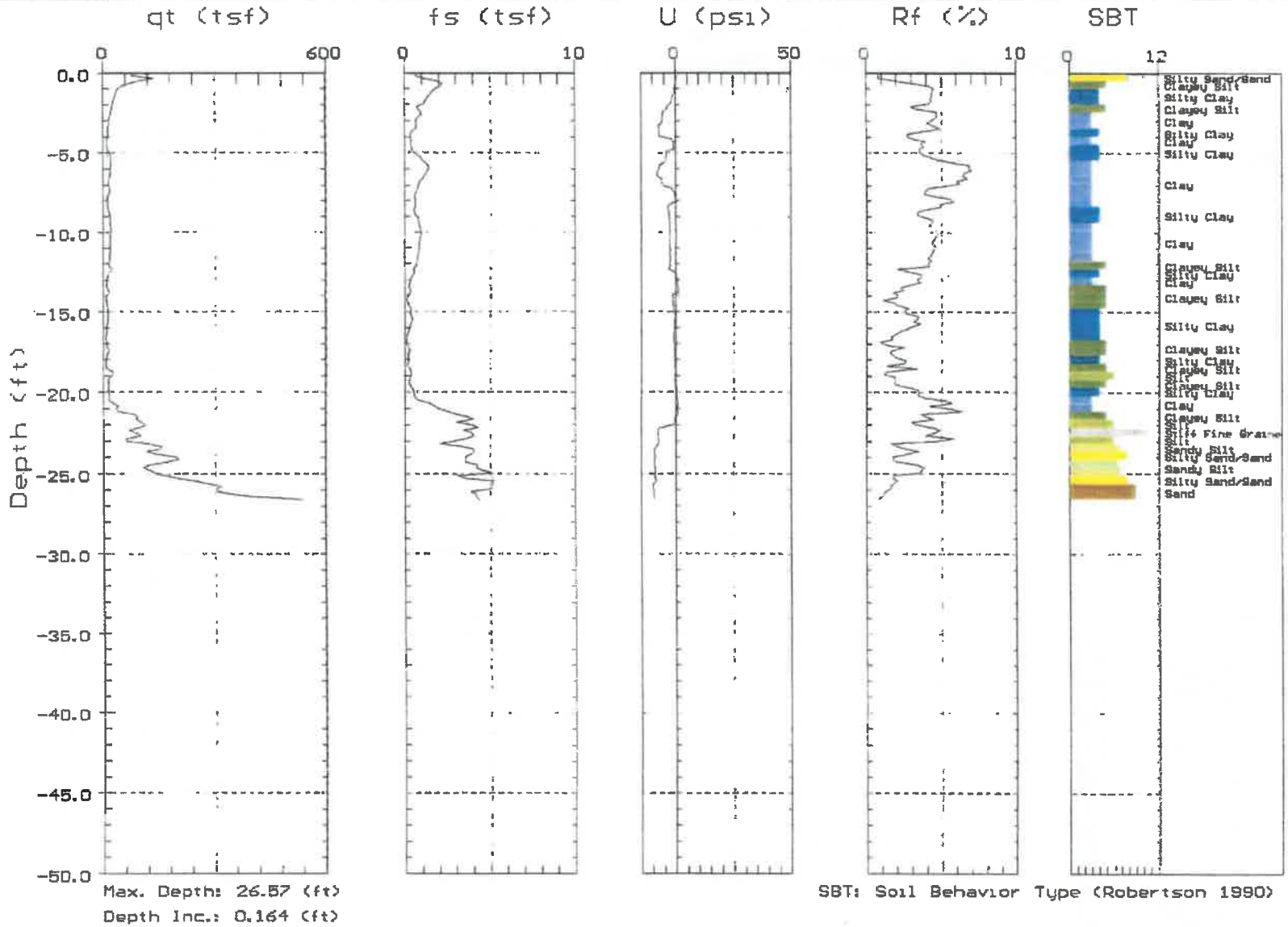
PLATE
32A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-16

Engineer: T.WHITTED
Date: 10:13:05 15:32



Max. Depth: 26.57 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

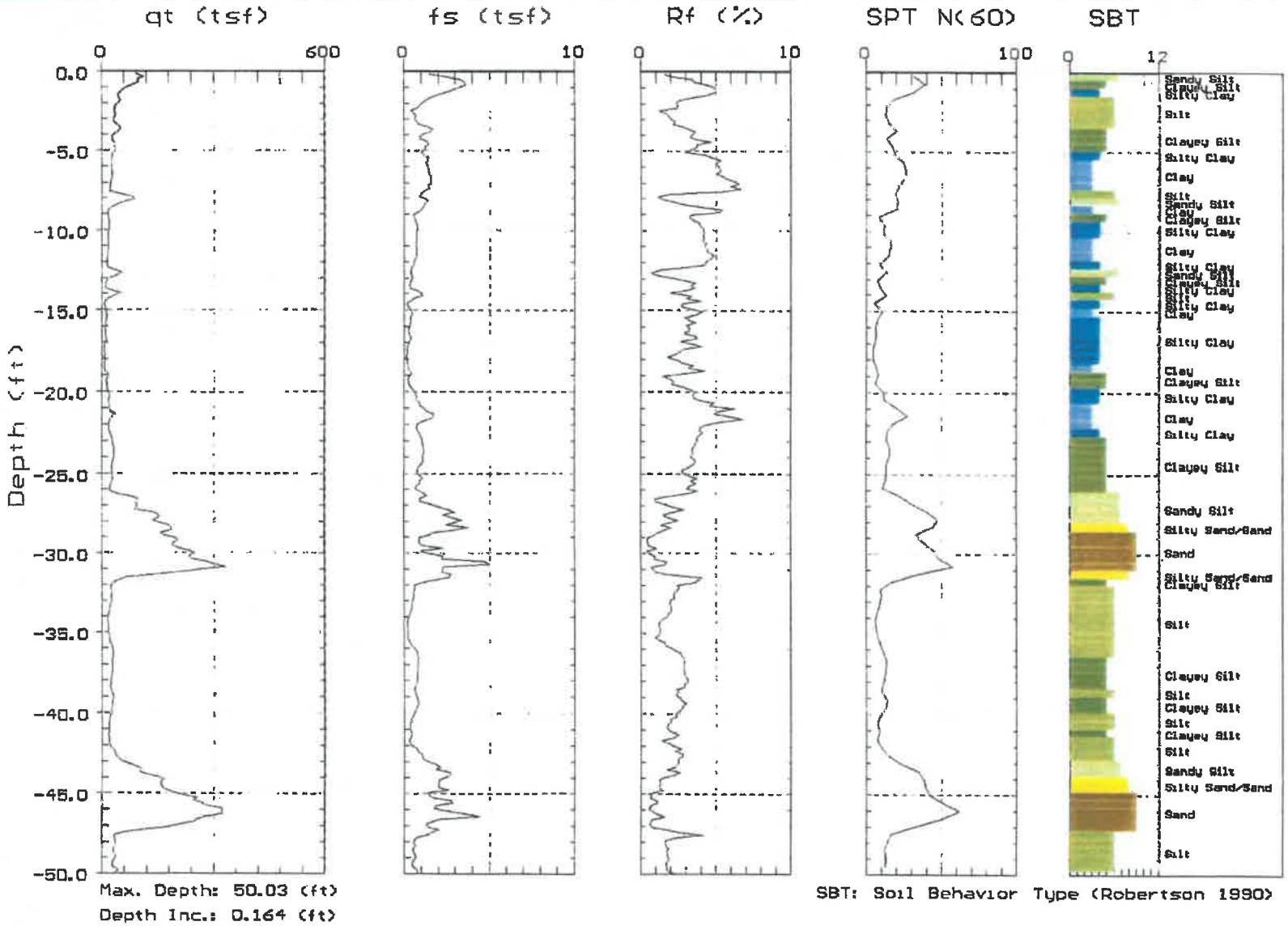
PLATE
32B

EGG

RGH CONSULTANTS

Site: SANTA [illegible]A CANNERY
Location: CPT-17

Engineer: T.WHITTED
Date: 10:13:05 17:31



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: [illegible]
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

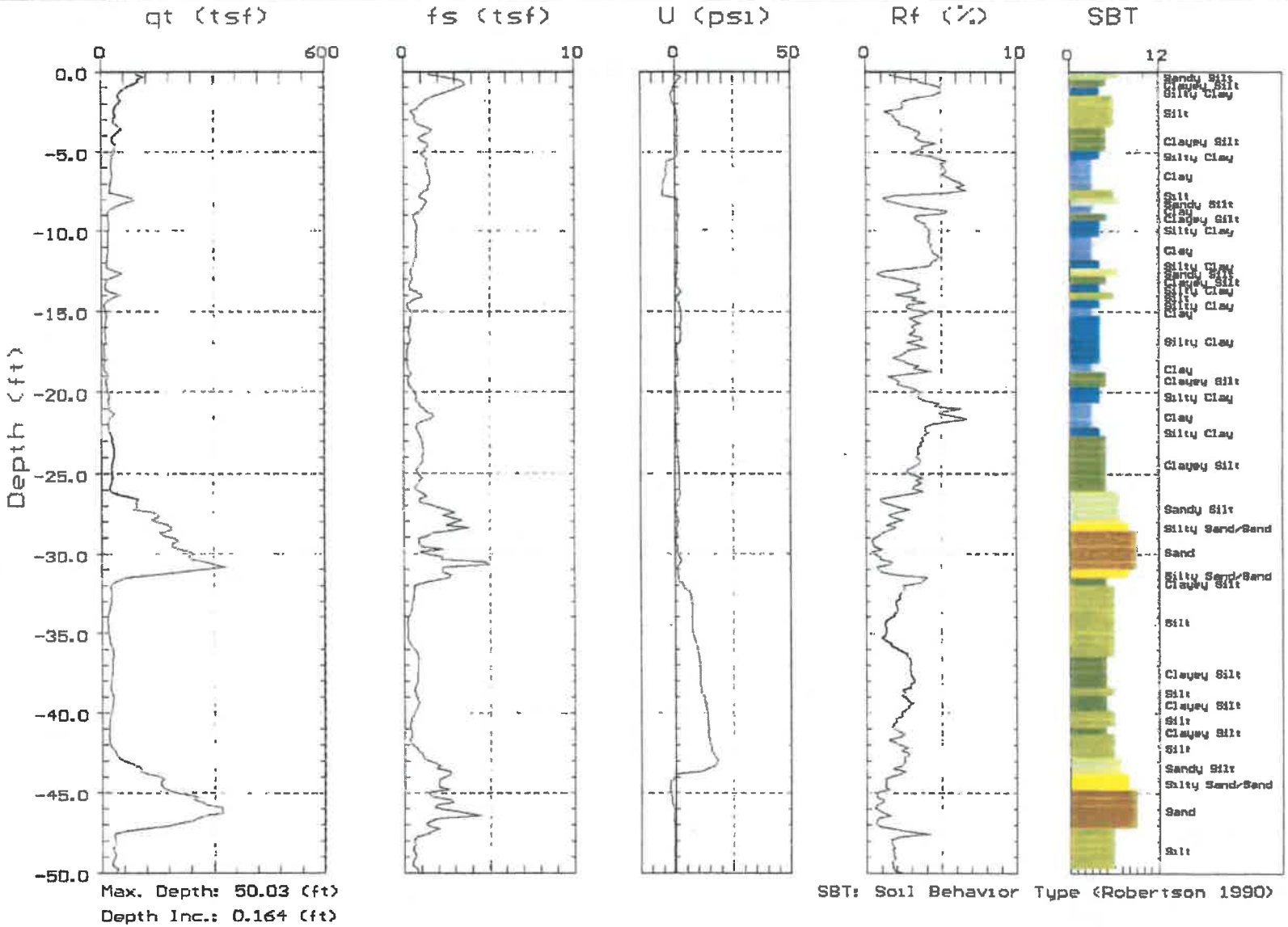
PLATE
33A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-17

Engineer: T.WHITTED
Date: 10:13:05 17:31



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

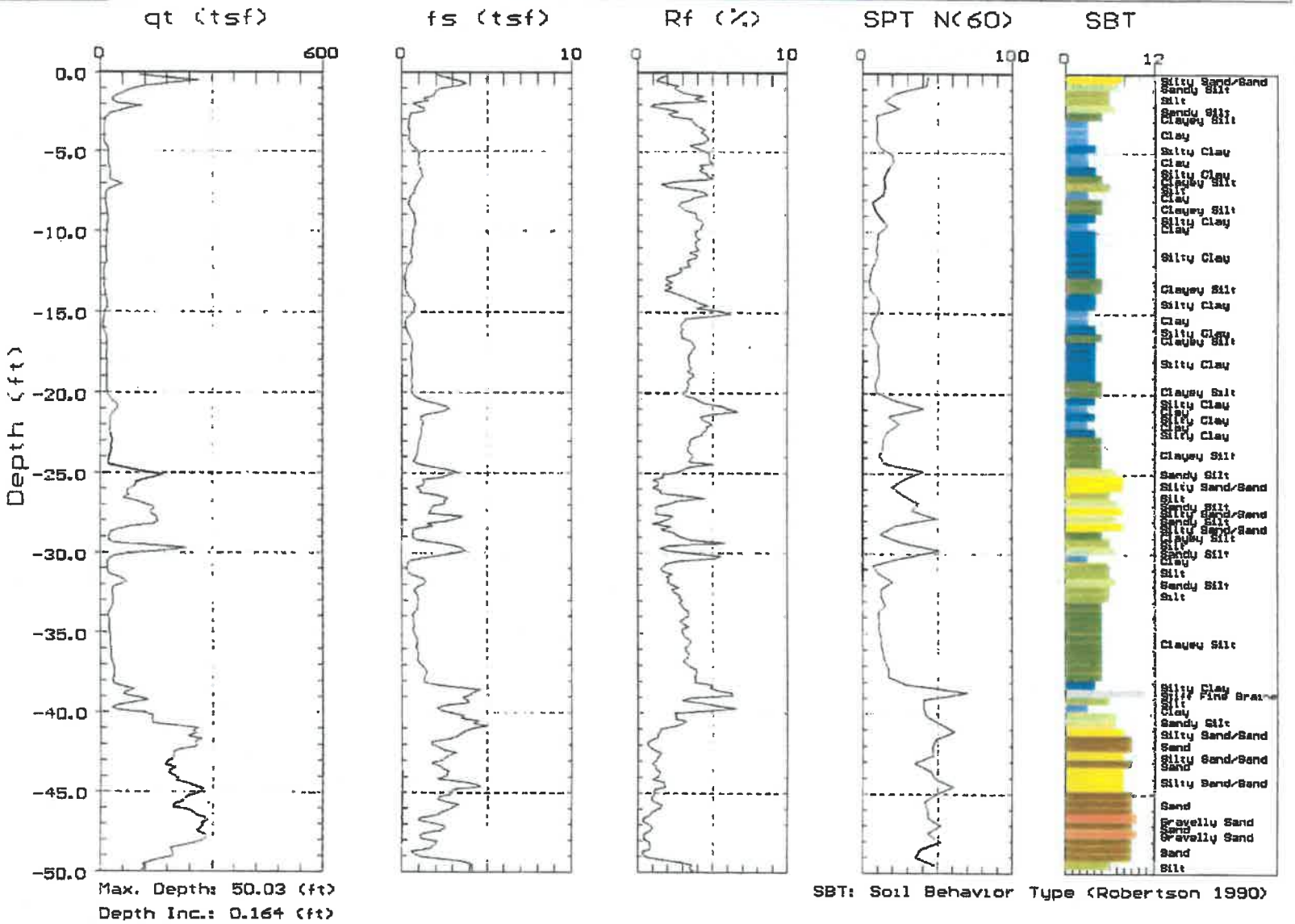
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
33B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-18

Engineer: T.WHITTED
Date: 10:13:05 18:12



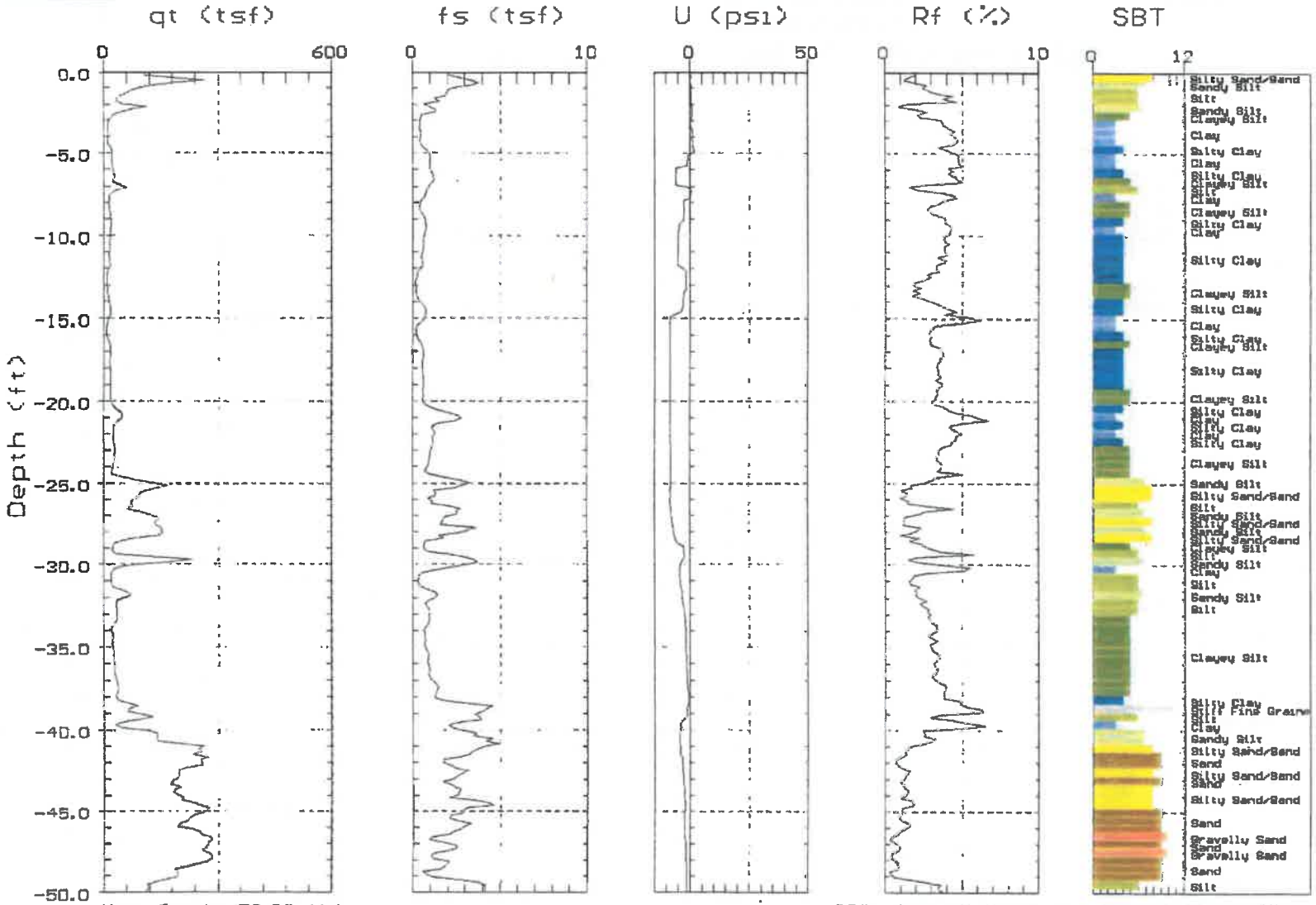
RGH Consultants, Inc.	Job No: 2184.01.04.1 Appr: RC Drwn: jj Date: NOV 2005	**CONE PENETRATION TESTS** Santa Rosa Cannery 3 West Third Street Santa Rosa, California	PLATE **34A**

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-18

Engineer: T.WHITTED
Date: 10:13:05 18:12



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: JJ
Date: NOV 2005

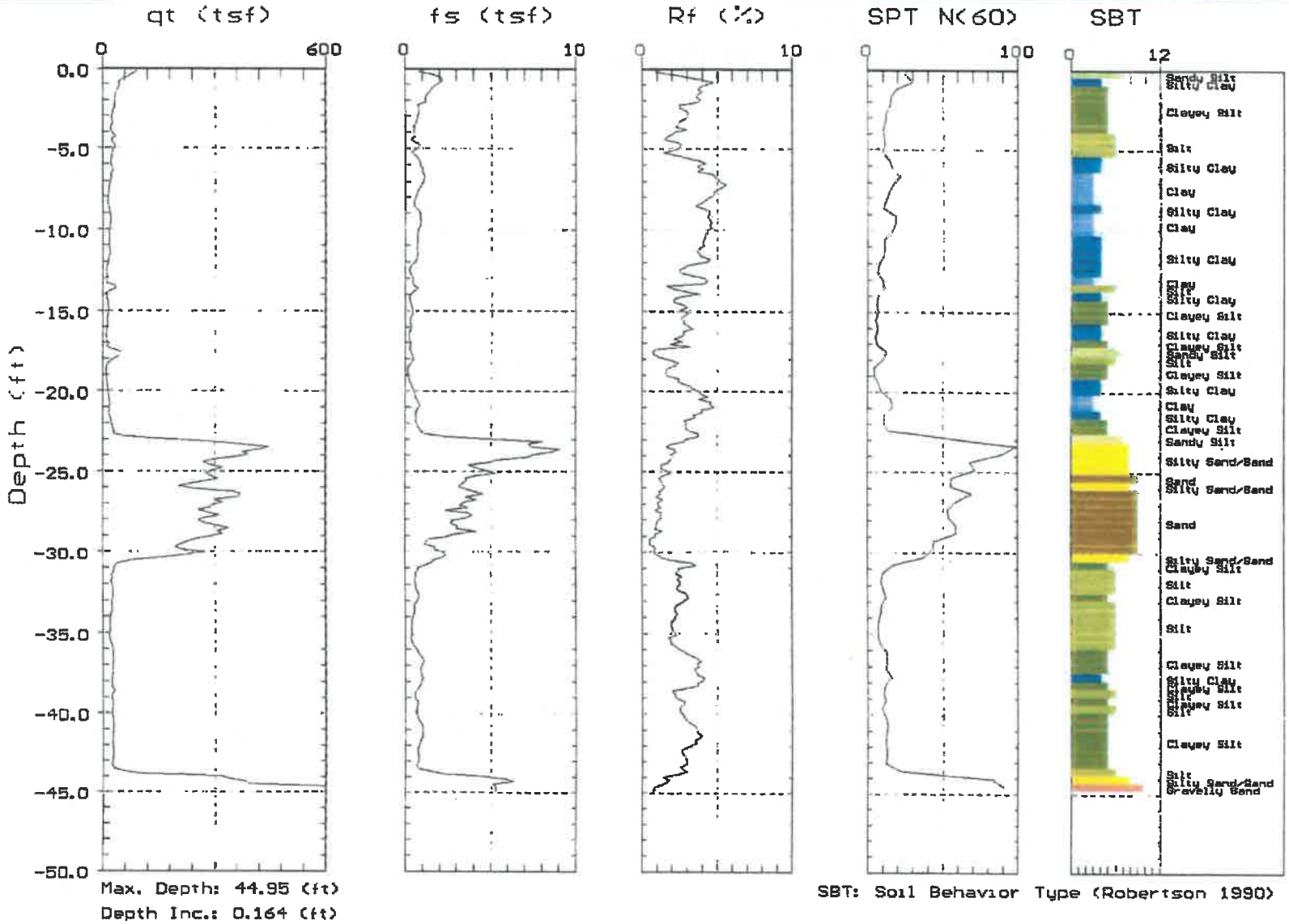
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
34B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-19

Engineer: T.WHITTED
Date: 10:13:05 19:53



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: JC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

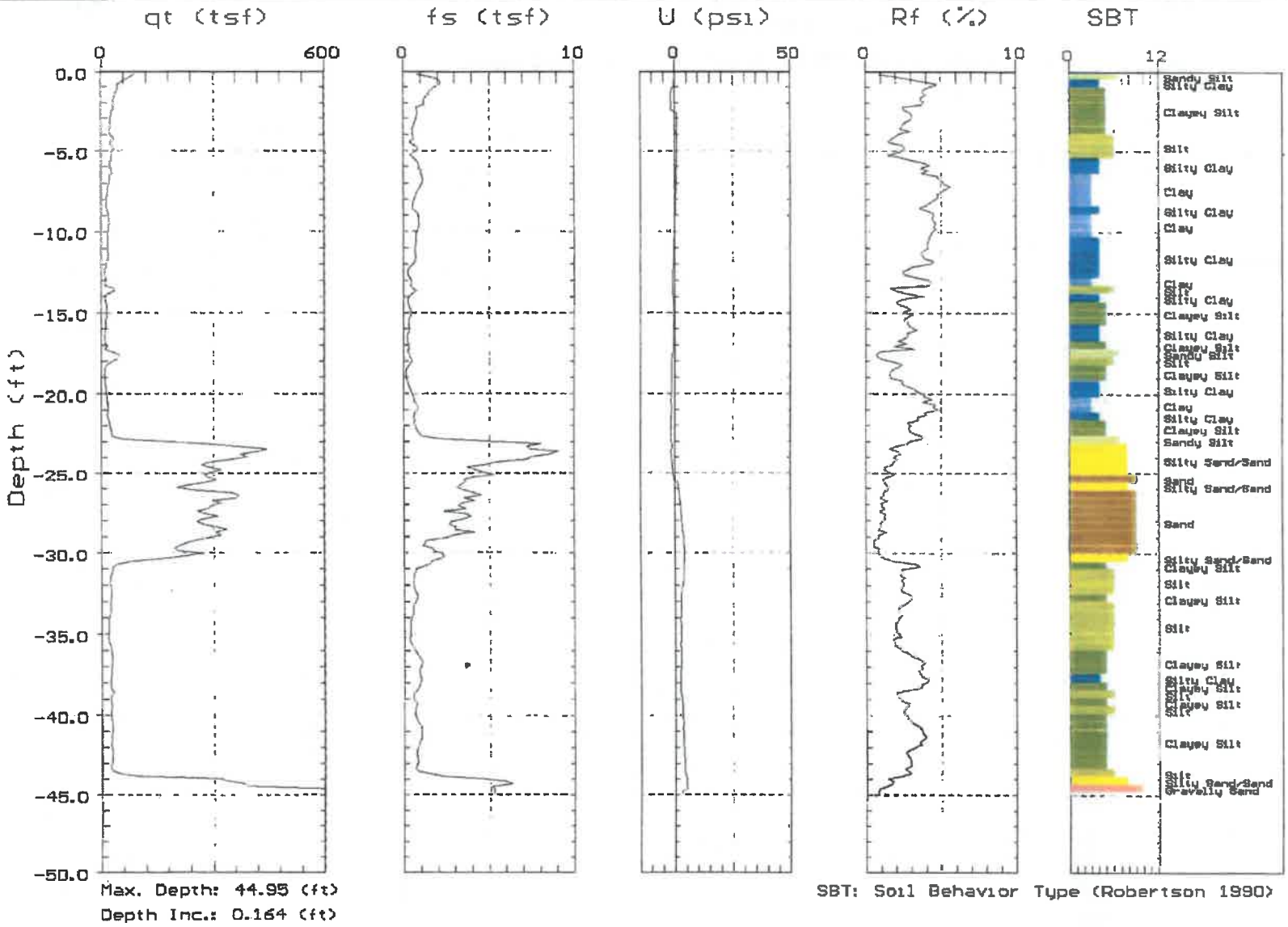
PLATE
35A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-19

Engineer: T.WHITTED
Date: 10:13:05 19:53



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

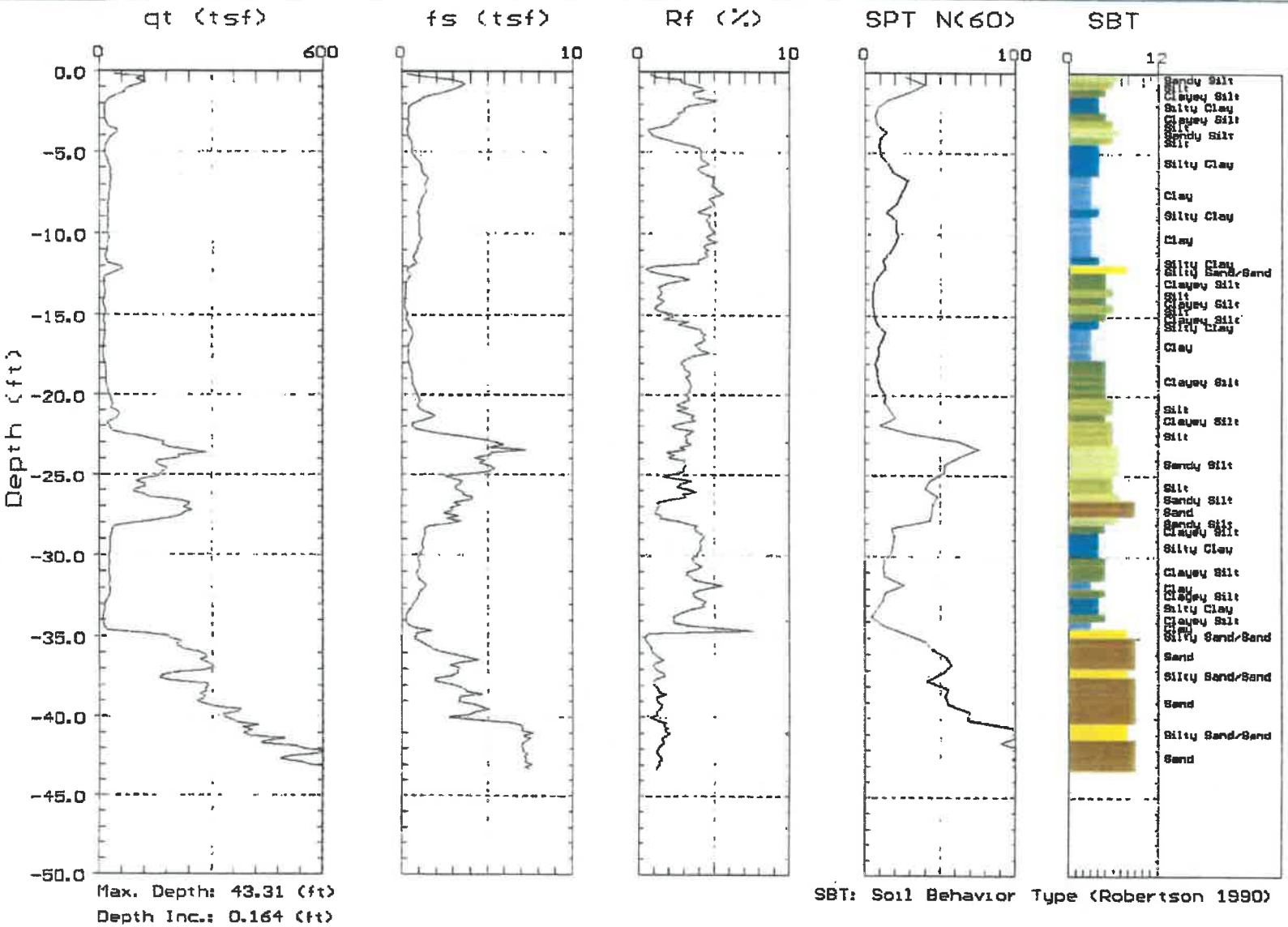
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
35B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-20

Engineer: T.WHITTED
Date: 10:14:05 10:56



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: PC
Drwn: JJ
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

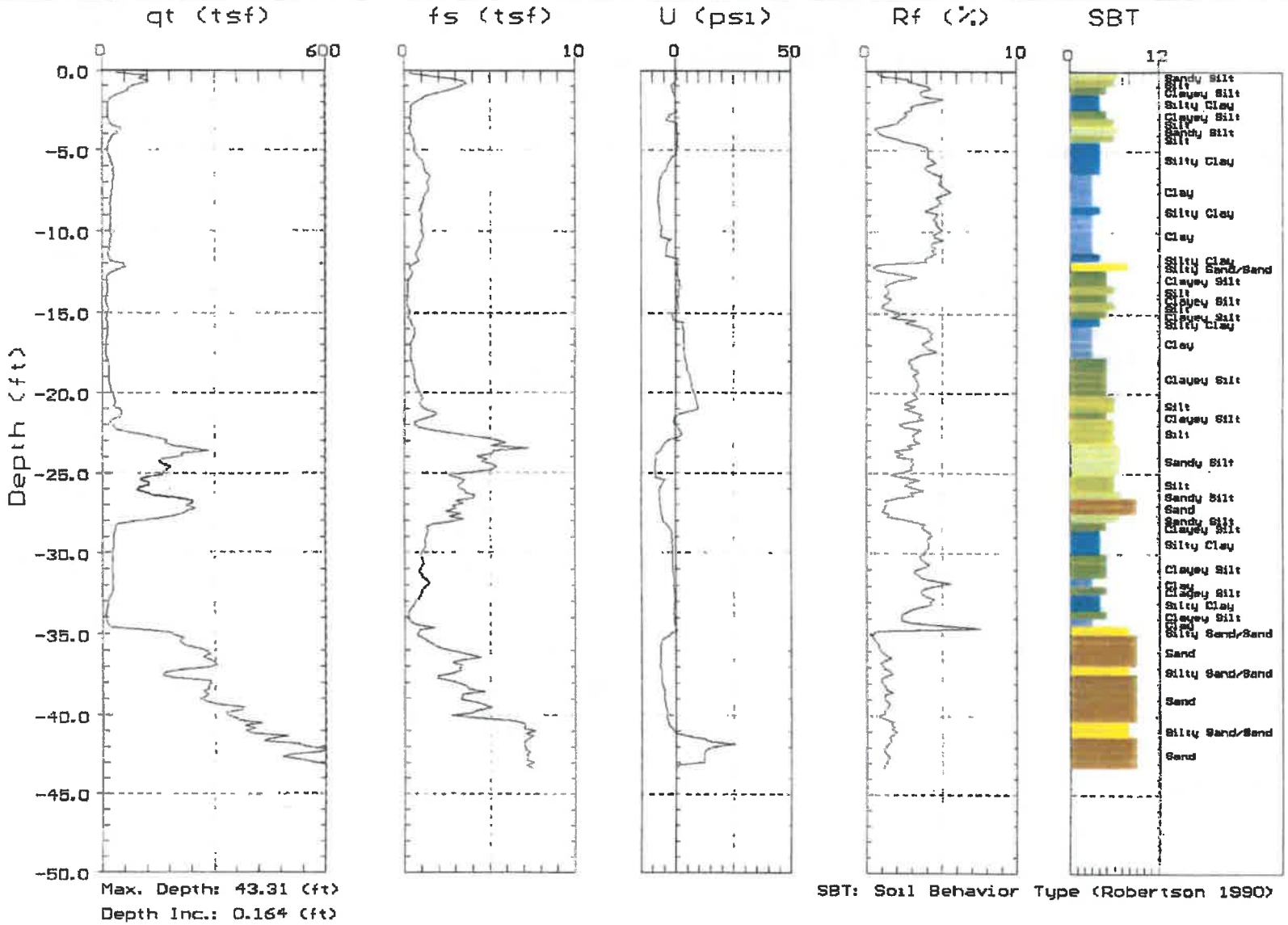
PLATE
36A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-20

Engineer: T.WHITTED
Date: 10:14:05 10:56



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: NOV 2005

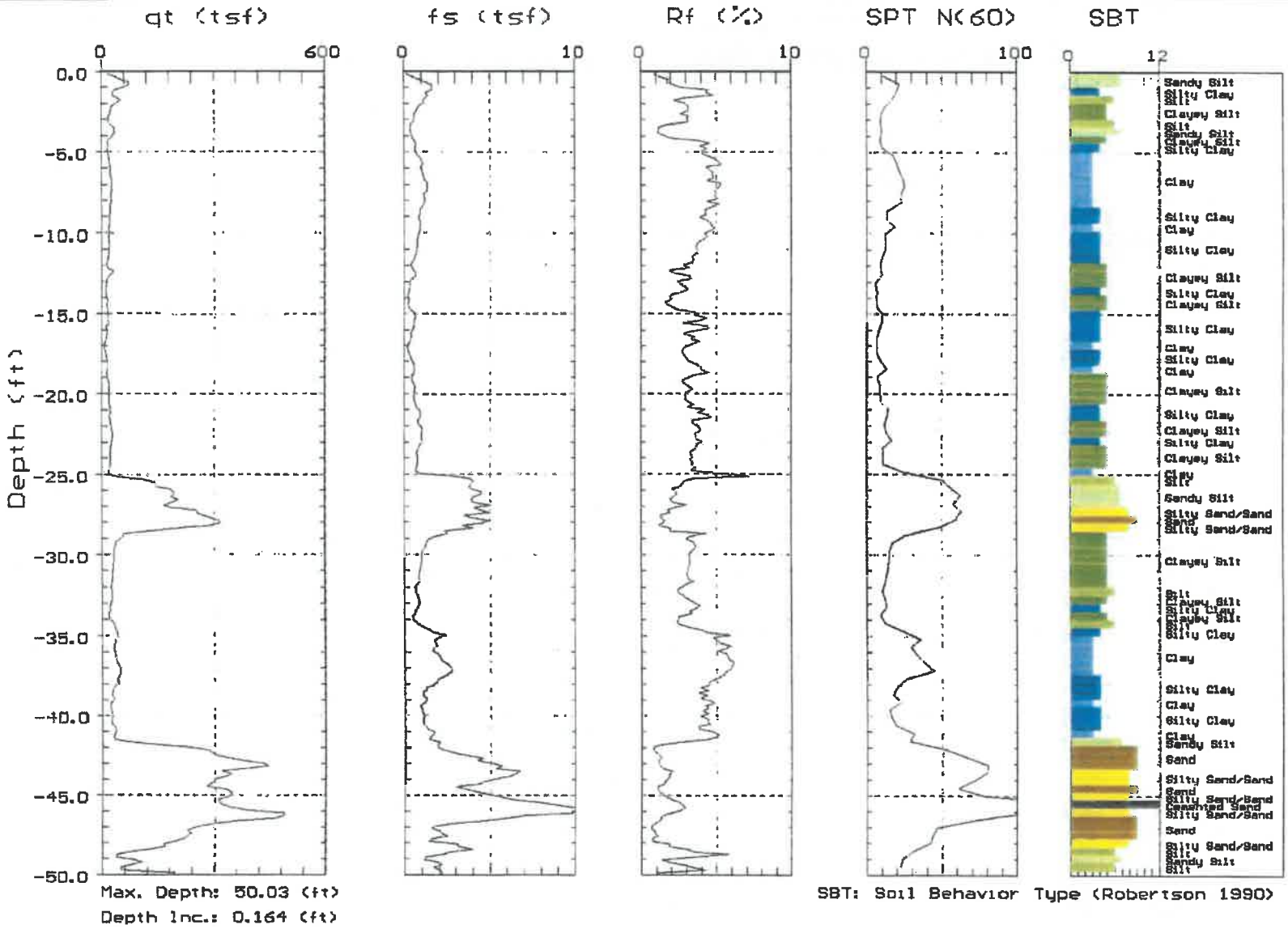
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
36B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-21

Engineer: T.WHITTED
Date: 10:14:05 14:52



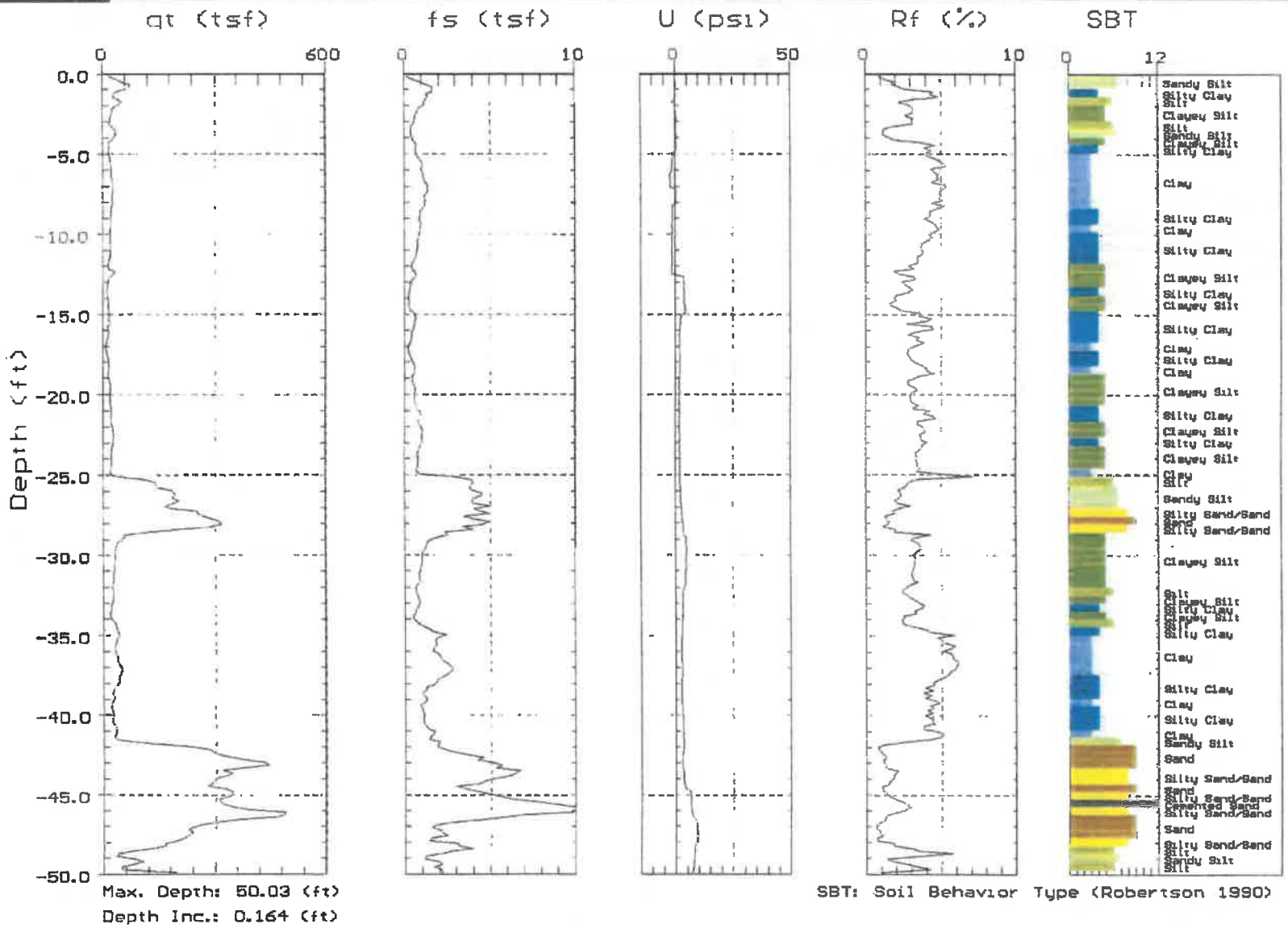
RGH Consultants, Inc.	Job No: 2184.01.04.1 Appr: RC Drwn: jj Date: NOV 2005	**CONE PENETRATION TESTS** Santa Rosa Cannery 3 West Third Street Santa Rosa, California	PLATE **37A**

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-21

Engineer: T.WHITTED
Date: 10:14:05 14:52



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr:
Drwn: jj
Date: NOV 2005

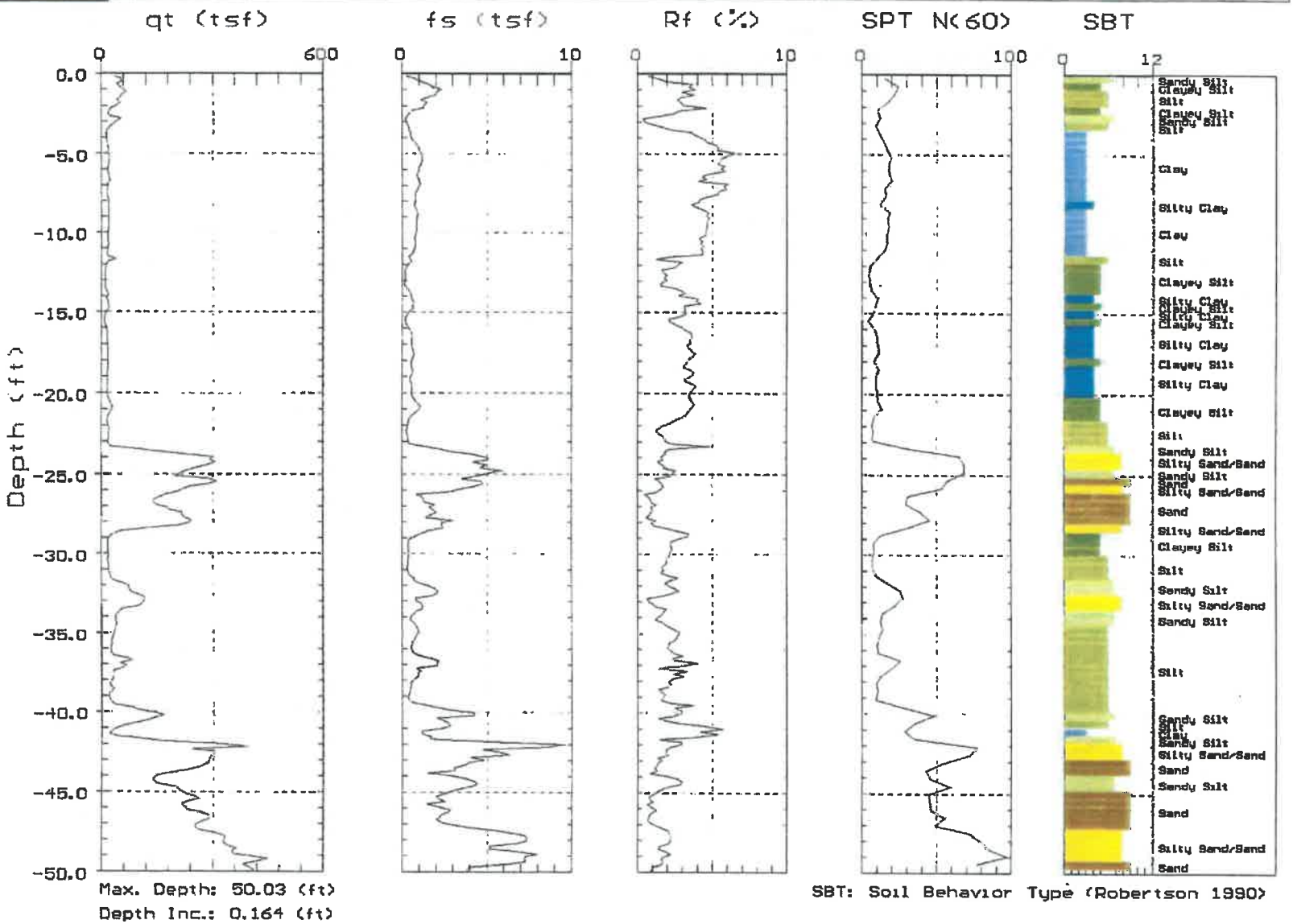
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
37B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-22

Engineer: T.WHITTED
Date: 10:14:05 16:11



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: PC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

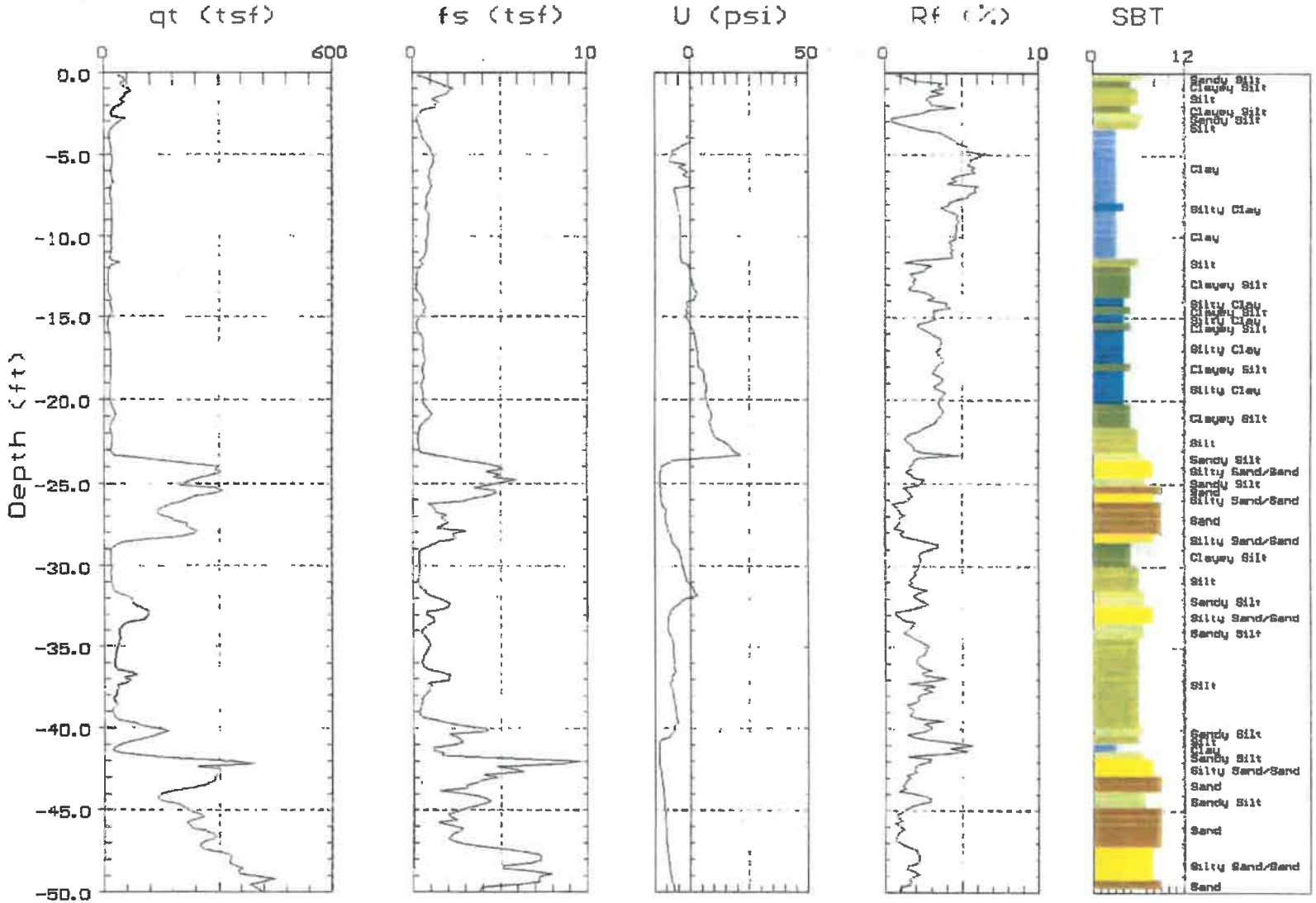
PLATE
38A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-22

Engineer: T.WHITTED
Date: 10:14:05 16:11



Max. Depth: 50.03 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: NOV 2005

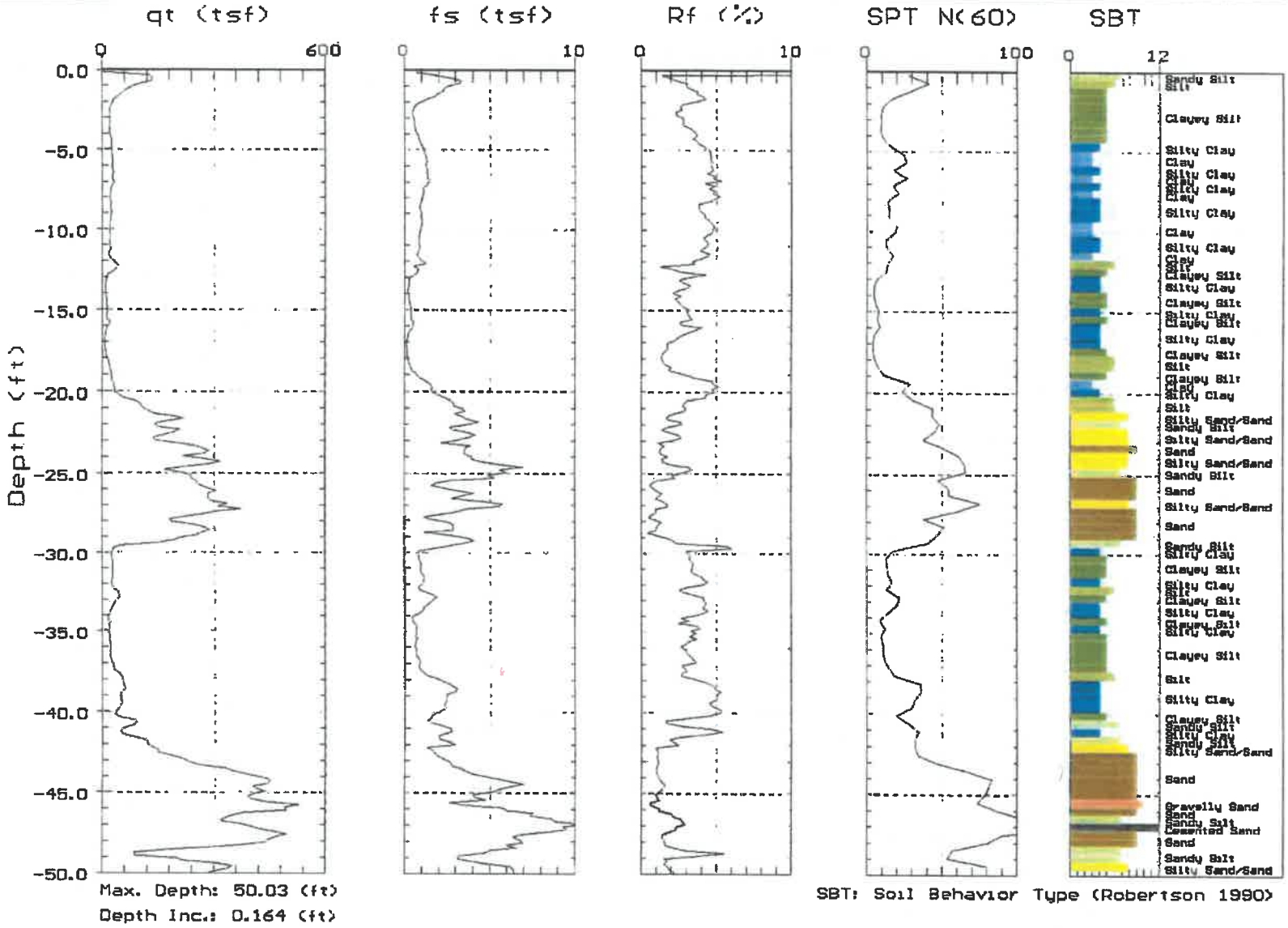
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
38B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-23

Engineer: T.WHITTED
Date: 10:14:05 16:55



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

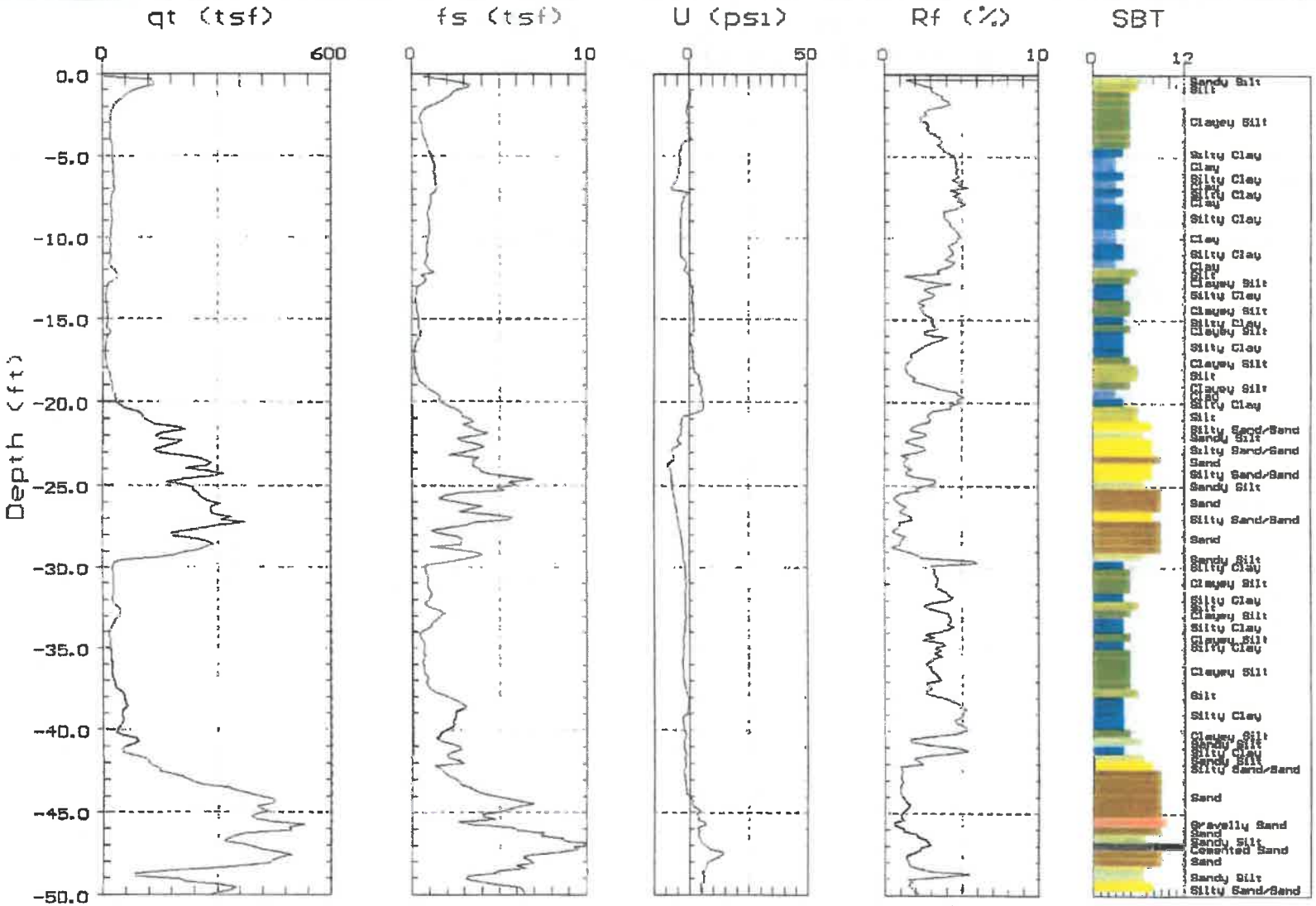
PLATE
39A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-23

Engineer: T.WHITTED
Date: 10:14:05 16:55



Max. Depth: 50.03 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV 2005

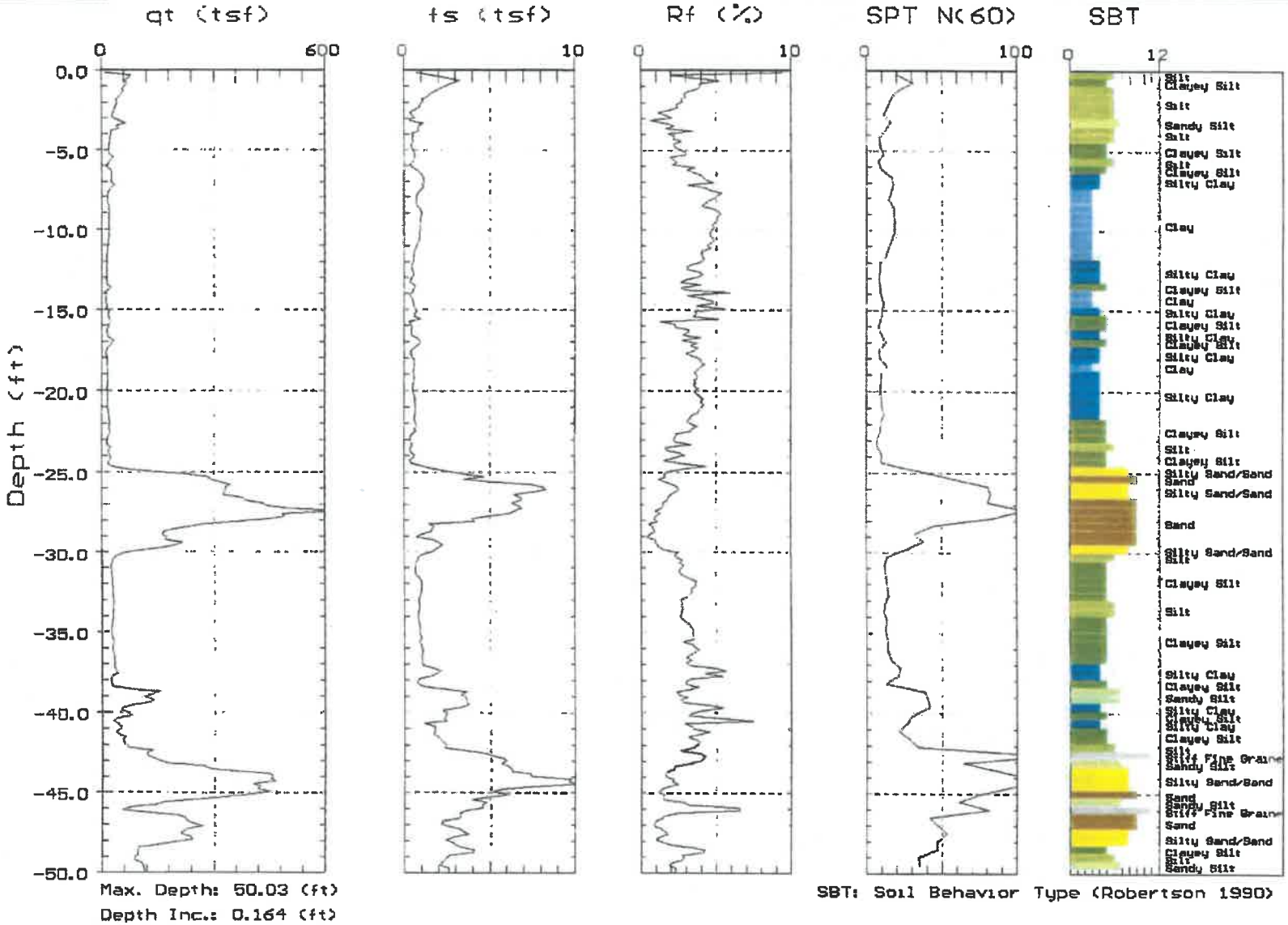
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
39B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-24

Engineer: T.WHITTED
Date: 10:14:05 17:32



Max. Depth: 50.03 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: BC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

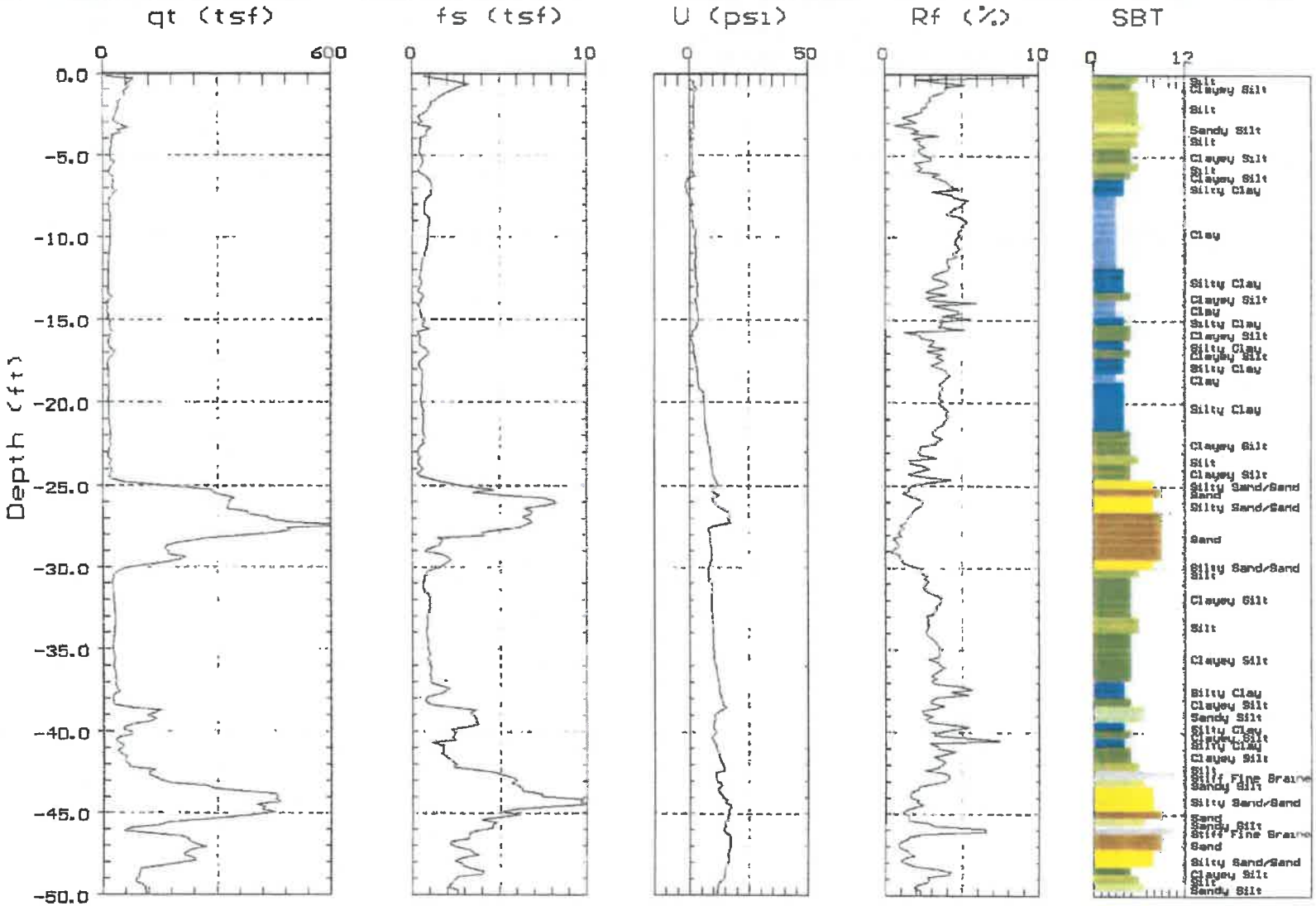
PLATE
40A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-24

Engineer: T.WHITTED
Date: 10:14:05 17:32



Max. Depth: 50.03 (ft)
Depth Inc.: 0.164 (ft)

SBT: Soil Behavior Type (Robertson 1990)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: DC
Drwn: jj
Date: NOV 2005

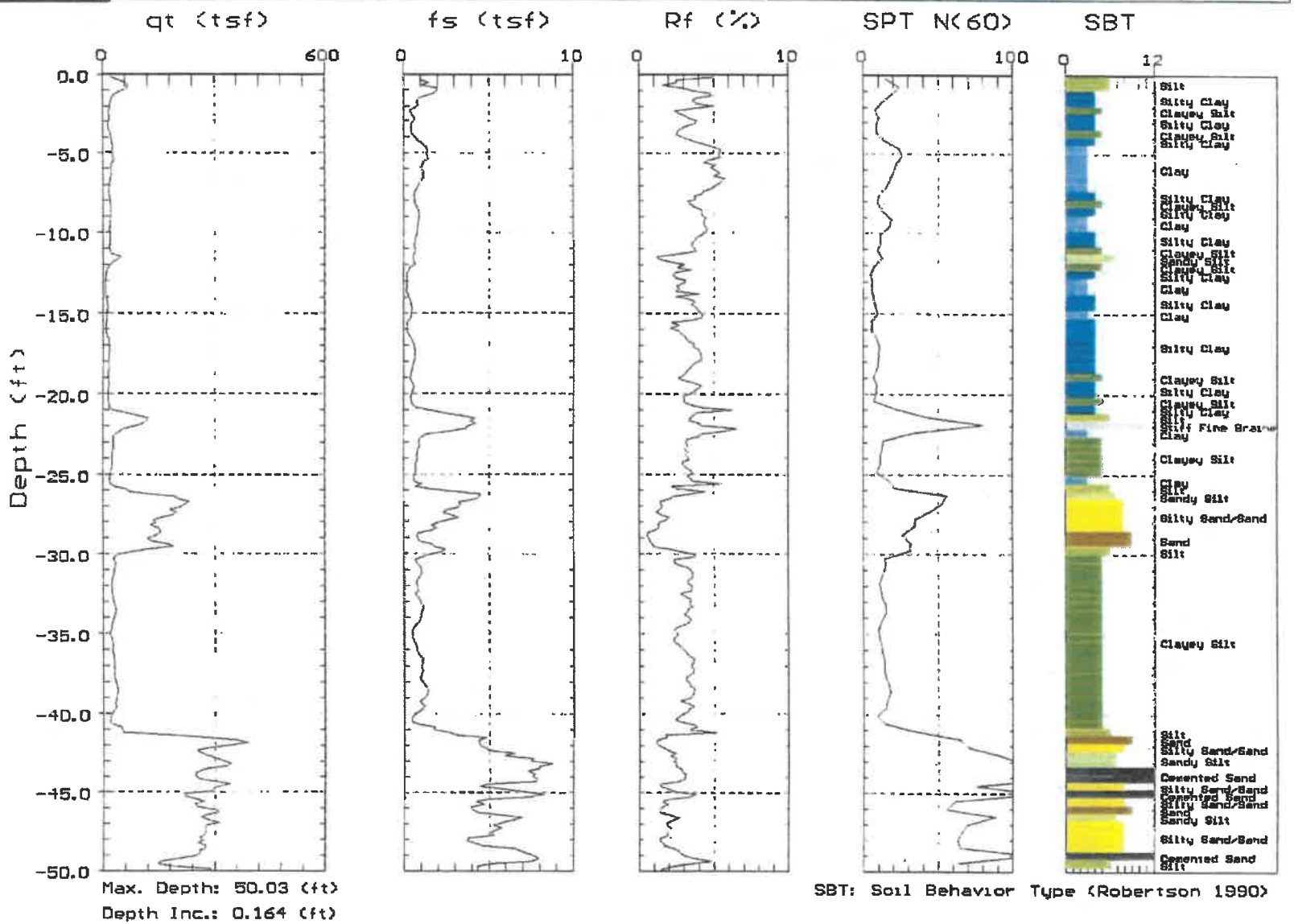
CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
40B

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-25

Engineer: T.WHITTED
Date: 10:14:05 18:49



RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

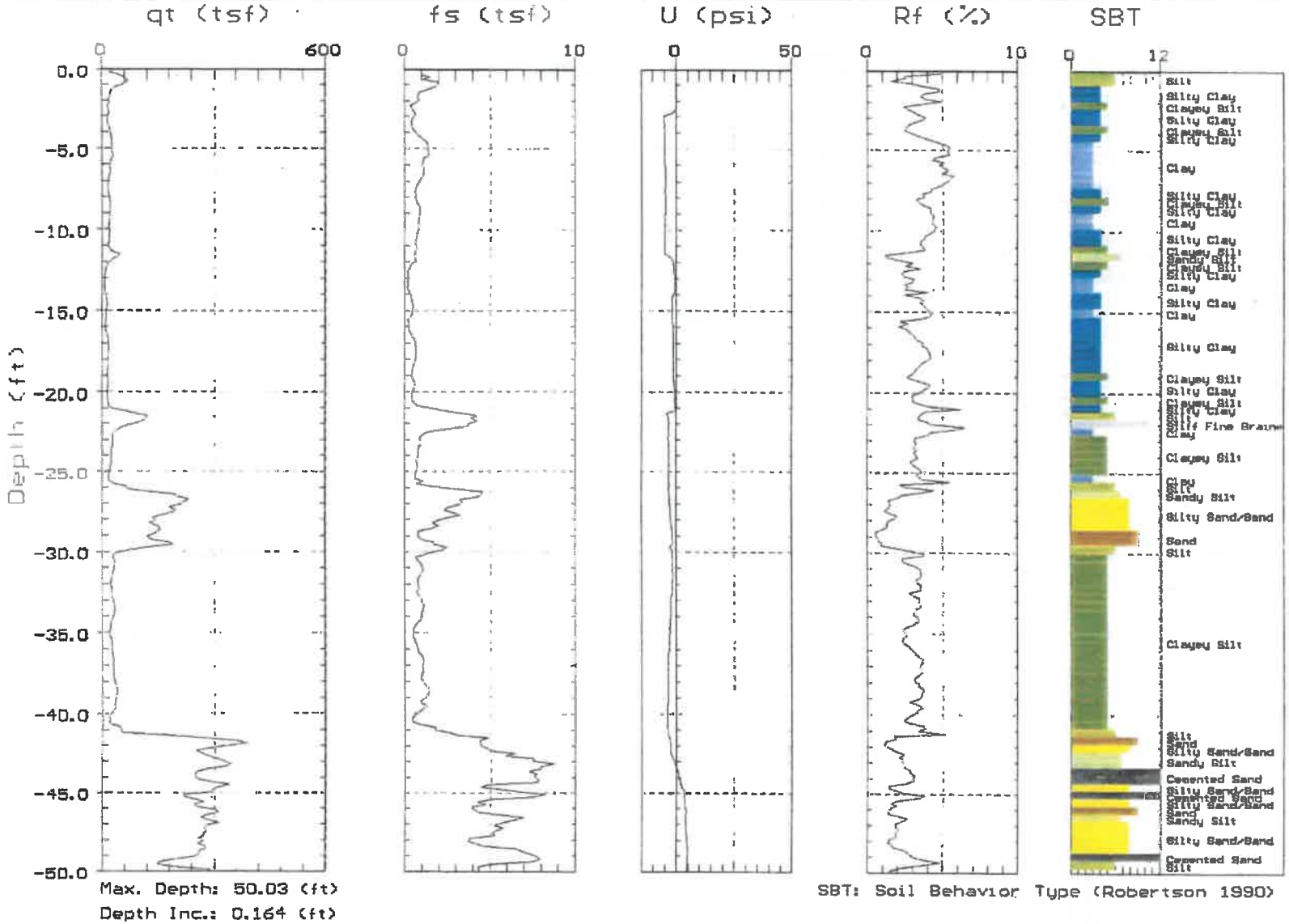
PLATE
41A

GREGG

RGH CONSULTANTS

Site: SANTA ROSA CANNERY
Location: CPT-25

Engineer: T.WHITTED
Date: 10:14:05 18:49



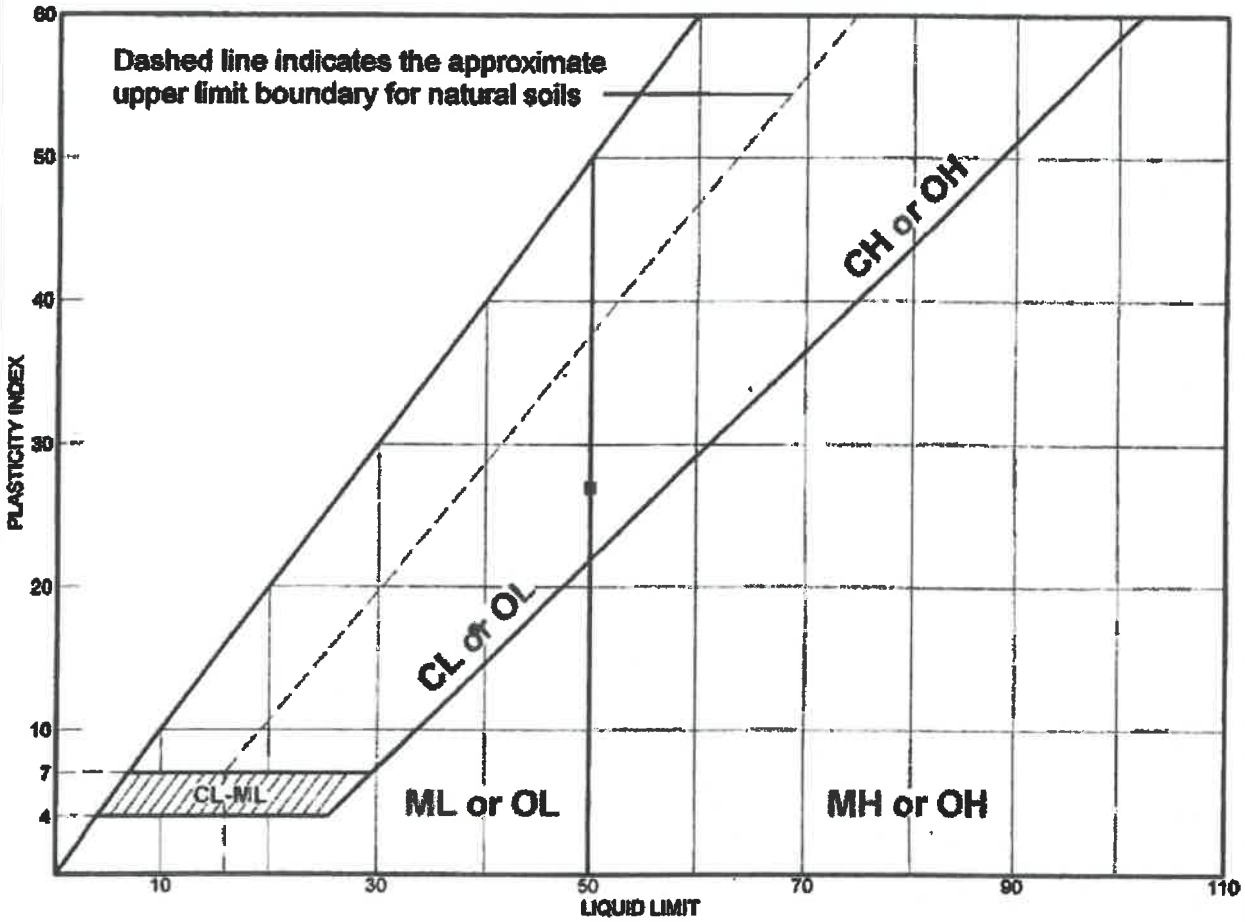
RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: PC
Drwn: JJ
Date: NOV 2005

CONE PENETRATION TESTS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
41B

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Brown Sandy Lean Clay W/Gravel (CL)	39	22	17	71.8	52.0	CL
■	Dark Brown Fat Clay W/Sand (CH)	50	23	27		75.5	CH

Project No. 2184.1.5.1 **Client:** RGH Consultants

Project: Santa Rosa Cannery, Santa Rosa

● **Source:** PI,BI Composite **Elev./Depth:** 0.0'

■ **Source:** PI **Elev./Depth:** 0.5-1'

Remarks:

● BI = 79 Medium

■ BI = 103 High

R G H CONSULTANTS, INC.

R G H Consultants, Inc.

Job No: 2184.01.04.1

Appr: RC

Drwn: jj

Date: NOV. 05

CLASSIFICATION TEST DATA

Santa Rosa Cannery

3 West Third Street

Santa Rosa, California

PLATE

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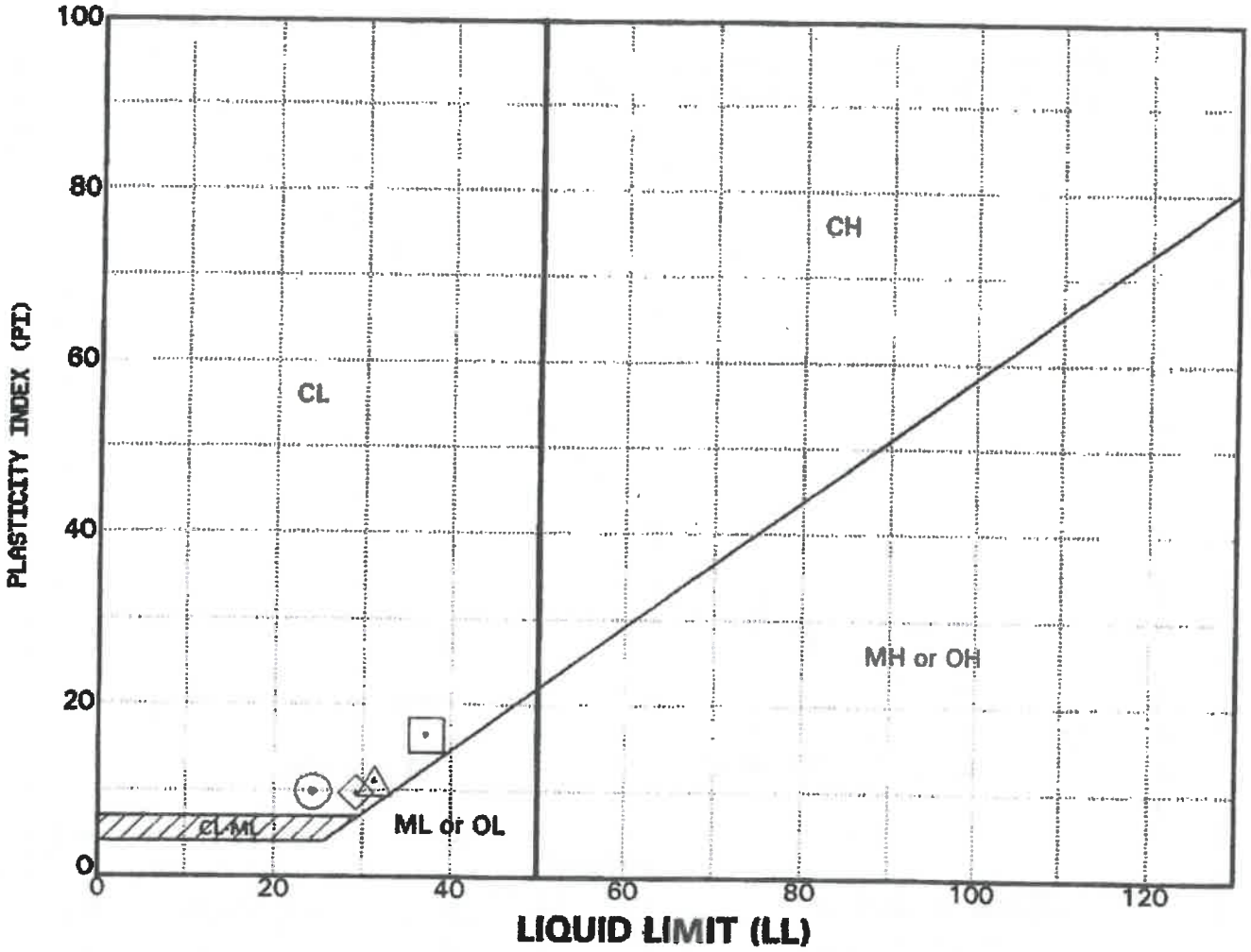


SAMPLE SOURCE	CLASSIFICATION	LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)	% PASSING #200 SIEVE
⊙ B- 1 @ 14.5'	Brown Sandy Lean Clay (CL)	24	15	9	62
⊡ B- 2 @ 25.5'	Grey Clayey Sand (SC)	37	21	16	14
△ B- 3 @ 15.5'	Brown Clayey Sand (SC)	31	20	11	43
◇ B- 4 @ 15.5'	Brown Clayey Sand (SC)	29	20	9	30

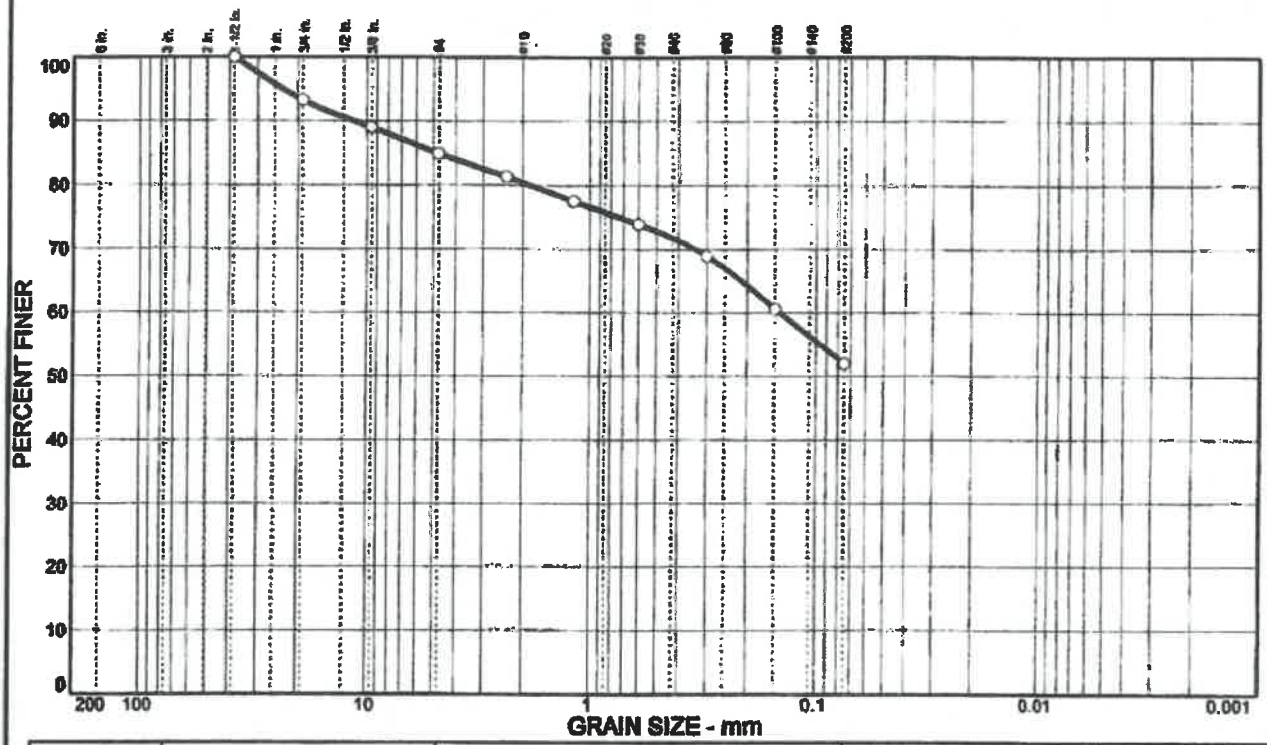
RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: JJ
Date: NOV. 05

CLASSIFICATION TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
43

Particle Size Distribution Report



	% COBBLES	% GRAVEL	% SAND	% SILT	% CLAY
O	0.0	15.1	32.9	52.0	

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
O	39	22	4.84	0.143						

MATERIAL DESCRIPTION	USCS	AASHTO
O Brown Sandy Lean Clay W/Gravel (CL)	CL	

Project No. 2184.1.5.1 **Client:** RGH Consultants
Project: Santa Rosa Cannery, Santa Rosa
O **Source:** F1,B1 Composite **Elev./Depth:** 0.0'

Remarks:
O EI = 79 Medium

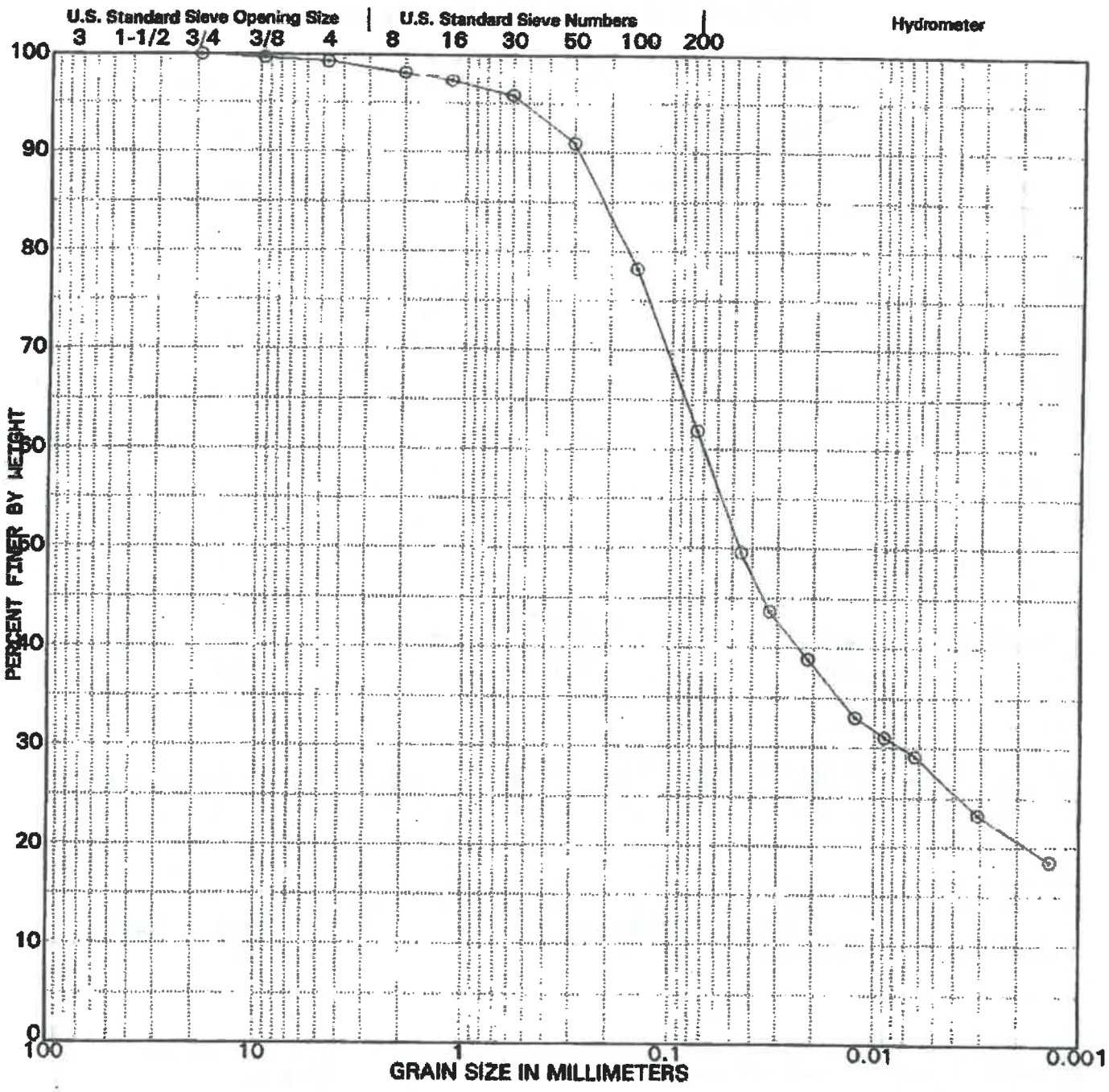
R G H CONSULTANTS, INC.

R G H Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: NOV. 05

PARTICLE SIZE ANALYSIS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
44



Cobbles	GRAVEL		SAND			SILT	CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE		

SYMBOL	SAMPLE SOURCE	CLASSIFICATION
⊙	B- 1 @ 14.5'	Brown Sandy Lean Clay (CL)

RGH Consultants, Inc.

Job No: 2184.01.04.1

Appr: RC

Drwn: jj

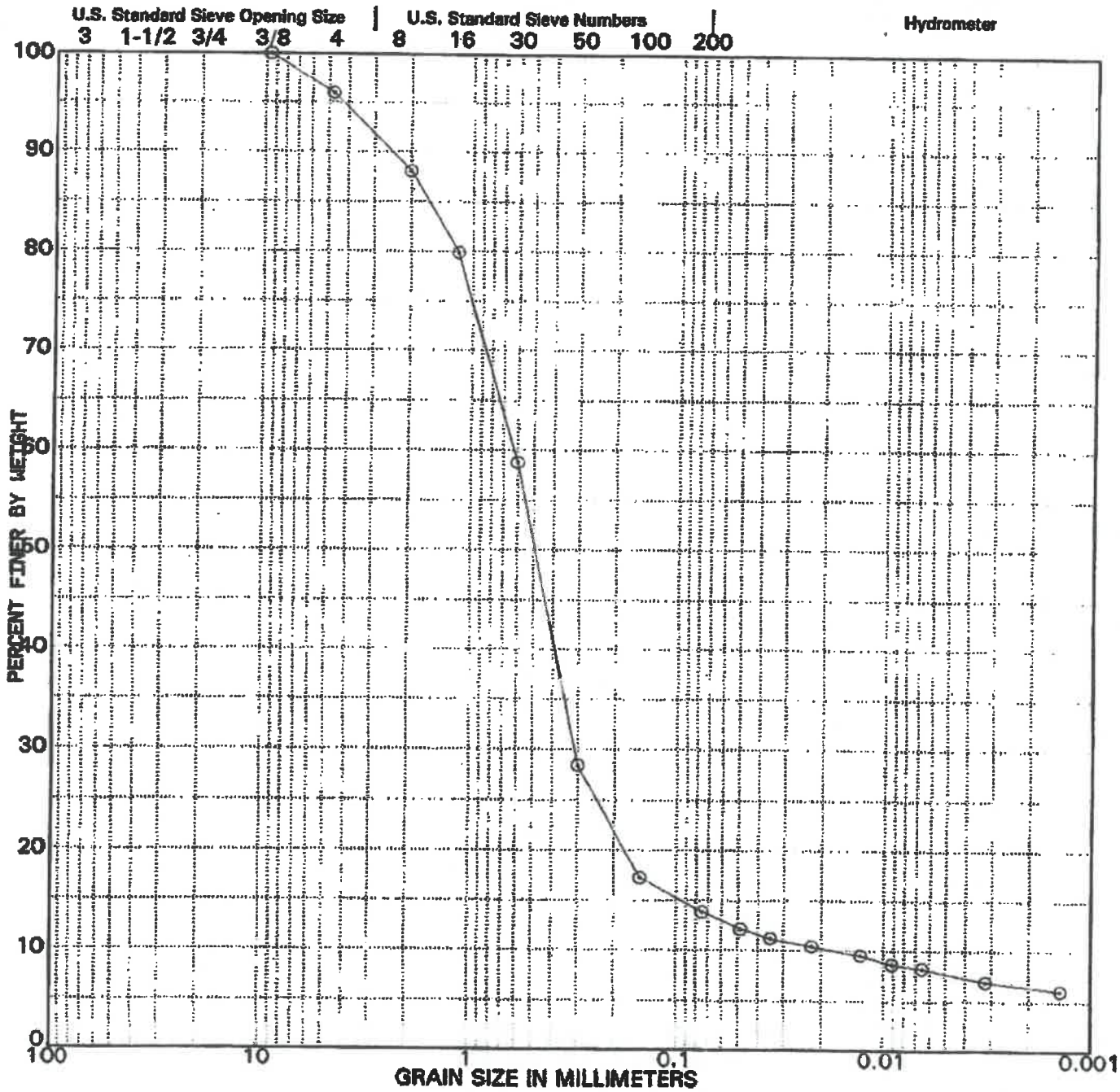
Date: NOV. 05

PARTICLE SIZE ANALYSIS

Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE

45



Cobbles	GRAVEL		SAND			SILT	CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE		

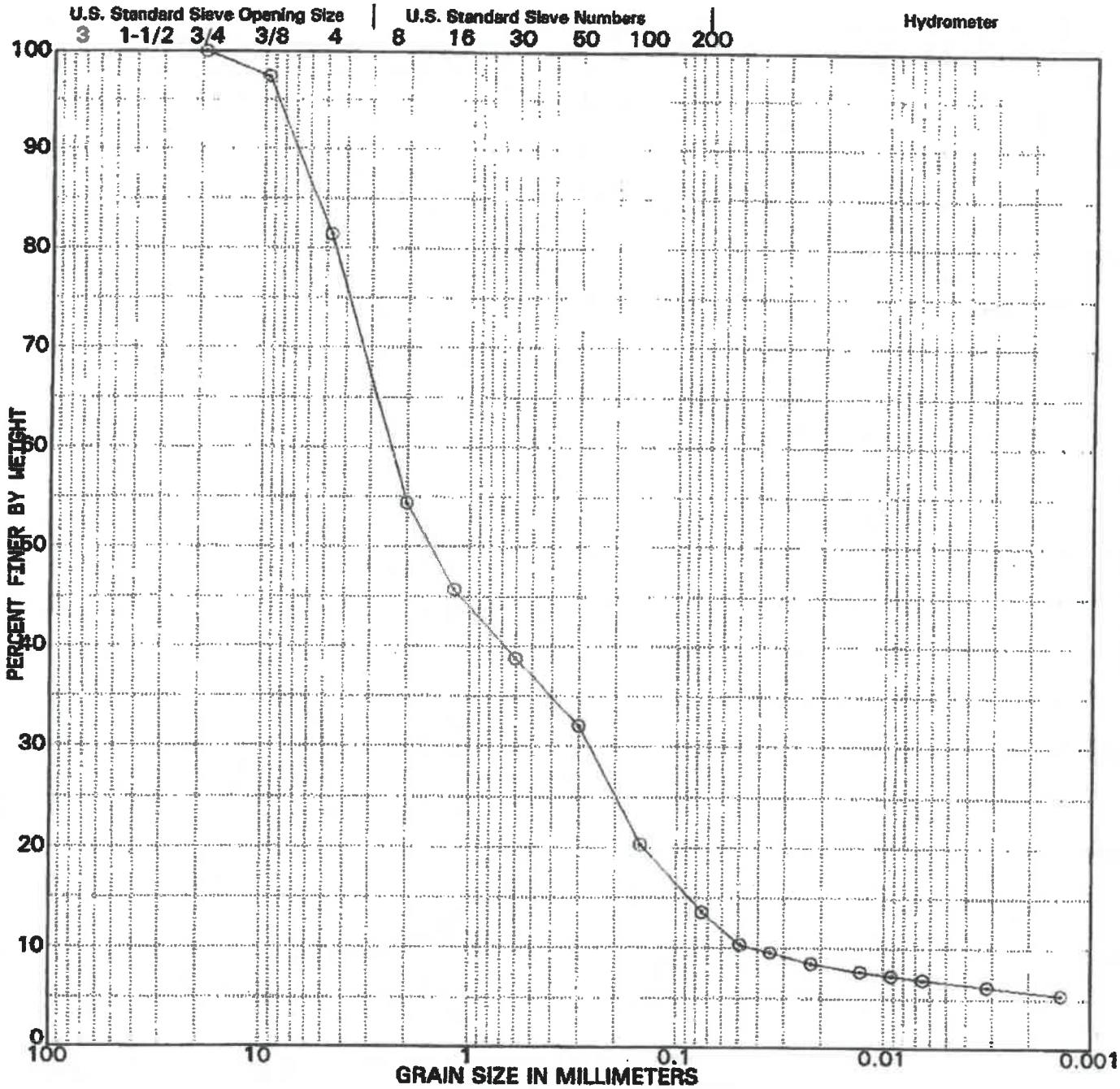
SYMBOL	SAMPLE SOURCE	CLASSIFICATION
⊙	B- 2 @ 16.0'	Brown Clayey Sand (SC)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV. 05

PARTICLE SIZE ANALYSIS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
46



Cobbles	GRAVEL		SAND			SILT	CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE		

SYMBOL	SAMPLE SOURCE	CLASSIFICATION
⊙	B- 2 @ 25.5'	Grey Clayey Sand (SC)

RGH Consultants, Inc.

Job No: 2184.01.04.1

Appr: RC

Drwn: jj

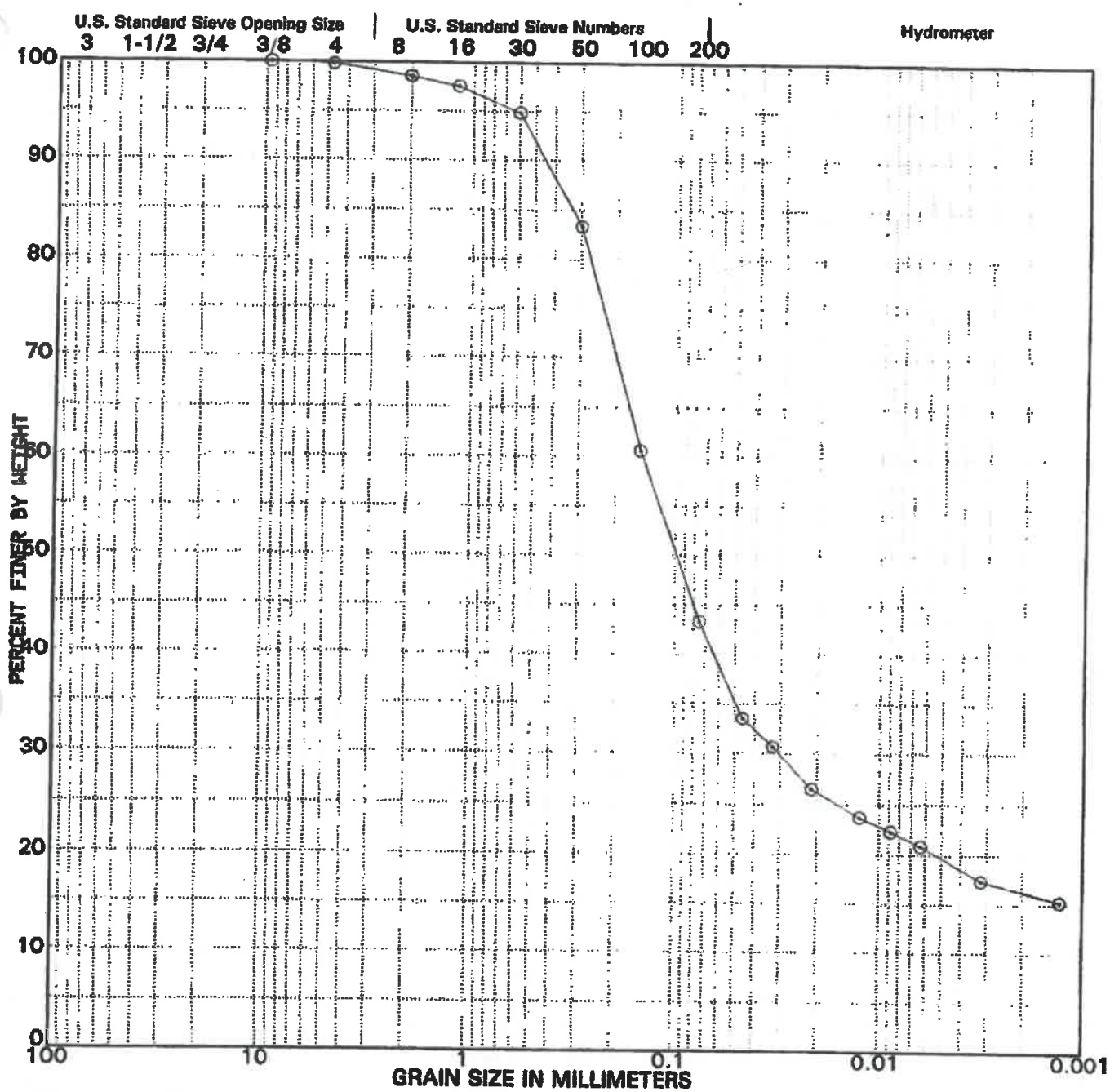
Date: NOV. 05

PARTICLE SIZE ANALYSIS

Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE

47



Cobbles	GRAVEL		SAND			SILT	CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE		

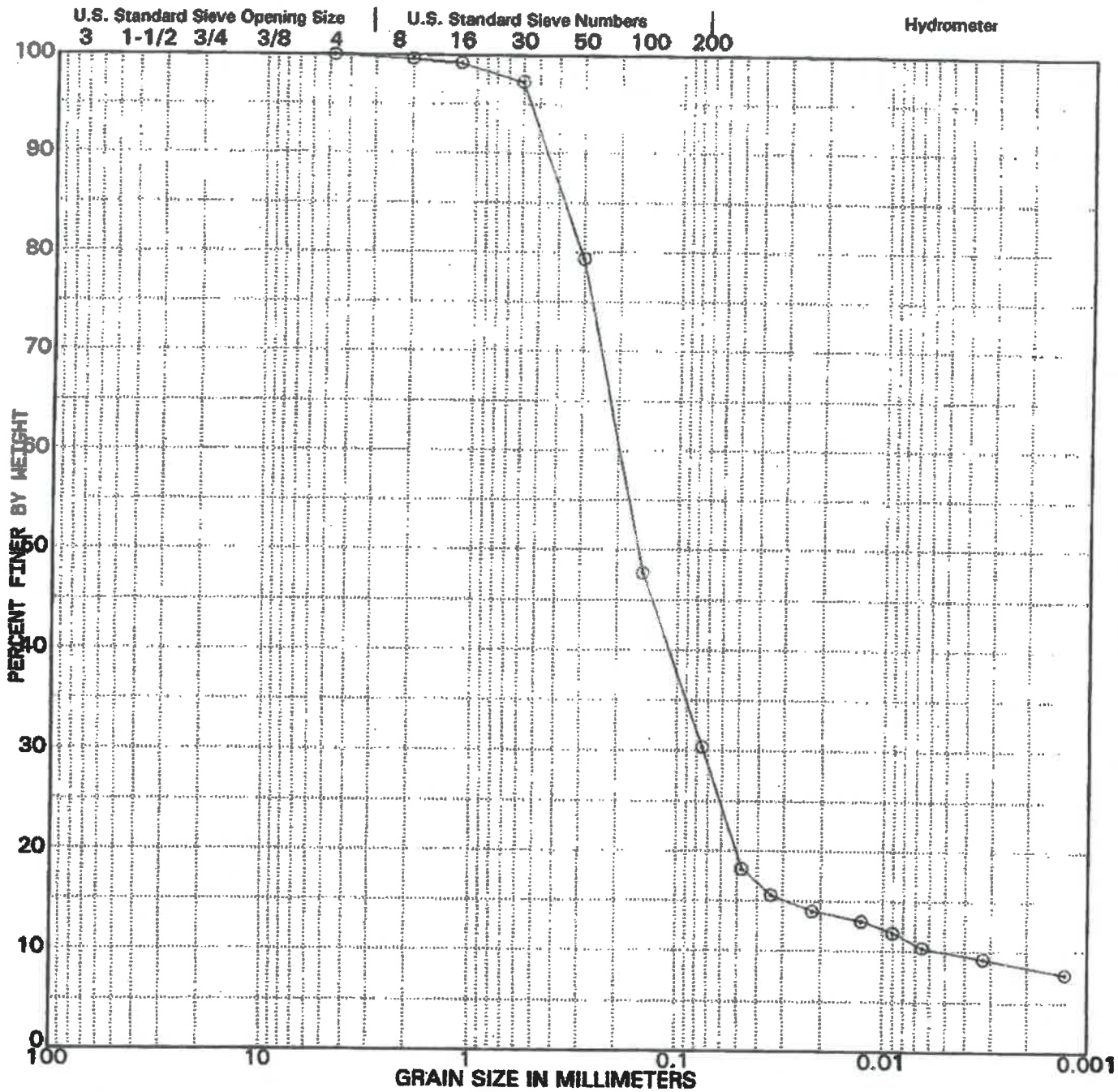
SYMBOL	SAMPLE SOURCE	CLASSIFICATION
⊙	B- 3 @ 15.6'	Brown Clayey Sand (SC)

RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: BC
Drwn: jj
Date: NOV. 05

PARTICLE SIZE ANALYSIS
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
48



Cobbles	GRAVEL		SAND			SILT	CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE		

SYMBOL	SAMPLE SOURCE	CLASSIFICATION
⊙	B- 4 @ 15.5'	Brown Clayey Sand (SC)

RGH Consultants, Inc.

Job No: 2184.01.04.1

Appr: EC

Drwn: jj

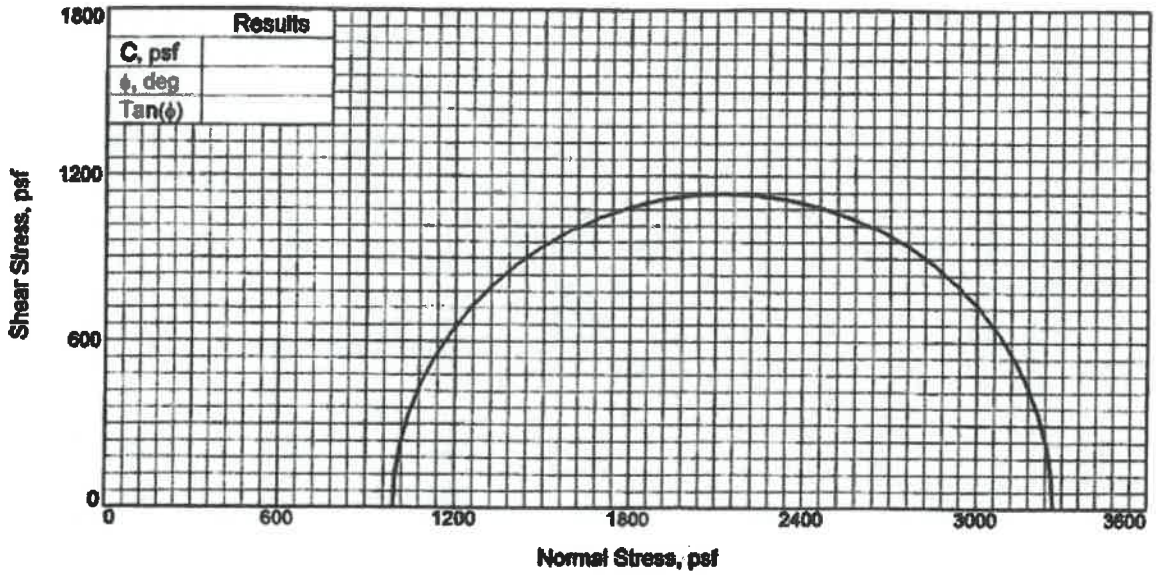
Date: NOV. 05

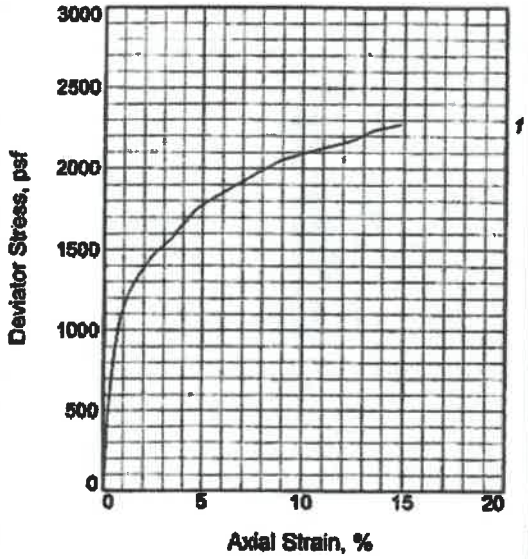
PARTICLE SIZE ANALYSIS

Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE

49





Sample No.		1
Initial	Water Content,	22.3
	Dry Density, pcf	99.9
	Saturation,	87.9
	Void Ratio	0.6865
	Diameter, in.	2.43
	Height, in.	5.80
At Test	Water Content,	22.3
	Dry Density, pcf	99.9
	Saturation,	87.9
	Void Ratio	0.6865
	Diameter, in.	2.43
	Height, in.	5.80
Strain rate, in./min.		0.08
Back Pressure, psf		0.0
Cell Pressure, psf		993.6
Fail. Stress, psf		2272.9
Strain, %		14.8
Ult. Stress, psf		
Strain, %		
σ_1 Failure, psf		3266.5
σ_3 Failure, psf		993.6

Type of Test:
Unconsolidated Undrained
Sample Type: Undisturbed
Description: Brown Lean Clay W/Sand (CL)

Assumed Specific Gravity= 2.70
Remarks:

Client: RGH Consultants

Project: Santa Rosa Cannery, Santa Rosa

Source of Sample: B-3 **Depth:** 8.0'

Proj. No.: 2184.1.5.1 **Date:** 11-11-04

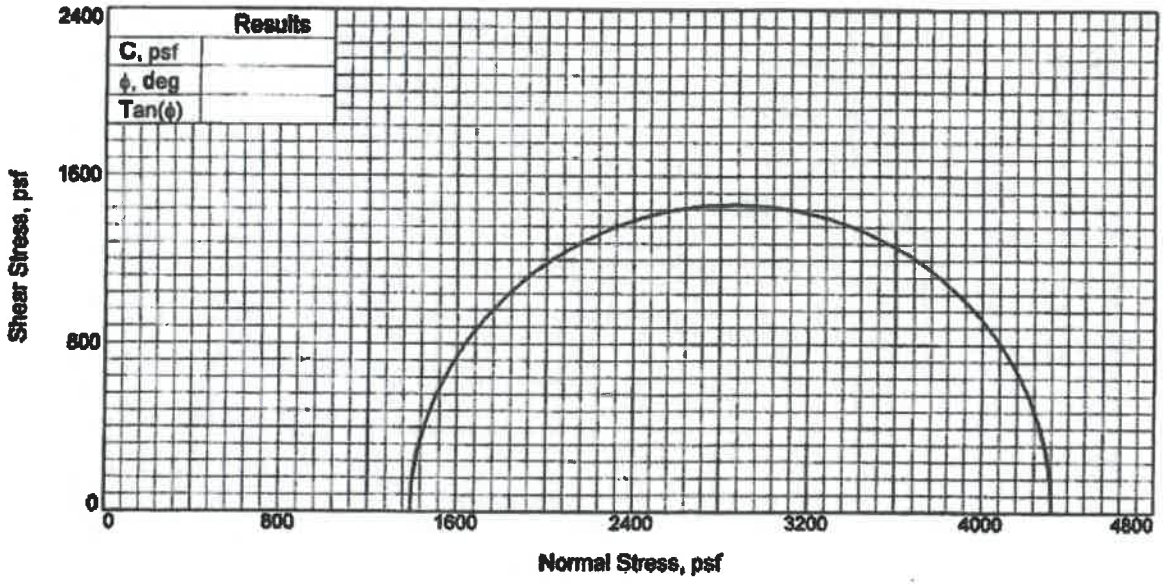
R G H CONSULTANTS, INC.

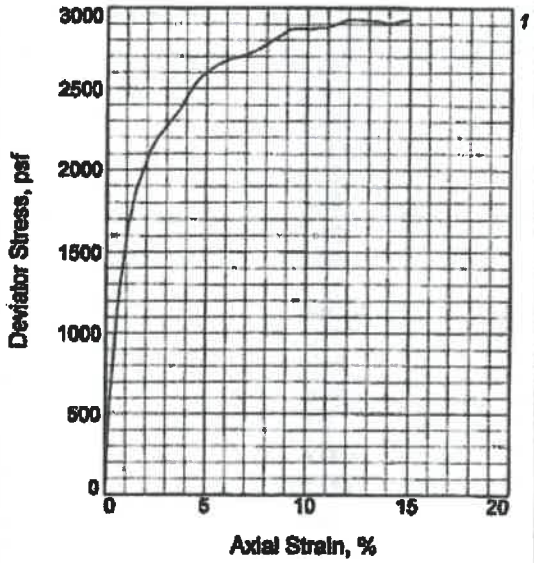
R G H Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV. 05

STRENGTH TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
50





Sample No.		1
Initial	Water Content,	18.5
	Dry Density, pcf	106.3
	Saturation,	85.2
	Void Ratio	0.5860
	Diameter, in.	2.43
	Height, in.	5.50
At Test	Water Content,	18.5
	Dry Density, pcf	106.3
	Saturation,	85.2
	Void Ratio	0.5860
	Diameter, in.	2.43
	Height, in.	5.50
Strain rate, in./min.		0.08
Back Pressure, psf		0.0
Cell Pressure, psf		1396.8
Fail. Stress, psf		2928.1
Strain, %		12.0
Ult. Stress, psf		
Strain, %		
σ_1 Failure, psf		4324.9
σ_3 Failure, psf		1396.8

Type of Test: Unconsolidated Undrained

Sample Type: Undisturbed

Description: Brown Lean Clay W/Sand And Gravel (CL)

Assumed Specific Gravity= 2.70

Remarks:

Client: RGH Consultants

Project: Santa Rosa Cannery, Santa Rosa

Source of Sample: B-3 **Depth:** 11.0'

Proj. No.: 2184.1.5.1 **Date:** 11-11-04

R G H CONSULTANTS, INC.

R G H Consultants, Inc.

Job No: 2184.01.04.1

Appr: RC

Drwn: jj

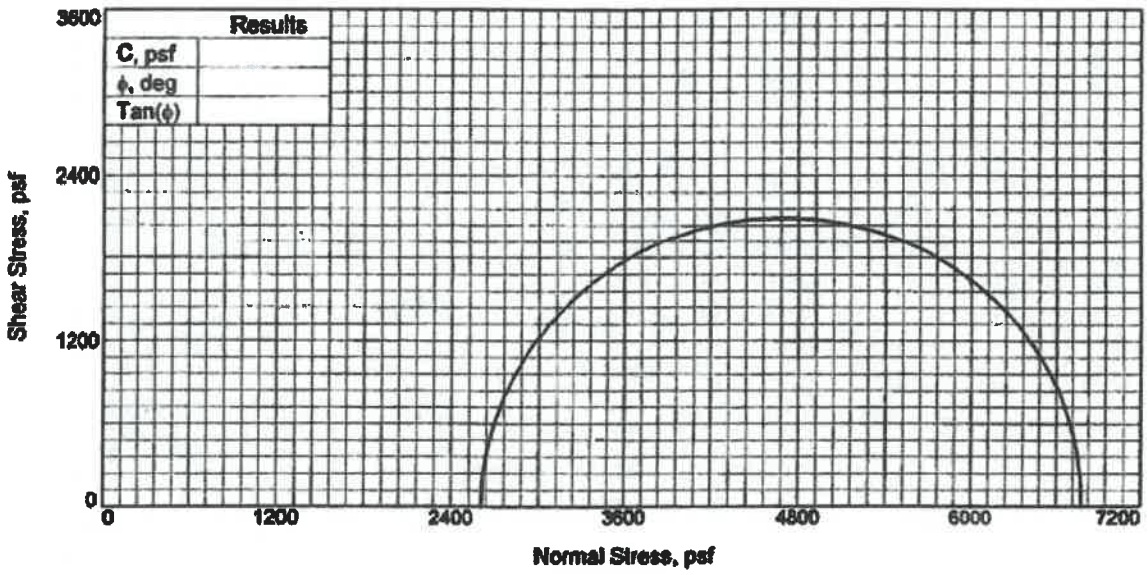
Date: NOV. 05

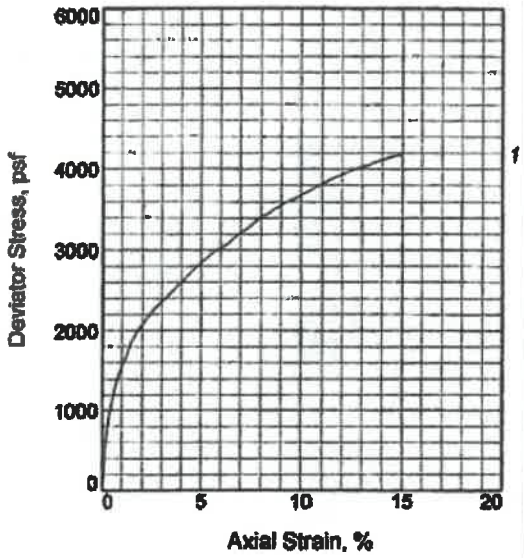
STRENGTH TEST DATA

Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE

51





Sample No.		1
Initial	Water Content,	20.8
	Dry Density, pcf	104.1
	Saturation,	90.9
	Void Ratio	0.6185
	Diameter, in.	2.43
	Height, in.	6.00
At Test	Water Content,	20.8
	Dry Density, pcf	104.1
	Saturation,	90.9
	Void Ratio	0.6185
	Diameter, in.	2.43
	Height, in.	6.00
Strain rate, in./min.		0.08
Back Pressure, psf		0.0
Cell Pressure, psf		2606.4
Fail. Stress, psf		4185.4
Strain, %		15.0
Ult. Stress, psf		
Strain, %		
σ_1 Failure, psf		6791.8
σ_3 Failure, psf		2606.4

Type of Test:
Unconsolidated Undrained
Sample Type: Undisturbed
Description: Brown Sandy Lean Clay (CL)

Assumed Specific Gravity= 2.70
Remarks:

Plate _____

Client: RGH Consultants

Project: Santa Rosa Cannery, Santa Rosa

Source of Sample: B-3 **Depth:** 21.0'

Proj. No.: 2184.1.5.1 **Date:** 11-11-04

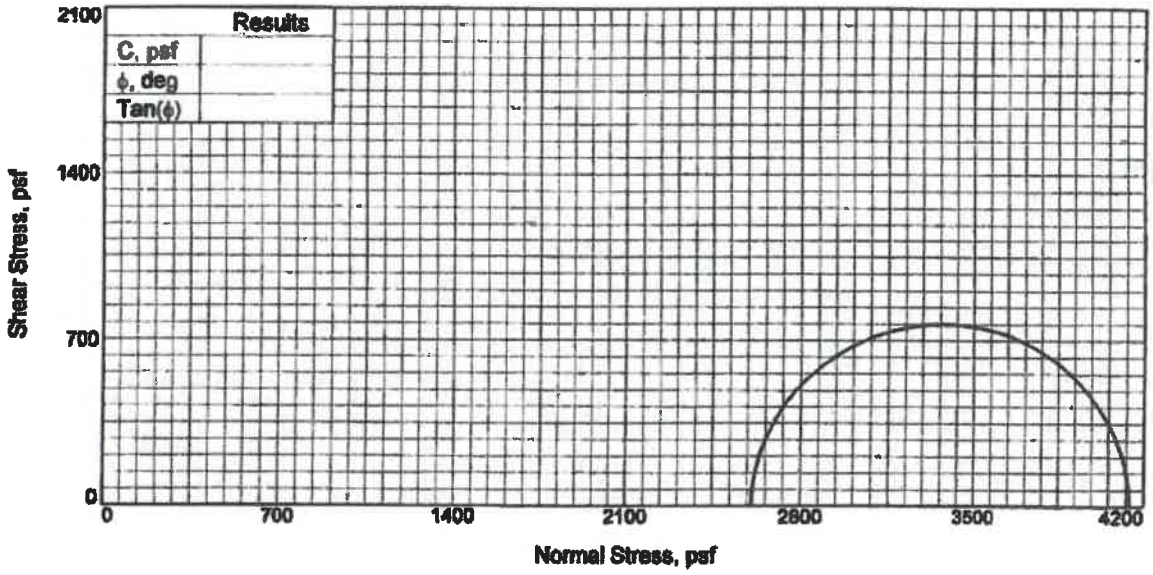
RGH CONSULTANTS, INC.

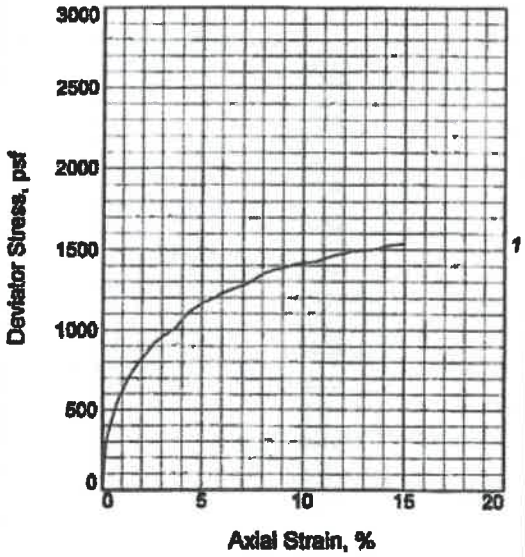
RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV. 05

STRENGTH TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
52





Sample No.		1
Initial	Water Content,	17.2
	Dry Density, pcf	106.6
	Saturation,	80.1
	Void Ratio	0.5806
	Diameter, in.	2.43
	Height, in.	6.00
At Test	Water Content,	17.2
	Dry Density, pcf	106.6
	Saturation,	80.1
	Void Ratio	0.5806
	Diameter, in.	2.43
	Height, in.	6.00
Strain rate, in./min.		0.08
Back Pressure, psf		0.0
Cell Pressure, psf		2606.4
Fail. Stress, psf		1537.5
Strain, %		15.0
Ult. Stress, psf		
Strain, %		
σ_1 Failure, psf		4143.9
σ_3 Failure, psf		2606.4

Type of Test:
Unconsolidated Undrained
Sample Type: Undisturbed
Description: Brown Sandy Lean Clay (CL)

Assumed Specific Gravity= 2.70
Remarks:

Plate _____

Client: RGH Consultants

Project: Santa Rosa Cannery, Santa Rosa

Source of Sample: B-4 **Depth:** 21.0'

Proj. No.: 2184.1.5.1 **Date:** 11-11-04

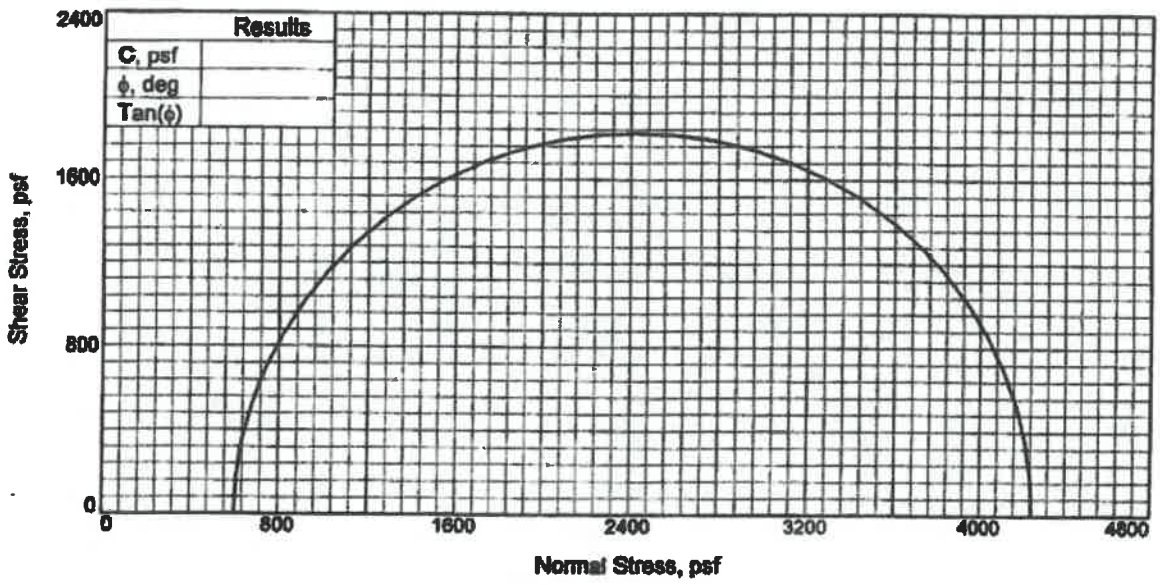
R G H CONSULTANTS, INC.

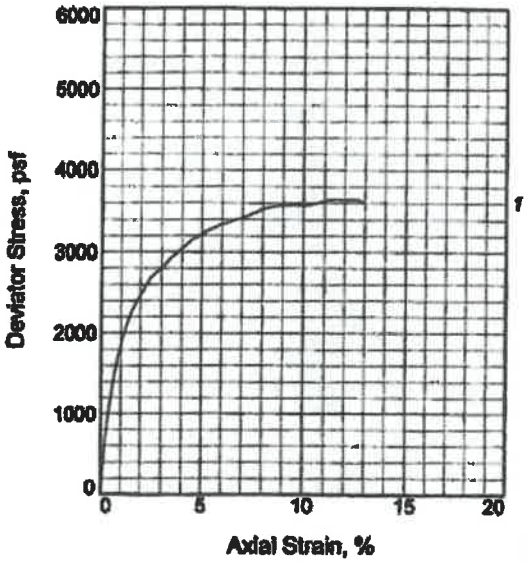
R G H Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV. 05

STRENGTH TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
53





Sample No.		1
Initial	Water Content,	27.0
	Dry Density, pcf	96.8
	Saturation,	98.6
	Void Ratio	0.7405
	Diameter, in.	2.43
	Height, in.	5.70
At Test	Water Content,	27.0
	Dry Density, pcf	96.8
	Saturation,	98.6
	Void Ratio	0.7405
	Diameter, in.	2.43
	Height, in.	5.70
Strain rate, in./min.		0.08
Back Pressure, psf		0.0
Cell Pressure, psf		604.8
Fail. Stress, psf		3643.5
Strain, %		12.3
Ult. Stress, psf		
Strain, %		
σ_1 Failure, psf		4248.3
σ_3 Failure, psf		604.8

Type of Test:
Unconsolidated Undrained
Sample Type: Undisturbed
Description: Brown Lean Clay W/Sand (CL)

Assumed Specific Gravity= 2.70
Remarks:

Client: RGH Consultants

Project: Santa Rosa Cannery, Santa Rosa

Source of Sample: B-5 **Depth:** 5.0'

Proj. No.: 2184.1.5.1 **Date:** 11-11-04

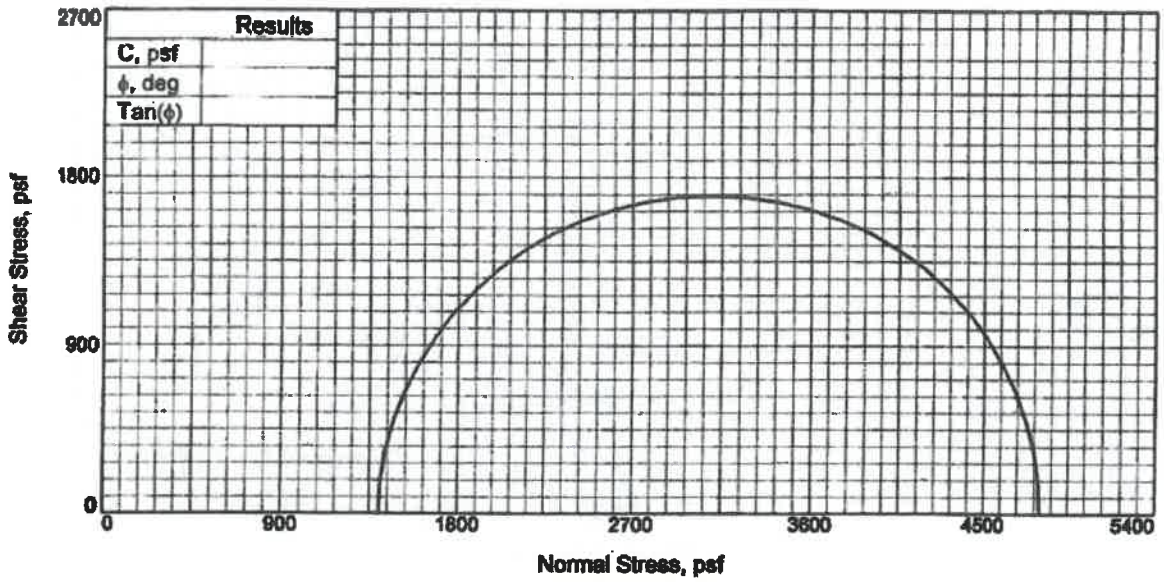
R G H CONSULTANTS, INC.

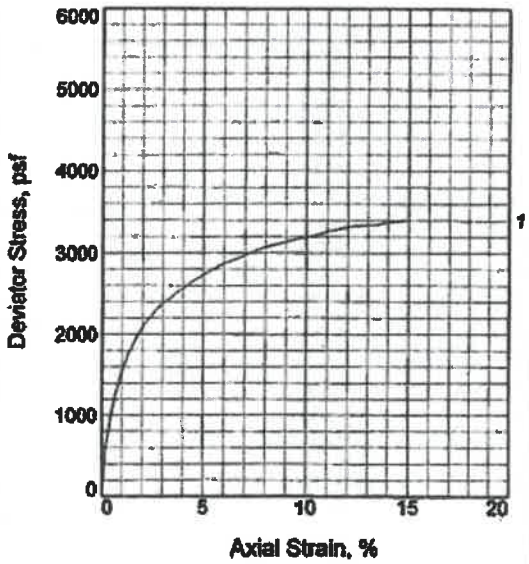
R G H Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: JJ
Date: NOV. 05

STRENGTH TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
54





Sample No.		1
Initial	Water Content,	27.3
	Dry Density, pcf	96.9
	Saturation,	99.7
	Void Ratio	0.7395
	Diameter, in.	2.43
	Height, in.	5.93
At Test	Water Content,	27.3
	Dry Density, pcf	96.9
	Saturation,	99.7
	Void Ratio	0.7395
	Diameter, in.	2.43
	Height, in.	5.93
Strain rate, in./min.		0.08
Back Pressure, psf		0.0
Cell Pressure, psf		1396.8
Fail. Stress, psf		3404.1
Strain, %		14.8
Ult. Stress, psf		
Strain, %		
σ_1 Failure, psf		4800.9
σ_3 Failure, psf		1396.8

Type of Test: Unconsolidated Undrained
Sample Type: Undisturbed
Description: Brown Lean Clay (CL)

Assumed Specific Gravity= 2.70
Remarks:

Client: RGH Consultants

Project: Santa Rosa Cannery, Santa Rosa

Source of Sample: B-5 **Depth:** 11.0'

Proj. No.: 2184.1.5.1 **Date:** 11-11-04

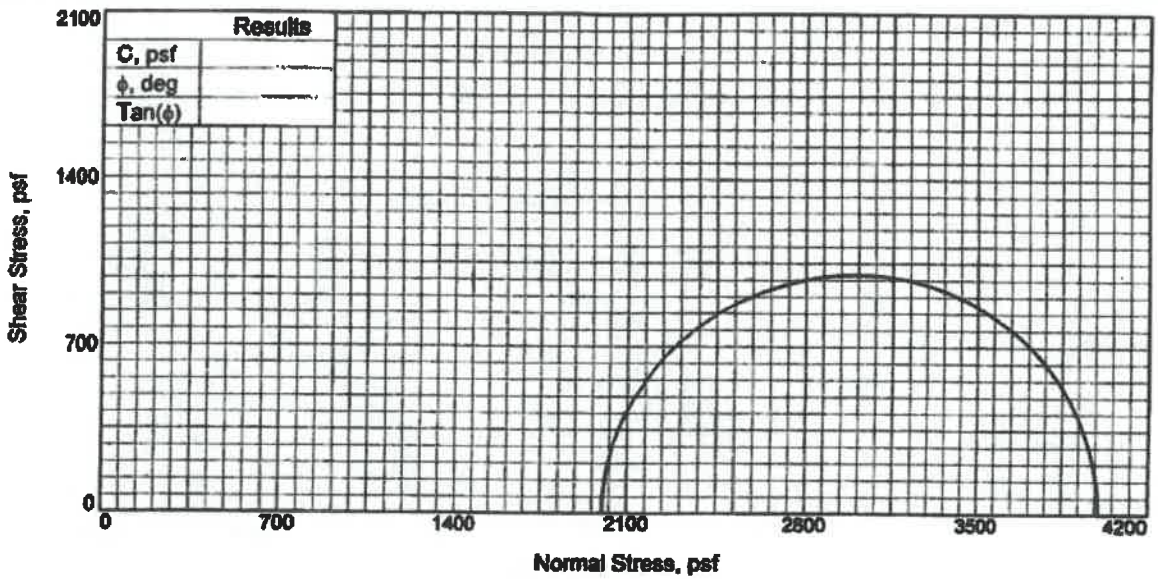
RGH CONSULTANTS, INC.

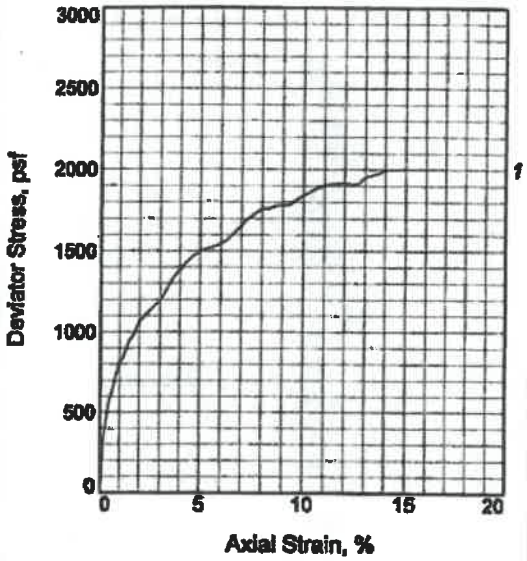
RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: JJ
Date: NOV. 05

STRENGTH TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
55





Sample No.		1
Initial	Water Content,	20.8
	Dry Density, pcf	106.2
	Saturation,	95.5
	Void Ratio	0.5873
	Diameter, in.	2.43
	Height, in.	6.00
At Test	Water Content,	20.8
	Dry Density, pcf	106.2
	Saturation,	95.5
	Void Ratio	0.5873
	Diameter, in.	2.43
	Height, in.	6.00
Strain rate, in./min.		0.08
Back Pressure, psf		0.0
Cell Pressure, psf		2001.6
Fail. Stress, psf		2002.5
Strain, %		15.0
Ult. Stress, psf		
Strain, %		
σ_1 Failure, psf		4004.1
σ_3 Failure, psf		2001.6

Type of Test:
Unconsolidated Undrained
Sample Type: Undisturbed
Description: Brown Sandy Lean Clay (CL)

Assumed Specific Gravity= 2.70
Remarks:

Client: RGH Consultants

Project: Santa Rosa Cannery, Santa Rosa

Source of Sample: B-5 **Depth:** 16.0'

Proj. No.: 2184.1.5.1 **Date:** 11-11-04

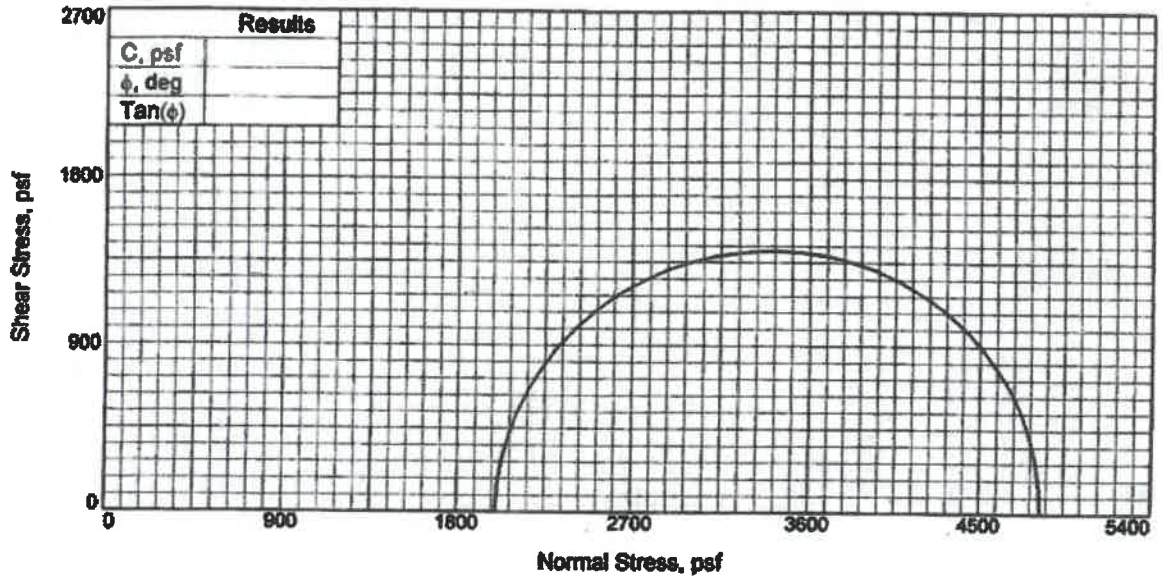
R G H CONSULTANTS, INC.

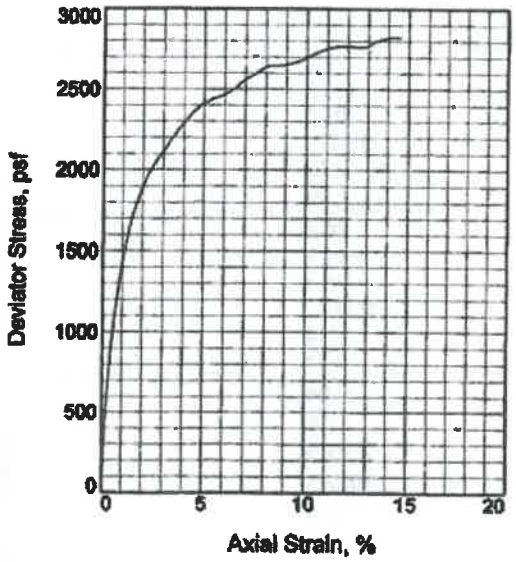
R G H Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: JJ
Date: NOV. 05

STRENGTH TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
56





Sample No.		1
Initial	Water Content,	25.3
	Dry Density, pcf	100.1
	Saturation,	99.9
	Void Ratio	0.6841
	Diameter, in.	2.43
	Height, in.	5.89
At Test	Water Content,	25.3
	Dry Density, pcf	100.1
	Saturation,	99.9
	Void Ratio	0.6841
	Diameter, in.	2.43
	Height, in.	5.89
Strain rate, in./min.		0.08
Back Pressure, psf		0.0
Cell Pressure, psf		2001.6
Fail. Stress, psf		2824.1
Strain, %		14.3
Ult. Stress, psf		
Strain, %		
σ_1 Failure, psf		4825.7
σ_3 Failure, psf		2001.6

Type of Test:
Unconsolidated Undrained
Sample Type: Undisturbed
Description: Brown Lean Clay (CL)

Assumed Specific Gravity= 2.70
Remarks:

Client: RGH Consultants

Project: Santa Rosa Cannery, Santa Rosa

Source of Sample: B-6 **Depth:** 15.5'

Proj. No.: 2184.1.5.1 **Date:** 11-11-04

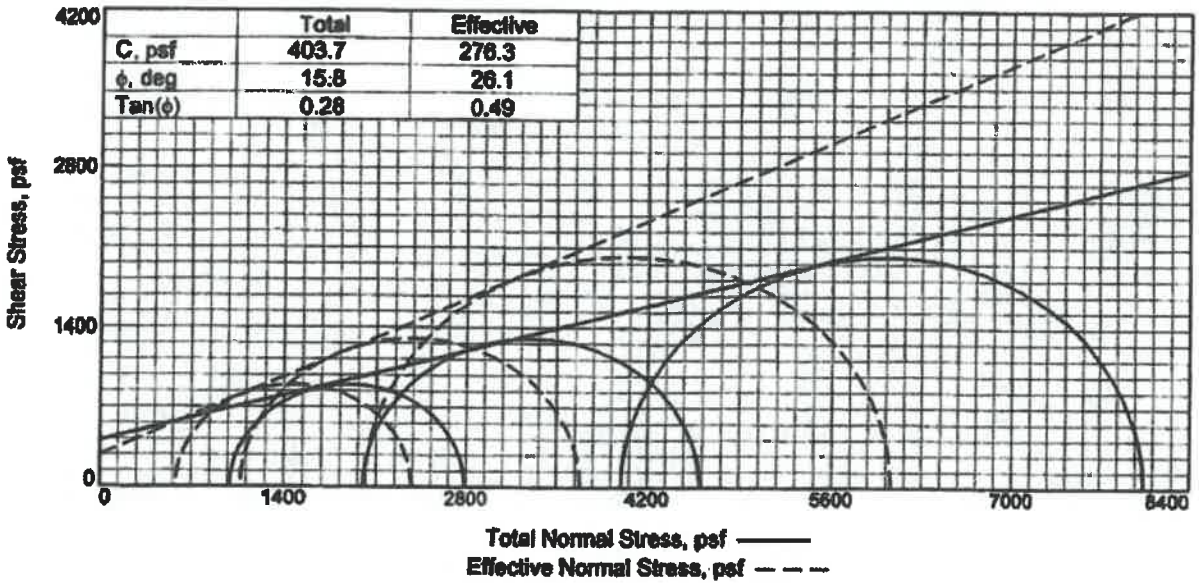
R G H CONSULTANTS, INC.

RGH Consultants, Inc.

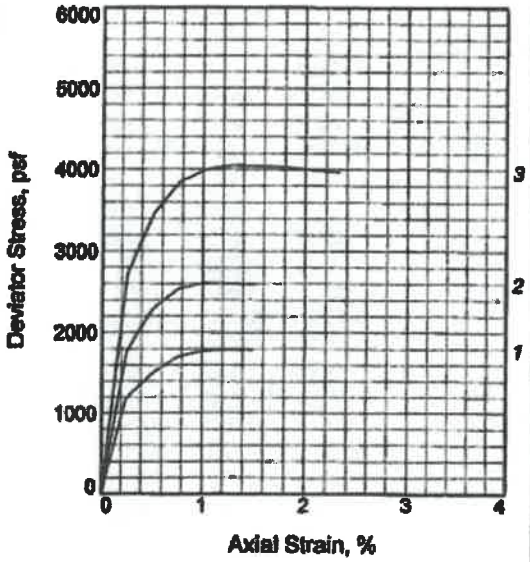
Job No: 2184.01.04.1
Appr: PC
Drwn: jj
Date: NOV. 05

STRENGTH TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
57



	Total	Effective
C, psf	403.7	276.3
ϕ, deg	15.8	26.1
Tan(ϕ)	0.28	0.49



Sample No.		1	2	3
Initial	Water Content,	14.7	14.7	14.7
	Dry Density, pcf	113.3	113.3	113.3
	Saturation,	81.4	81.4	81.4
	Void Ratio	0.4880	0.4880	0.4880
	Diameter, in.	2.43	2.43	2.43
	Height, in.	5.00	5.00	5.00
At Test	Water Content,	22.3	21.4	20.2
	Dry Density, pcf	105.3	106.9	109.0
	Saturation,	100.0	100.0	100.0
	Void Ratio	0.6012	0.5769	0.5459
	Diameter, in.	2.52	2.53	2.54
	Height, in.	5.02	4.88	4.75
Strain rate, in./min.		0.01	0.01	0.01
Eff. Cell Pressure, psf		999.4	2000.2	4000.3
Fail. Stress, psf		1788.3	2605.7	4047.4
Total Pore Pr., psf		9345.6	9849.6	10915.2
Strain, %		1.3	1.0	1.3
Ult. Stress, psf				
Total Pore Pr., psf				
Strain, %				
$\bar{\sigma}_1$ Failure, psf		2370.0	3684.2	6060.5
$\bar{\sigma}_3$ Failure, psf		581.8	1078.6	2013.1

Type of Test: CU with Pore Pressures

Sample Type: Remold

Description: Brown Sandy Lean Clay W/Gravel (CL)

LL= 39 **PL=** 22 **PI=** 17

Assumed Specific Gravity= 2.70

Remarks: Remolded to 90% R/C @ +2% OMC

Client: RGH Consultants

Project: Santa Rosa Cannery, Santa Rosa

Source of Sample: FI,BI Composite **Depth:** 0.0'

Proj. No.: 2184.1.5.1 **Date:** 1-25-05

RGH CONSULTANTS, INC.

RGH Consultants, Inc.

Job No: 2184.01.04.1

Appr: RC

Drwn: jj

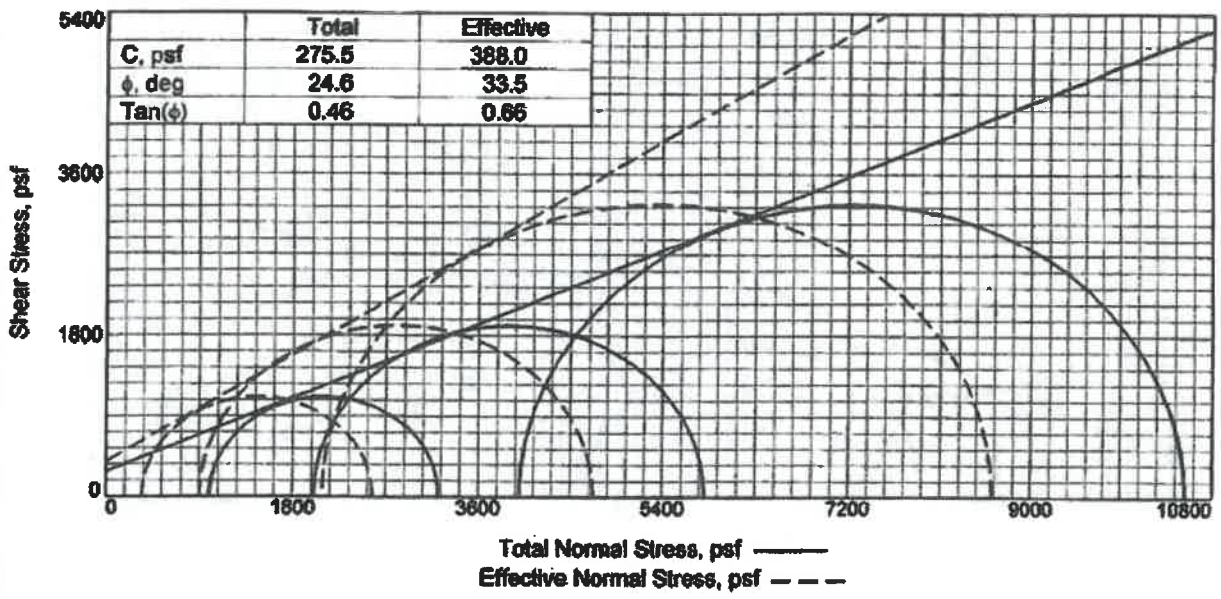
Date: NOV. 05

STRENGTH TEST DATA

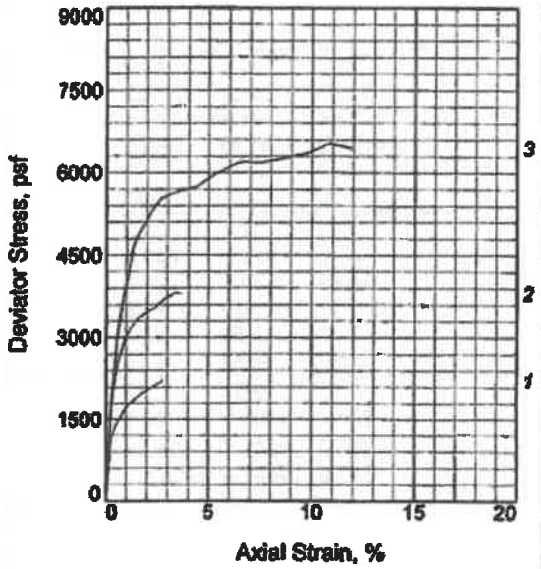
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE

58



	Total	Effective
C, psf	275.5	388.0
ϕ, deg	24.6	33.5
Tan(ϕ)	0.46	0.66



Sample No.		1	2	3
Initial	Water Content,	21.7	21.7	21.7
	Dry Density, pcf	101.5	101.5	101.5
	Saturation,	88.7	88.7	88.7
	Void Ratio	0.6609	0.6609	0.6609
	Diameter, in.	2.41	2.41	2.41
	Height, in.	5.65	5.65	5.65
At Test	Water Content,	24.9	23.8	22.4
	Dry Density, pcf	100.7	102.5	105.0
	Saturation,	100.0	100.0	100.0
	Void Ratio	0.6736	0.6437	0.6052
	Diameter, in.	2.44	2.48	2.53
	Height, in.	5.56	5.29	4.95
Strain rate, in./min.		0.00	0.00	0.00
Eff. Cell Pressure, psf		999.4	2000.2	4000.3
Fail. Stress, psf		2220.1	3814.6	6535.1
Total Pore Pr., psf		9576.0	10022.4	10843.2
Strain, %		2.8	3.4	10.8
Ult. Stress, psf				
Total Pore Pr., psf				
Strain, %				
$\bar{\sigma}_1$ Failure, psf		2571.4	4720.4	8620.3
$\bar{\sigma}_3$ Failure, psf		351.4	905.8	2085.1

Type of Test: CU with Pore Pressures
Sample Type: Undisturbed
Description: Dark Brown Fat Clay W/Sand (CH)

LL= 50 **PL=** 23 **PI=** 27
Assumed Specific Gravity= 2.70
Remarks: EI=103 High, R-Value=13

Plate _____

Client: RGH Consultants

Project: Santa Rosa Cannery, Santa Rosa

Source of Sample: FI **Depth:** 0.5-1'

Proj. No.: 2184.1.5.1 **Date:**

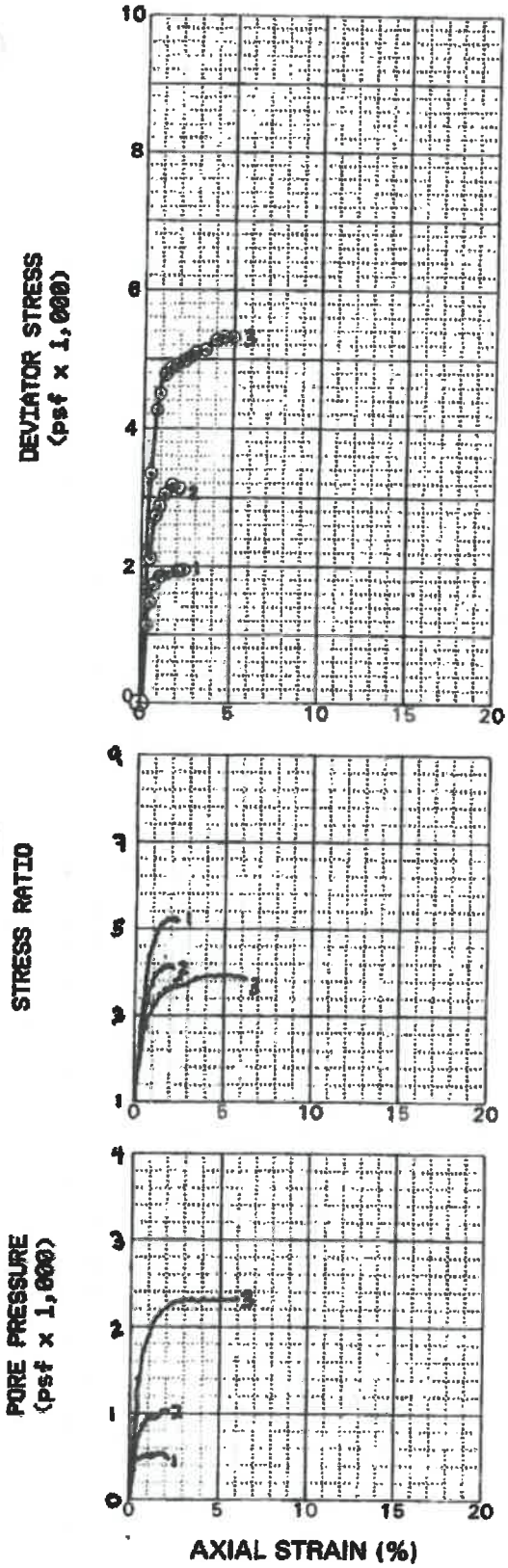
RGH CONSULTANTS, INC.

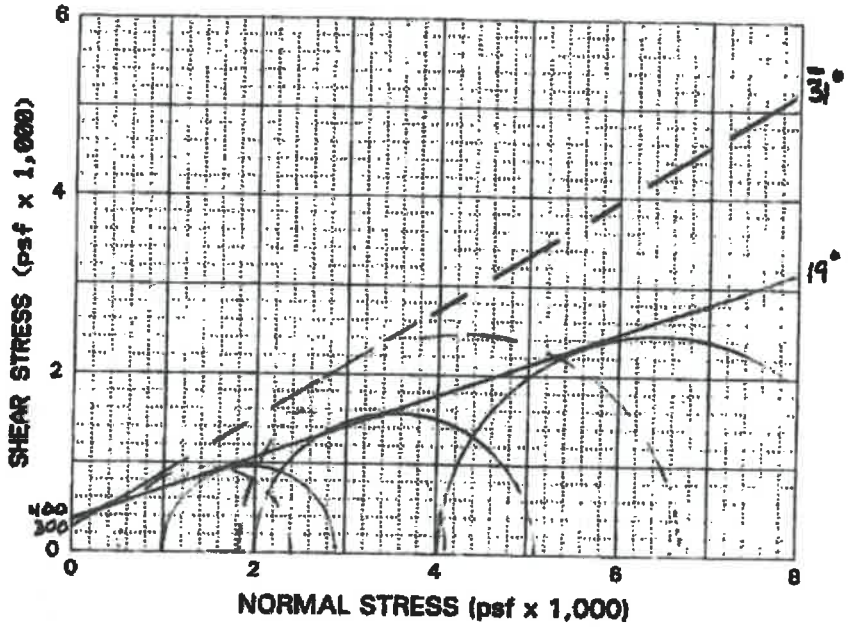
RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: JJ
Date: NOV. 05

STRENGTH TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
59





Test Type: Consolidated/Undrained **Controlled: Strain**

	Test No.	⊙	⊙	⊙
INITIAL	Diameter (in.)	2.41	2.41	2.41
	Height (in.)	5.40	5.37	5.27
	Moisture Content (%)	22.0	23.9	22.6
	Void Ratio	0.651	0.645	0.611
	Saturation (%)	91.3	100.0	100.0
	Dry Density (pcf)	102	102	105
BEFORE	Chamber Pressure (psf	8,487	9,488	11,487
	Backpressure (psf)	7,488	7,488	7,488
	Moisture Content (%)	22.0	22.7	21.3
	Void Ratio	0.651	0.612	0.576
FINAL	Moisture Content (%)	23.8	22.7	21.3
	Dry Density (pcf)	102	105	107
	Void Ratio	0.644	0.612	0.576
	Saturation (%)	100.0	100.0	100.0
FAILURE	Eff. Major Prin. (psf)	2,404	4,158	6,734
	Eff. Minor Prin. (psf)	467	992	1,839
	Pore Pressure (psf)	530	1,010	2,160
	Axial Strain at Failure	1.75	1.75	1.75
	Time to Failure (min.)	13	13	13
Sample Source:		B-6 @ 11'		
Classification:		Brown Sandy Lean Clay (CL)		

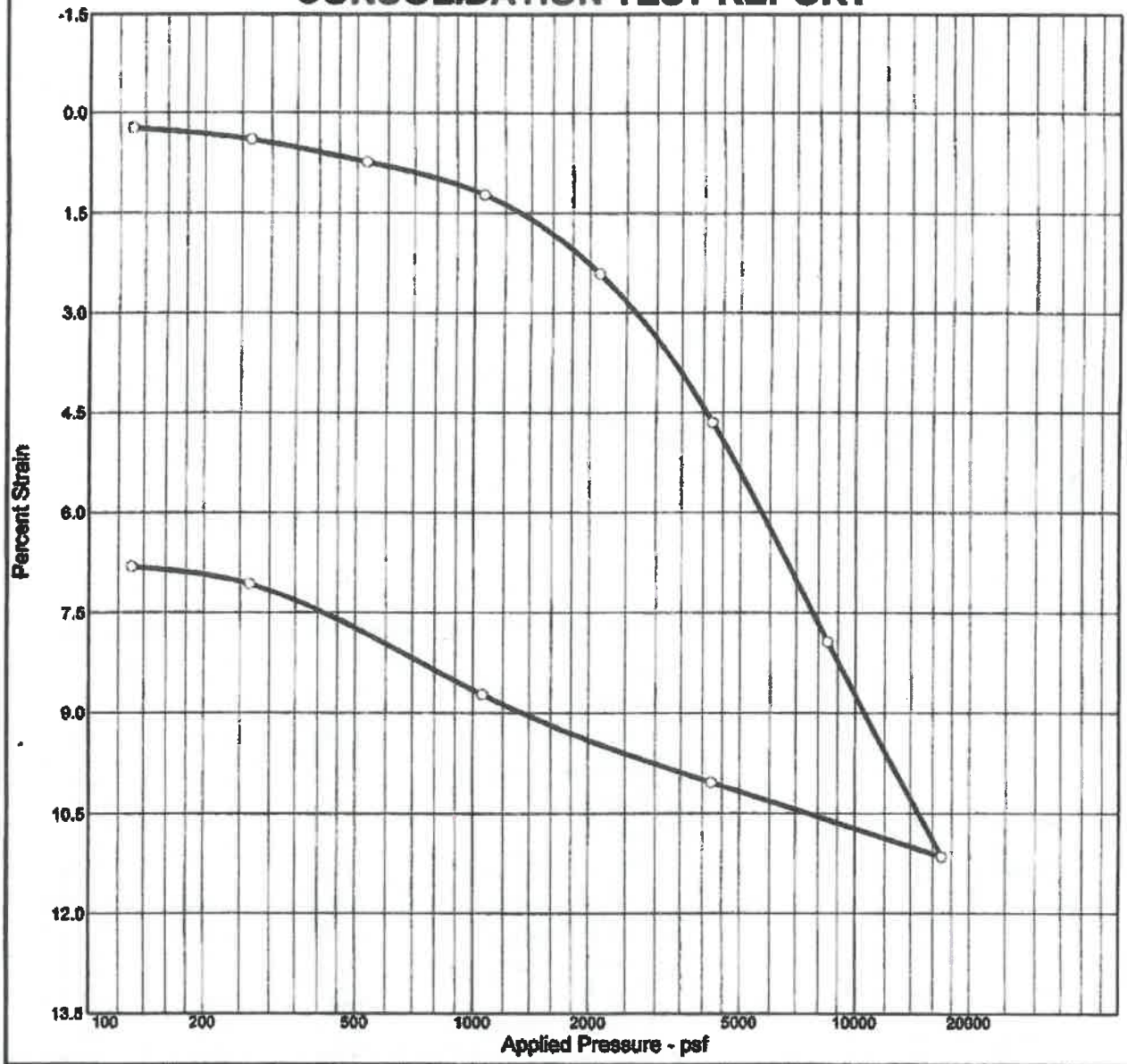
RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: JJ
Date: NOV. 05

STRENGTH TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
60

CONSOLIDATION TEST REPORT



Natural Sat.	Natural Moist.	Dry Dens. (pcf)	LL	PI	Sp. Gr.	Overburden (psf)	P_c (psf)	C_c	C_r	Swell Press. (psf)	Swell %	e_o
87.8 %	25.3 %	94.9			2.70		2359	0.19	0.03			0.779

MATERIAL DESCRIPTION	USCS	AASHTO
Dark Brown Fat Clay (CH)		

Project No. 2184.1.5.1 **Client:** RGH Consultants

Project: Santa Rosa Cannery, Santa Rosa

Source: BI **Elev./Depth:** 1.0'

Remarks:

R G H CONSULTANTS, INC.

R G H Consultants, Inc.

Job No: 2184.01.04.1

Appr: EC

Drwn: jj

Date: NOV. 05

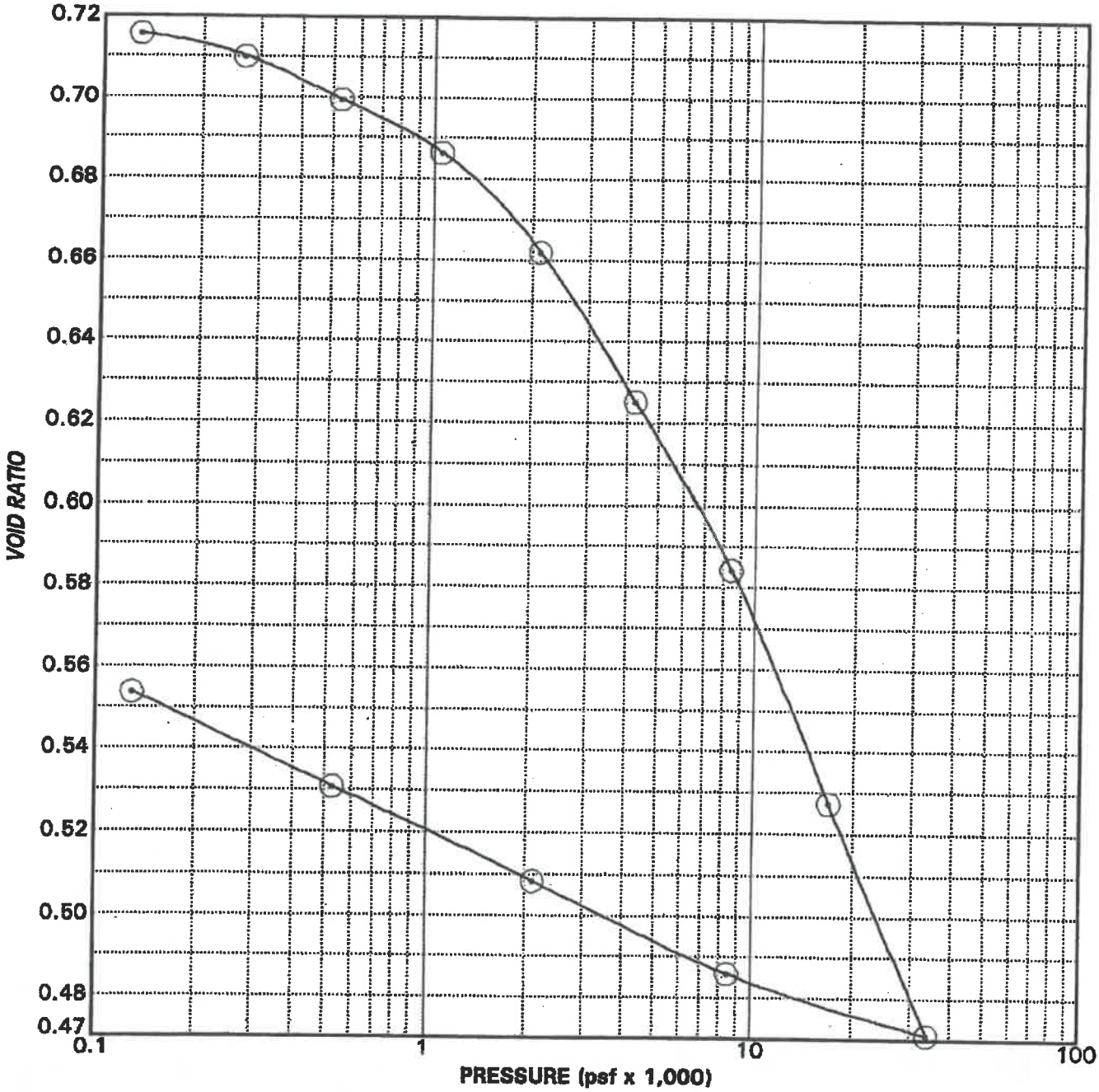
CONSOLIDATION TEST DATA

Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE

61

VOID RATIO - PRESSURE CURVE



Reference: ASTM D 2435

Type of specimen **2.43" TUBE**			Before Test				After Test	
Diameter (in.) 2.43	Height (in.) 0.80		Moisture Content	wo	26.7 %		wf	19.8 %
Overburden Press., Po		psf	Void Ratio	eo	0.726		ef	0.554
Preconsol Press., Pc		psf	Saturation	So	99 %		Sf	100 %
Compression Index, Cc			Dry Density	d	98 pcf		d	108 pcf
LL	PL		Pl			Gs 2.70		
Class: Dark Brown Sandy Lean Clay W/Gravel (CL)			Source: B- 5 @ 8.0'					

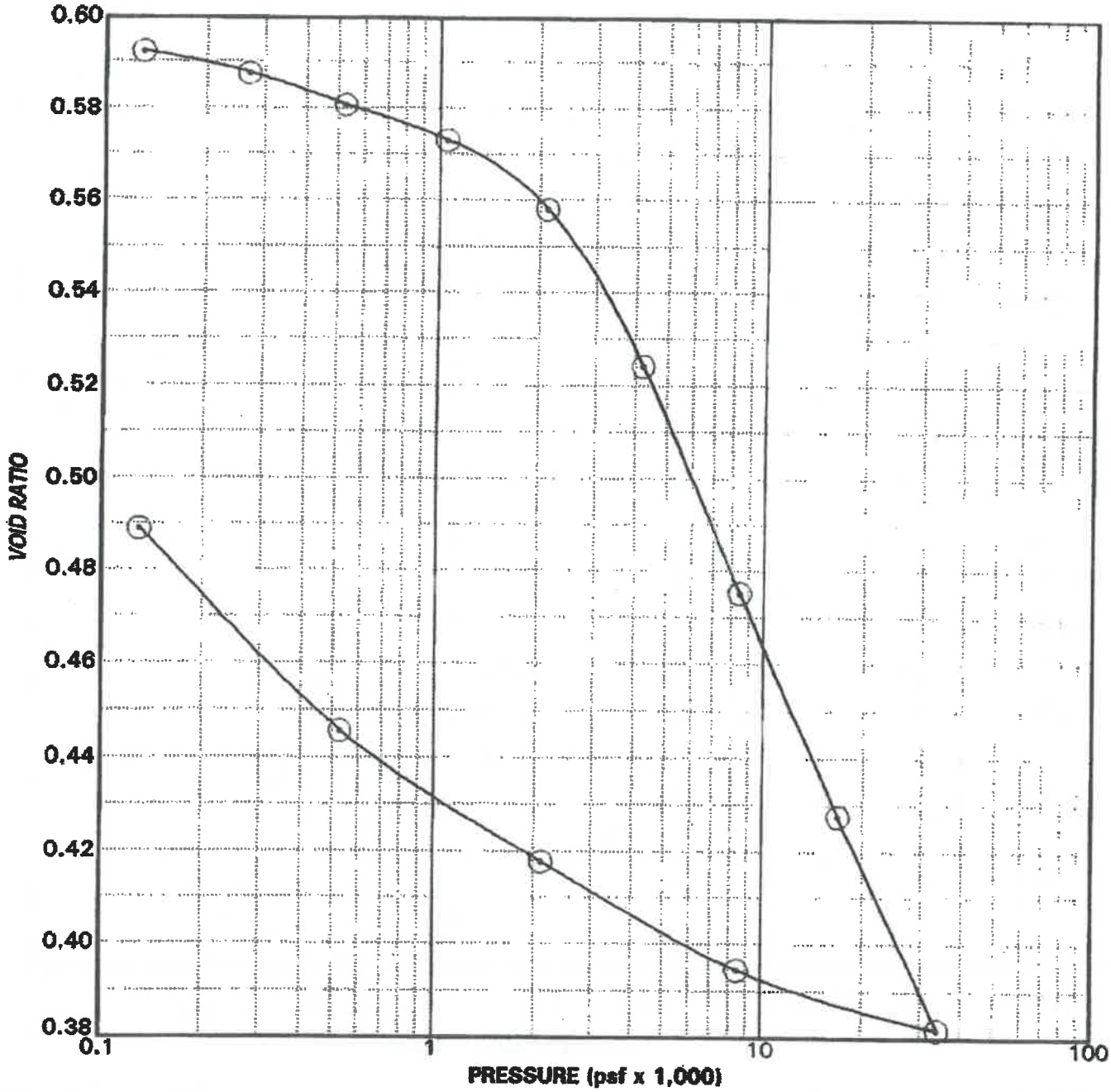
RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: EC
Drwn: jj
Date: NOV. 05

CONSOLIDATION TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
62

VOID RATIO - PRESSURE CURVE



Reference: ASTM D 2435

Type of specimen 2.43" TUBE			Before Test				After Test		
Diameter (in.) 2.43	Height (in.) 0.80		Moisture Content	wo	21.9	%	wf	18.2	%
Overburden Press., Po		psf	Void Ratio	eo	0.606		ef	0.489	
Preconsol Press., Pc		psf	Saturation	So	98	%	Sf	100	%
Compression Index, Cc			Dry Density	d	105	pcf	d	113	pcf
LL	PL		PI				Gs 2.70		

Class: Dark Grey Fat Clay W/Gravel (CH) Source: B- 6 @ 16.0'

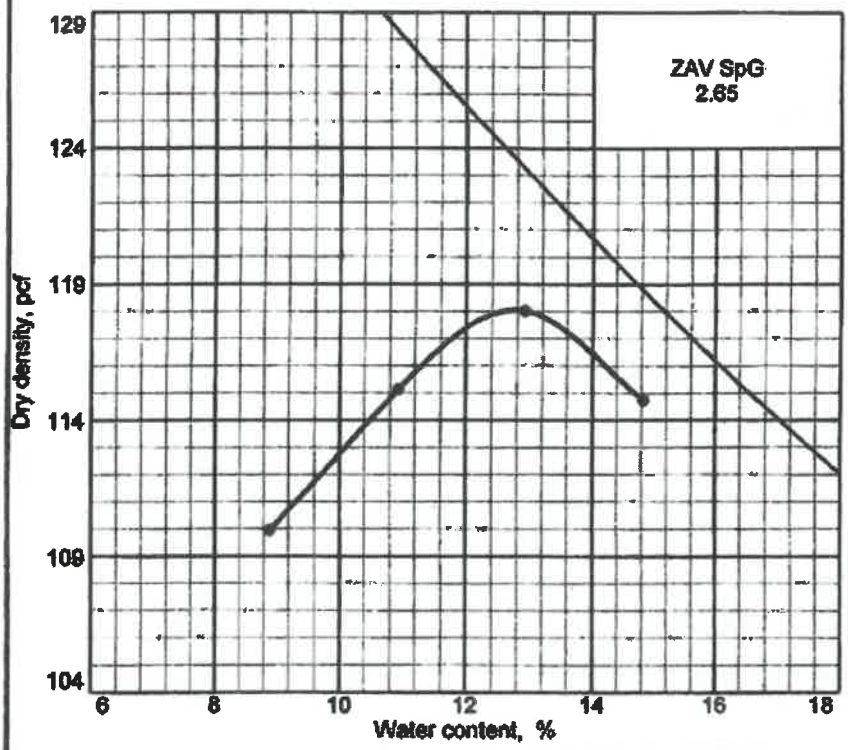
RGH Consultants, Inc.

Job No: 2184.01.04.1
Appr: PC
Drwn: jj
Date: NOV. 05

CONSOLIDATION TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
63

COMPACTION TEST REPORT



Curve No.
FI,BI Composite

Test Specification:
ASTM D 1557 RGH Modified

Preparation Method	Dry Method
Hammer Wt.	10
Hammer Drop	18
Number of Layers	5
Blows per Layer	25
Mold Size	.03333 cu.ft.

Test Performed on Material Passing 3/4 in. Sieve

NM ____ LL 39 PI 17
Sp.G. (ASTM D 854) ____
%>3/4 in. 6.8 %<No.200 52.0
USCS CL AASHTO ____
Date Sampled 1-25-05
Date Tested 1-26-05
Tested By DP

TESTING DATA

	1	2	3	4	5	6
WM + WS	3786.0	3907.0	3991.0	3968.0		
WM	1976.0	1976.0	1976.0	1976.0		
WW + T #1	800.60	876.50	824.60	737.40		
WD + T #1	744.20	798.30	742.80	652.90		
TARE #1	110.60	83.60	110.10	83.50		
WW + T #2						
WD + T #2						
TARE #2						
MOISTURE	8.9	10.9	12.9	14.8		
DRY DENSITY	109.9	115.1	118.0	114.7		

TEST RESULTS

Maximum dry density = 118.0 pcf

Optimum moisture = 13.0 %

Project No. 2184.1.5.1 **Client:** RGH Consultants
Project: Santa Rosa Cannery, Santa Rosa

• **Source:** FI,BI Composite **Elev./Depth:** 0.0'

R G H CONSULTANTS, INC.

Material Description

Brown Sandy Lean Clay W/Gravel (CL)

Remarks:
EI = 79 Medium

Checked by: TMc
Title: Laboratory Director

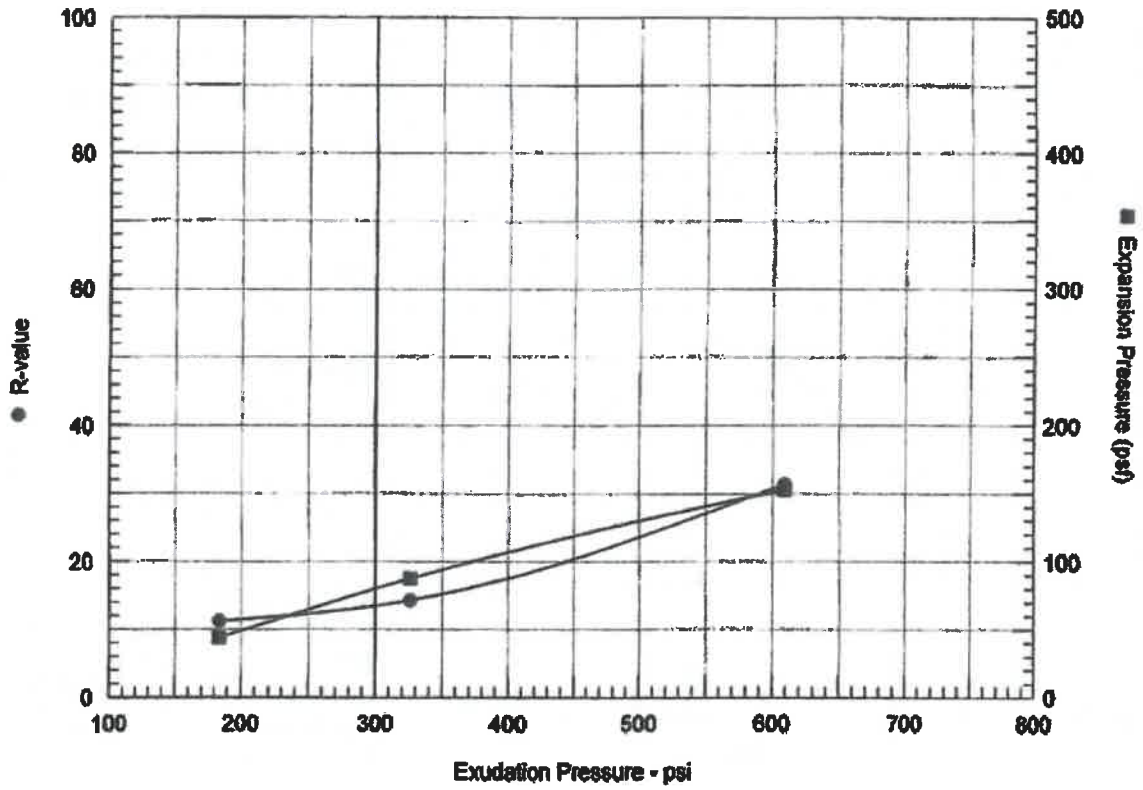
R G H Consultants, Inc.

Job No: 2184.01.04.1
Appr: RC
Drwn: jj
Date: NOV. 05

COMPACTION TEST DATA
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE
64

R-VALUE TEST REPORT



Resistance R-Value and Expansion Pressure - ASTM D 2844

No.	Compact. Pressure psi	Density pcf	Moist. %	Expansion Pressure psf	Horizontal Press. psi @ 160 psi	Sample Height in.	Exud. Pressure psi	R Value	R Value Corr.
1	350	118.5	15.9	153	97	2.50	610	31	31
2	225	115.7	16.2	87	127	2.48	326	14	14
3	175	112.3	17.6	44	132	2.49	184	11	11

Test Results	Material Description
R-value at 300 psi exudation pressure = 13 **Exp. pressure at 300 psi exudation pressure** = 80 psf	Brown Sandy Lean Clay W/Gravel (CL)
Project No.: 2184.1.5.1 **Project:** Santa Rosa Cannery, Santa Rosa **Source of Sample:** Fl,Bl Composite **Depth:** 0.0' **Date:** 2/4/2005	**Tested by:** DP **Checked by:** TMc **Remarks:** Expansion Index = 79 Medium

R-VALUE TEST REPORT

RGH Geotechnical

RGH Consultants, Inc.

Job No: 2184.01.04.1

Appr: Er

Drwn: jj

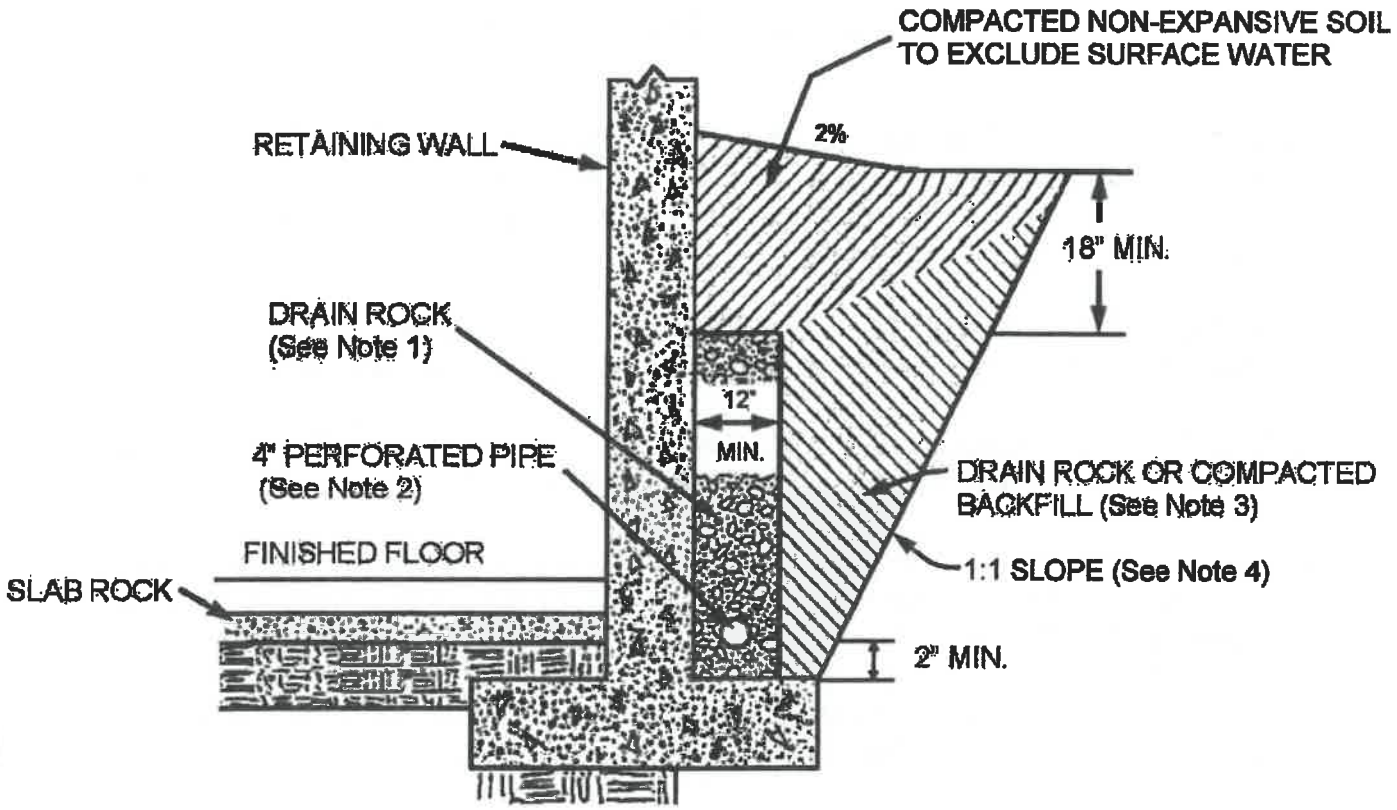
Date: NOV. 05

RESISTANCE (R) VALUE DATA

Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE

65



Notes:

1. Drain rock should meet the requirements for Class 2 Permeable Material, Section 68, State of California "Caltrans" Standard Specification, latest edition. Drain rock should be placed to approximately three-quarters the height of the retaining wall.

2. Pipe should conform to the requirements of Section 68 of State of California "Caltrans" Standards, perforations placed down, sloped at 1% for gravity flow to outlet or sump with automatic pump. The pipe invert should be located at least 8 inches below the finished grade.

3. During compaction the contractor should use appropriate methods such as temporary bracing and/or light compaction equipment to avoid overstressing the walls. Non-expansive soils to be used as backfill.

4. Slope excavation back at a 1:1 gradient from the back of footing where expansive materials are exposed.

Not to Scale

RGH Consultants, Inc.	Job No: 2184.01.04.1 Appr: BC Drwn: jj Date: NOV. 05	**RETAINING WALL BACKDRAIN ILLUSTRATION** Santa Rosa Cannery 3 West Third Street Santa Rosa, California	PLATE **66**

APPENDIX B - REFERENCES

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APPENDIX C - DISTRIBUTION

Santa Rosa Canners, LLC (2,0)
Attn: John Stewart
1388 Sutter Street, 11th Floor
San Francisco, CA 94109-5454

Saida and Sullivan Design Partners (4,0)
Attn: Mimi Sullivan
300 Brannan Street, Suite 309B
San Francisco, CA 94107

Structural Design Engineers (2,0)
Attn: Steve Lepisto
120 Montgomery Street, Suite 1410
San Francisco, CA 94104

Midstate Construction (2,0)
Attn: Roger Nelson
1180 Holm Road
Petaluma, CA 94954

Devine and Gong (1,0)
Attn: Rick Devine
160 Sansome Street, Suite 700
San Francisco, CA 94104

TAW:EGC:KSG:tw:jj

Important Information About Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

The following information is provided to help you manage your risks.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you ASFE-member geotechnical engineer for more information.

ASFE
The Best People on Earth

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

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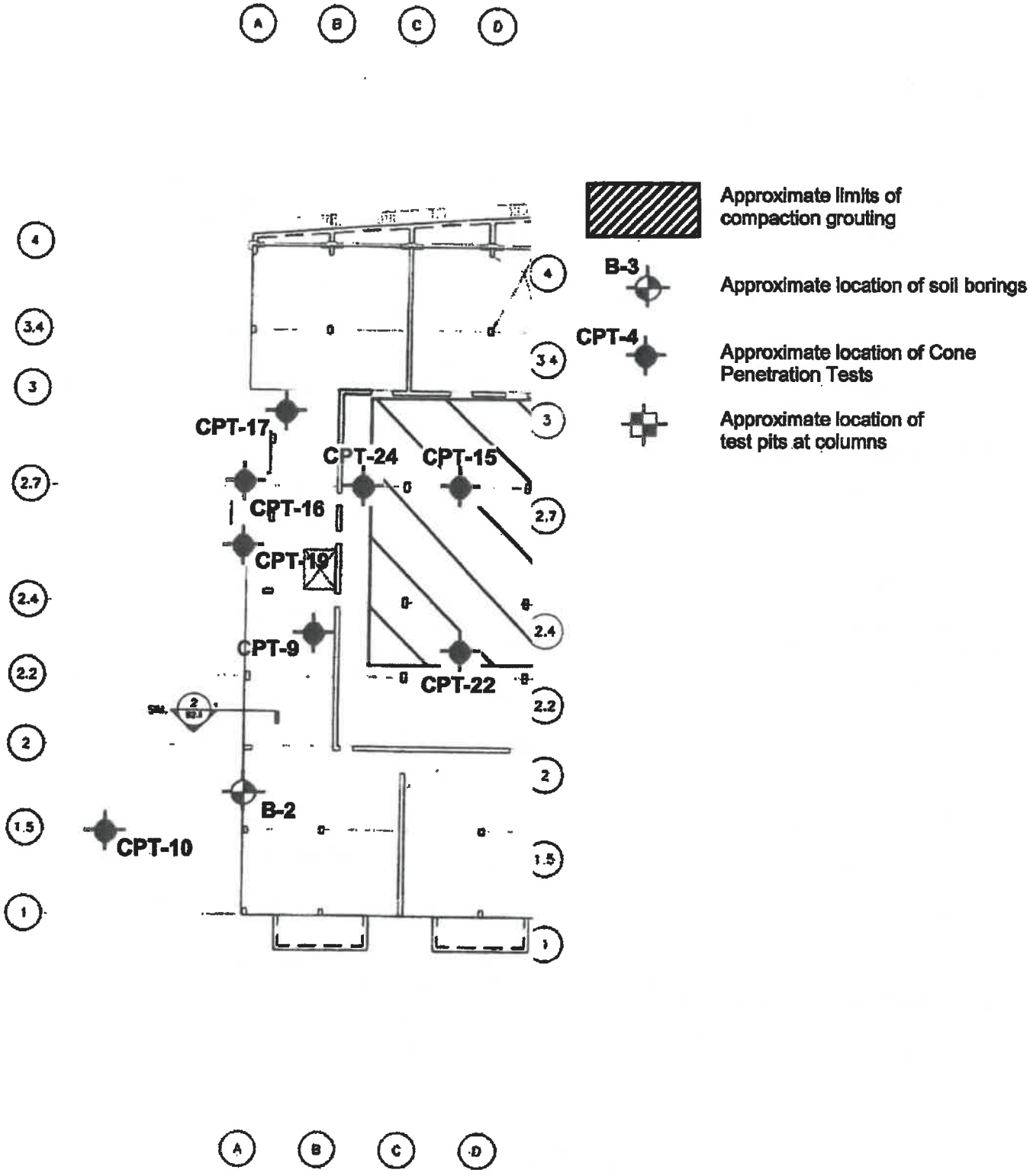

1 LEVEL 01 AND

ural Design Engineers. **Approximate Scale:** 1" = 30'

1 **EXPLORATION PLAN**
Santa Rosa Cannery
3 West Third Street
Santa Rosa, California

PLATE

2

This notice was posted on OCT 17 2008
and will remain posted for a period of thirty days
until 11/16/2008.

CITY OF SANTA ROSA

JANICE ATKINSON, Co. Clerk
BY: C. FARIAS
DEPUTY CLERK

Santa Rosa Cannery

3 West Third Street, Santa Rosa, CA (Sonoma County)
Assessor's Parcel No.
010-171-011

Initial Study/Mitigated Negative Declaration

Lead Agency:

City of Santa Rosa
Community Development Department
100 Santa Rosa Avenue, Rm. 3
Santa Rosa, CA 95404

Contact: Bill Rose, Senior Planner

October 17, 2008

This notice was posted on OCT 17 2008
and will remain posted for a period of thirty days
until 11/16/2008.

CITY OF SANTA ROSA
DEPARTMENT OF COMMUNITY DEVELOPMENT
100 Santa Rosa Avenue
Santa Rosa, CA 95404

JANICE ATKINSON, Co. Clerk
BY: C. FARIAS
DEPUTY CLERK

DATE: October 17, 2008

TO: Public Agencies, Organizations and Interested Parties

FROM: Bill Rose, Senior Planner

SUBJECT: **NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Department of Community Development of the City of Santa Rosa has prepared an Initial Study on the following project:

Project Name:

Santa Rosa Cannery

Location:

3 West Third Street, Santa Rosa, Sonoma County, California,
APN: 010-171-011

Property Description:

The 1.55 acre site is relatively flat and there are not outstanding natural features. The western portion of the site is adjacent to the channelized Pierson Reach section of the Santa Rosa Creek.

The site is located north of West Third Street, east of the Santa Rosa Creek, and west of Highway 101. The Fourth Street extension runs east-west across the northern portion of the project site.

The site contained an old brick cannery building which was mostly demolished, with the east and south walls retained, as required per a Landmark Alteration Permit issued in March, 2005. The site is currently vacant.

Project Description:

Reconstruction of a 1.55 acre historic cannery site with a new five-story, 60' 4" building, comprised of 93 air space condominiums, with an internal, two-level parking garage with 99 parking spaces. The original eastern and southern cannery walls are being retained and incorporated into the new structure. The original loading dock along the easterly elevation and the metal awning along the south elevation will be retained and incorporated as well. Also being retained is the Railroad Square water tower which is proposed to be located

within an approximately 45 foot wide promenade that is proposed along the project's northerly boundary. The proposed promenade will ultimately connect Fourth Street to the creek trail for pedestrians and cyclists.

Applications required for the proposal are as follows:

Tentative Map (Planning Commission) for subdivision of land.

Minor Zoning Variance (Planning Commission) for the <10 percent increase in structure height from 55 feet (the maximum allowed in the base zoning district) to 60 feet 4 inches.

Minor Conditional Use Permit (Planning Commission) for multi-family uses in a CD District.

Design Review for new construction greater than 5,000 square feet in a Preservation District for height above 35 feet and two stories in a an –H District. Concept Design Review is conducted by the Cultural Heritage Board. Preliminary Design Review is conducted by joint meeting between the Cultural Heritage and Design Review Boards (consensus between Boards is required). Final Design Review is conducted by the Design Review Board only.

Landmark Alteration Permit is required (Cultural Heritage Board) for a project involving historic resources that will be approved by the Design Review Board and the Planning Commission.

Lot line adjustment (City Engineer)

Environmental Issues:

The proposed project would result in potentially significant impacts in Air Quality, Biological Resources, Cultural Resources, Hazardous Materials, Hydrology/Water Quality, Noise and Transportation/Traffic. The project impacts would be less-than-significant level through compliance with existing Municipal Code requirements or City standards and through the implementation of indicated mitigation measures. The Initial Study/Mitigated Negative Declaration document has been prepared in consultation with local, and state responsible and trustee agencies and in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the Initial Study/Mitigated Negative Declaration will serve as the environmental compliance document required under CEQA for any subsequent phases of the project and for permits/approvals required by a responsible agency.

A 30-day public review period shall commence on **Friday, October 17, 2008.** Written comments must be sent to the City of Santa Rosa, Community Development Department, Planning Division, 100 Santa Rosa Avenue, Room 3, Santa Rosa CA 95402 by **Monday, November 17, 2008.** The City of Santa Rosa Planning Commission will hold a public hearing on the Initial Study/Mitigated Negative Declaration and project merits on **Thursday, November 20, 2008,** in the Santa Rosa City Council Chambers at City Hall (address listed above). Correspondence and comments can be delivered to Bill Rose, Project Planner, phone: (707) 543-3253, email: wrose@srcity.org.

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
III. AIR QUALITY					
Mitigation Measure III (d): Implement control measures for construction and demolition-related air emissions to ensure that each project sponsor and contractor reduces particulate, ROG and NOx emissions by complying with the BAAQMD policies and guidelines. Each project sponsor and contractor shall implement the following control measures: ♦ Provide transit information kiosks. ♦ Cover all trucks hauling construction and demolition debris from the site. ♦ Water on a continuous as-needed basis all earth surfaces during clearing, grading, earthmoving and other site preparation activities. ♦ Use watering to control dust	Project sponsor obtains building permits from the Building Department.	Building Division	Building Division verifies appropriate measures are implemented within the planset prior to issuance of building permit	Deny building permit or issue stop-work order	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
generation during demolition of structures or break-up of pavement. ♦ Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas. ♦ Sweep daily (with water sweepers) all paved areas and staging areas. ♦ Provide daily clean up of mud and dirt carried onto paved streets from the site. ♦ Renovation, demolition activities, removal or disturbances of any material that contain asbestos, lead paint or other hazardous pollutants will be conducted in accordance with BAAQMD rules and regulations. ♦ Properly maintain all construction equipment. ♦ Reduce equipment idling time. For construction near sensitive					

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
receptors: ♦ Install wheel washers for all exiting trucks, or wash off the tires or tracks of trucks and equipment leaving the site. ♦ Suspend dust-producing activities during periods when instantaneous gusts exceed 25 mph when dust control measures are unable to avoid visible plumes. ♦ Limit the area subject to excavation, grading and other construction or demolition activity at any one time. Developers shall implement emissions control measures, where applicable, to development activities within the Specific Plan Area in order to reduce overall emissions from traffic and area sources. The emissions control measures could include the following: ♦ Where practical, future development proposals shall include physical					

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
improvements, such as sidewalk improvements, landscaping and the installation of bus shelters and bicycle parking, that would act as incentives for pedestrian, bicycle and transit modes of travel.					
♦ New or modified roadways should include bicycle lanes where reasonable and feasible.					
♦ Provide transit information kiosks.					
♦ Where practical, employment-intensive development proposals (i.e. office and retail) shall include measures to encourage use of public transit, ridesharing, van pooling, use of bicycles and walking, as well as to minimize single passenger motor vehicle use.					
♦ Offices or retail uses that have 50 or more employees and provide parking should implement a parking cash-out program (where non-driving employees receive transportation allowance					

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
equivalent to the value of subsidized parking).					
♦ Develop parking enforcement and fee strategies that encourage alternative modes of transportation.					
♦ Parking lots or facilities should provide preferential parking for electric or alternatively fueled vehicles.					
♦ Require energy efficient building designs that exceed State Title 24 building code requirements.					
♦ Discourage use of gasoline-powered landscape equipment.					
♦ Implement and enforce truck idling restrictions of three minutes.					
Only allow low-emitting fireplaces for residential uses, such as those that only burn natural gas.					

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
IV. BIOLOGICAL RESOURCES					
Mitigation Measure IV. (a):	Project sponsor obtains building permits from the Building Department.	Building Division	Building Division verifies appropriate studies were performed and results obtained prior to issuance of building permit	Deny building permit.	
Nesting Raptors and Birds					
If project construction is to occur between February 1 and August 31 a qualified biologist shall conduct pre-construction surveys of all potential nesting habitats within 500 feet of project activities. If nesting birds are identified within the survey area, a non-disturbance buffer determined in coordination with the CDFG should be established around the nest tree during the breeding season or until the young have fledged. If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied, no further mitigation measures are required. Raptor or other bird nests initiated during construction are presumed to be unaffected and no buffer is necessary. However, the 'take' of any individuals is prohibited.					

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
Special-status Bat Species					
Prior to construction activist, a qualified bat biologist will survey for special-status bats on site. If no evidence of bats is present, no further mitigation is required. If evidence of bats is observed a no-disturbance buffer acceptable in size to the CDFG will be created around active bat roosts during the breeding season (March 15-August 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer in necessary. However, 'take' of individuals is prohibited. In addition, removal of trees showing evidence of bat activity will occur during the period least likely to impact bats, as determined by a qualified bat biologist, generally between February 15 and October 15 for winter hibernacula and between August 15 and March 1 for maternity roosts. If exclusion is necessary to prevent indirect impacts to bats from construction noise and human activity adjacent to trees showing evidence of bat activity, these activities shall be					

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
conducted during this period as well.					
Pacific Pond Turtle					
Prior to construction activities, a qualified biologist will survey for Pacific Pond turtles on site. These surveys would have to be conducted during the summer months (June through August) of the year development is proposed on the project site, and in conjunction with CDFG. If pond turtles are identified during appropriately timed surveys, CDFG may also require biologists conduct turtle nest surveys in upland areas on the site that are scheduled for construction. If nests are located, construction should be delayed until young hatch. If a turtle is found within proposed areas of grading, the truly should be relocated to a safe location within the creek.					

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
V. CULTURAL RESOURCES					
Mitigation Measure V. (a): Compliance with the report prepared by Clark Historic Resource Consultants, Inc, dated February 15, 2008, and: 1. Restoration and preservation of the loading dock and canopy 2. Timely, permanent protection of the historic east and south-facing facades 3. Relocation and restoration of the water tower (including an alternative placement on the SMART property along the Fourth Street Corridor)	Project sponsor obtains building permits from the Building Department.	Building Division	Building Division verifies compliance with Clark Historic Resources Report dated February 15, 2008 prior to issuance of building permit	Deny building permit	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
Mitigation Measure V (a)(1): The use of heavy bulldozers and other excessive vibration-causing equipment in construction zones within 25 feet of the historic cannery walls shall be spot-monitored at critical times. The spot-monitoring program shall be coordinated and approved by both an architectural historian and a registered structural engineer to ensure the maintenance of the integrity of the historic resource(s).	Project sponsor obtains building permits from the Building Department.	Building Division	Building Division verifies appropriate measures, including the approved spot-monitoring program, are implemented into the building permit submittal package (mitigation to be noted on plans) prior to issuance of building permit	Deny building permit or issue stop-work order	
Mitigation Measure V (b): Archaeological monitoring shall be conducted during earth disturbing activities in the areas of impact. If archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds (□15064.5 [f]). Prehistoric archaeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and	Project sponsor obtains building permits from the Building Department.	Building Division	Building Division verifies appropriate measures are implemented into the building permit submittal package (mitigation to be noted on plans) prior to issuance of building permit	Deny building permit or issue stop-work order	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).					
Mitigation Measure V (d): If human remains are encountered, all activities in the immediate vicinity of the find and with an adequate buffer zone will be halted and, in accordance with California Health and Safety Code Section 7050.5, the County Coroner will be notified and permitted to assess the remains. Further, pursuant to California Public Resources Code Section	Project sponsor obtains building permits from the Building Department.	Building Division	Building Division verifies appropriate measures are implemented into the building permit submittal package (mitigation to be noted on plans) prior to issuance of building permit	Deny building permit or issue stop-work order	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.					
Mitigation Measure V (d)(1): A worker orientation program shall be conducted prior to and during construction activities in sensitive areas as defined the relevant project-specific resources reports. The program shall summarize relevant laws and regulations that	Project sponsor obtains building permits from the Building Department.	Building Division	Building Division verifies appropriate measures are implemented into the building permit submittal package (mitigation to be noted on plans) prior to issuance of building permit	Deny building permit or issue stop-work order	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
protect resources, and review applicable historical resources.					
VII. HAZARDS AND HAZARDOUS MATERIALS					
Mitigation Measure VII.(a): See Mitigation Measure VIII.(a)	Project sponsor obtains building permits from the Building Department.	Building Division	Building Division verifies appropriate measures are implemented into the building permit submittal package prior to issuance of building permit	Deny building permit or issue stop-work order	
VIII. HYDROLOGY AND WATER QUALITY					
Mitigation Measure VIII.(a): Compatibility of groundwater cleanup and/or corrective actions and development of the site must be demonstrated to the satisfaction of the Regional Water Quality Control Board staff prior to the issuance of a grading and/or building permit. Corrective actions may be conducted prior to or concurrently with construction.	Project sponsor obtains building permits from the Building Department.	Building Division	Building Division verifies appropriate measures are implemented into the building permit submittal package prior to issuance of building permit	Deny building permit or issue stop-work order	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
XI. NOISE					
Mitigation Measure XI. (a): Prior to the issuance of a building permit an acoustical consultant shall determine the window STC ratings necessary to achieve the 45 dBA L dn and 55 dBA L max interior noise limits. Additionally, in order enable a habitable environment to be maintained within project residences while keeping windows and doors closed for the purpose of noise control, all residences should be equipped with forced air mechanical ventilation capable of supplying the fresh air needs of the residents while exterior windows and doors are closed.	Project sponsor obtains building permits from the Building Department.	Building Division	Building Division verifies appropriate measures are implemented into the building permit submittal package prior to issuance of building permit	Deny building permit or issue stop-work order	
Mitigation Measure XI. (b): Incorporating the following conditions in related construction contract agreements to reduce construction noise impacts:	Project sponsor obtains building permits from the Building Department.	Building Division	Building Division verifies appropriate measures are implemented into the building permit submittal package (mitigation to be noted on plans) prior to issuance of building permit	Deny building permit or issue stop-work order	

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
1. ***Construction Scheduling***. The following measures are recommended to limit construction and related activities to the portion of the day when the number of persons in the adjacent residential uses is lowest. a. Limit construction hours to between 7 a.m. and 6 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturdays. Prohibit construction on Sundays and all holidays recognized by the City of Santa Rosa. b. Do not allow machinery to be cleaned past 6:00 p.m. or serviced past 6:45 p.m. Monday through Friday. c. Limit the allowable hours for the delivery of materials or equipment to the site and truck traffic coming to and from the site for any purpose to weekday (Monday through Friday) non-holiday hours between 7:30 a.m. and 5:00 p.m.					
2. ***Construction Equipment Mufflers and Maintenance.*** Properly muffle and maintain all construction equipment powered by internal combustion engines.					

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
3. ***Idling Prohibitions.*** Prohibit unnecessary idling of internal combustion engines. Equipment should be turned off when not in use.					
4. ***Equipment Location and Shielding.*** Locate all stationary noise-generating construction equipment such as air compressors as far as practical from existing nearby residences and other noise-sensitive land uses.					
5. ***Quiet Equipment Selection.*** Select quiet construction equipment, particularly air compressors, whenever possible. (Fit motorized equipment with proper mufflers in good working order.)					
6. ***Noise Disturbance Coordinator.*** Designate a "noise disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. This individual would most likely be the contractor or a contractor's representative. The					

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the Construction site and include it in the notice sent to neighbors regarding the construction schedule. Implementation of the above measures will limit the overall noise level and duration of construction activities, while also giving any persons disturbed by occasional loud noises an identifiable method of recourse.					
7. ***Vibration Reduction.*** Avoid impact pile driving where possible and use drilled piles when possible since drilled piles cause lower vibrations levels where geological conditions permit their use. Avoid using vibratory rollers and tampers near sensitive areas.					

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/ Activity	Monitoring Compliance Record (Name/Date)
XV. TRANSPORTATION/TRAFFIC					
Mitigation Measure XV. (b): Full width street improvements from curb to curb shall consist of two travel lanes in each direction, a two-way left turn lane (on West Third Street) and a bike lane in each direction for a total curb to curb width of 64 feet.	Project sponsor obtains either building/grading/encroachment permits from the Building Department	Building and/or Engineering Divisions	Building and/or Engineering Division verifies appropriate improvements are implemented into the permit submittal package prior to issuance of building permit	Deny either building/ grading/ encroachment permit	
Mitigation Measure XV. (d): Parking shall be prohibited and posted along the project's frontage on West Third Street	Project sponsor obtains either building/grading/encroachment permits from the Building Department	Building and/or Engineering Divisions	Building and/or Engineering Division verifies appropriate improvements are implemented into the permit submittal package prior to issuance of building permit	Deny either building/ grading/ encroachment permit	

ENVIRONMENTAL CHECKLIST

1. Project Title:	Santa Rosa Cannery
2. Lead Agency Name & Address:	City of Santa Rosa Community Development Department Planning Division 100 Santa Rosa Avenue Santa Rosa, California 95404
3. Contact Person & Phone Number:	Bill Rose, Senior Planner Phone number: (707) 543-3253 Email: wrose@srcity.org
4. Project Location:	The site is located in the City of Santa Rosa, Sonoma County, California at 3 West Third Street, Assessor's Parcel No: 010-171-011
5. Project Sponsor's Name & Address:	Project Sponsor Santa Rosa Canners, LLC 1388 Sutter Street, 11th Floor San Francisco, CA 94109 Sponsor's Representative Michelle Gervais ArchiLOGIX 50 Old Courthouse Square, Ste. 405 Santa Rosa, CA 95404
6. General Plan Designation:	Transit Village Mixed Use
7. Zoning:	CD-5-H

8. Description of Project:

Reconstruction of a 1.55 acre historic cannery site with a new five-story, 60' 4" building, comprised of 93 air space condominiums, with an internal, two-level parking garage with 99 parking spaces. The original eastern and southern cannery walls are being retained and incorporated into the new structure. The original loading dock along the easterly elevation and the metal awning along the south elevation will be retained and incorporated as well. Also being retained is the Railroad Square water tower which is proposed to be located within an approximately 45 foot wide promenade that is proposed along the project's northerly boundary. The proposed promenade will ultimately connect Fourth Street to the creek trail for pedestrians and cyclists.

Applications required for the proposal are as follows:

Tentative Map (Planning Commission) for subdivision of land.

Minor Zoning Variance (Planning Commission) for the <10 percent increase in structure height from 55 feet (the maximum allowed in the base zoning district) to 60 feet 4 inches.

Minor Conditional Use Permit (Planning Commission) for multi-family uses in a CD District.

Design Review for new construction greater than 5,000 square feet in a Preservation District for height above 35 feet and two stories in a an –H District. Concept Design Review is conducted by the Cultural Heritage Board. Preliminary Design Review is conducted by joint meeting between the Cultural Heritage and Design Review Boards (consensus between Boards is required). Final Design Review is conducted by the Design Review Board only.

Landmark Alteration Permit is required (Cultural Heritage Board) for a project involving historic resources that will be approved by the Design Review Board and the Planning Commission.

Lot line adjustment (City Engineer)

9. Surrounding Land Uses and Setting:

The site is located along the easterly edge of the Railroad Square Preservation District and the within the Downtown boundary. The immediate area has an industrial character which comprised of old brick cannery and a rail yard.

10. Other Public Agencies Whose Approval Is Required:

Sonoma County Water Agency (revocable license for access/construction)

EXHIBITS

-Vicinity Map
-Aerial Photo

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation / Traffic
☐ Utilities / Service Systems	☐ Mandatory Finding of Significance	

DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

Signature
Bill Rose, Senior Planner

Date 10/16/08

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

*Note: Instructions may be omitted from final document.

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

Discussion:

I.(a-d) **Less than significant.** The proposed residential project would not result in a substantial adverse effect on a scenic vista. The project site is located in an area not identified as a ridgeline area in the General Plan. View corridors to natural ridgelines from public vantage points are not significantly impacted by this project.

The proposed rooflines and architectural elements are designed to harmonize with the landscape, and surrounding properties and vantage points.

The height of the building as proposed is 60 feet 4 inches. The maximum height allowed in a -H District is 35 feet and two stories. The review authority may approve increases in this height (up to the base district maximum height of 55 feet) if specific findings can be made regarding residential privacy and neighborhood character. The review authority in this case is a joint decision between the Cultural Heritage Board and the Design Review Board at Preliminary Design Review. The project will also require a Minor Variance since the height exceeds the 55 feet of the base Zoning District (CD-5).

The proposal includes the incorporation and utilization of the Railroad Square water tower. The tower is considered a beacon for the Railroad Square Preservation District. Although the water tower is currently dismantled, it has historically been seen from Fourth Street and Highway 101 and is considered a beacon for the Railroad Square

The project will be subject to the review and final approval of the Design Review Board to ensure compatibility with the neighborhood and surrounding buildings. The West Third Street frontage, as proposed, is designed in accordance with the design patterns of the Station Area Specific Plan. The project is not anticipated to substantially degrade the existing visual character or quality of the site or its surroundings.

The proposed structures would be comprised of exterior materials with minimal reflectivity and building mounted light fixtures, as well as the site lighting fixtures that will direct light downward to avoid creating glare or light spillover onto adjacent properties. Impacts are expected to be less than significant.

Recommended Mitigation Measures: No mitigation required.

Sources: 1, 2, 3, 6, 7

II. AGRICULTURE

Would the project: *(In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.)*				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☑
b. Conflict with existing zoning for agricultural	☐	☐	☐	☑

use, or a Williamson Act contract?

c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Discussion:

II.(a-c) **No Impact.** The project site is currently not prime farmland, unique farmland, or farmland of statewide importance. The project site is not zoned for agricultural use nor does it have a Williamson Act contract. The project site and the surrounding area have been developed in the past and are not located in proximity to farmland. The project would not convert farmland to a non-agricultural use. No impacts would result.

Recommended Mitigation Measures: No mitigation required.

Sources: 1

III. AIR QUALITY

Would the project: (*Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.*)				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c. Result in a cumulatively considerable net increase any criteria pollutant for which the project region is non – attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Discussion:

III. (a, b, c, e) **Less than Significant.** The City of Santa Rosa participates with the Bay Area Air Quality Management District (BAAQMD) to address improvements of air quality. The Pacific Ocean dominates the climate of Sonoma County as the summer winds blow contaminants south toward San Francisco and in the winter

periods of stagnant air can occur, especially between storms. Air Quality in Santa Rosa has generally improved as motor vehicles have become cleaner, agricultural and residential burning has been curtailed, and consumer products have been reformulated or replaced.

Sonoma County is in attainment of federal standards and in compliance with the State Implementation Plan (SIP). The United States Environmental Protection Agency requires that air basins record no more than three exceedances of ozone at a single station, over a three-year period (no more than one exceedance per year, on average). Stations that record four or more exceedances in three years cause the region to violate the standard. According to the BAAQMD, pollutant monitoring results for the years 1996 to 2001 at the Santa Rosa ambient air quality monitoring station indicate that air quality in the project are has generally been good.

Climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of Greenhouse Gas (GHG) emissions in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. The emission of GHGs through the combustion of fossil fuels (i.e., fuels containing carbon) in conjunction with other human activities, appears to be closely associated with global warming. State law defines GHG to include the following: carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride (Health and Safety Code, section 38505(g).) The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, recognizes that California is the source of substantial amounts of GHG emissions. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snow pack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems. In order to avert these consequences, AB 32 establishes a state goal of reducing GHG emissions to 1990 levels by the year 2020 (a reduction of approximately 25 percent from forecast emission levels) with further reductions to follow.

Lead agencies are required to make a good-faith effort, based on available information, to calculate, model, or estimate the amount of CO2 and other GHG emissions from a project, including the emissions associated with vehicular traffic, energy consumption, water usage and construction activities. The State of California is currently in the process of developing draft CEQA Guidelines "for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions" by July 1, 2009 and directs the Resources Agency to certify and adopt the CEQA Guidelines by January 1, 2010.

The proposed development would generate up to approximately 2.5 tons per day of carbon dioxide, primarily in the form of vehicle exhaust, according to project-specific modeling utilizing the Urbemis 2007 9.2.4 software application. Even though it is speculative at this time to determine the significance of this project's contribution to global GHG emissions, it is significant that several aspects of the proposed project, identified below, would result in less GHG emissions than if the project were developed elsewhere. In the future, when it becomes reasonable based upon scientific and regulatory guidance to determine the significance of a land use project's GHG emissions, these aspects of the project likely would support a finding that the impacts of this project on climate change are not significant or cumulatively considerable.

The following aspects of the project would lessen the potential GHG emissions:

- The project site is within the City's Urban Growth Boundary;
- The development would incorporate design elements and other measures to reduce GHG emissions, as required by the City's Green Building Ordinance;
- The project site is in proximity to commercial centers, and public transportation service

Cumulative impacts, including that which may or may not result from greenhouse gas emission, are expected to be less than significant.

III. (d) **Less than Significant with Mitigation Incorporation.** Construction activity during development within the Specific Plan area would generate air pollutant emissions that could expose sensitive receptors to substantial pollutant concentrations. Implementation of Mitigation Measure III (d) will reduce the potential impact to less than significant.

Recommended Mitigation Measures:

Mitigation Measure III (d):

Implement control measures for construction and demolition-related air emissions to ensure that each project sponsor and contractor reduces particulate, ROG and NOx emissions by complying with the BAAQMD policies and guidelines.

Each project sponsor and contractor shall implement the following control measures:

- Provide transit information kiosks.
- Cover all trucks hauling construction and demolition debris from the site.
- Water on a continuous as-needed basis all earth surfaces during clearing, grading, earthmoving and other site preparation activities.
- Use watering to control dust generation during demolition of structures or break-up of pavement.
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas.
- Sweep daily (with water sweepers) all paved areas and staging areas.
- Provide daily clean up of mud and dirt carried onto paved streets from the site.
- Renovation, demolition activities, removal or disturbances of any material that contain asbestos, lead paint or other hazardous pollutants will be conducted in accordance with BAAQMD rules and regulations.
- Properly maintain all construction equipment.
- Reduce equipment idling time.

For construction near sensitive receptors:

- Install wheel washers for all exiting trucks, or wash off the tires or tracks of trucks and equipment leaving the site.
- Suspend dust-producing activities during periods when instantaneous gusts exceed 25 mph when dust control measures are unable to avoid visible plumes.
- Limit the area subject to excavation, grading and other construction or demolition activity at any one time.

Developers shall implement emissions control measures, where applicable, to development activities within the Specific Plan Area in order to reduce overall emissions from traffic and area sources. The emissions control measures could include the following:

- Where practical, future development proposals shall include physical improvements, such as sidewalk improvements, landscaping and the installation of bus shelters and bicycle parking, that would act as incentives for pedestrian, bicycle and transit modes of travel.
- New or modified roadways should include bicycle lanes where reasonable and feasible.
- Provide transit information kiosks.
- Where practical, employment-intensive development proposals (i.e. office and retail) shall include measures to encourage use of public transit, ridesharing, van pooling, use of bicycles and walking, as well as to minimize single passenger motor vehicle use.
- Offices or retail uses that have 50 or more employees and provide parking should implement a parking cash-out program (where non-driving employees receive transportation allowance equivalent to the value of subsidized parking).
- Develop parking enforcement and fee strategies that encourage alternative modes of transportation.
- Parking lots or facilities should provide preferential parking for electric or alternatively fueled vehicles.
- Require energy efficient building designs that exceed State Title 24 building code requirements.
- Discourage use of gasoline-powered landscape equipment.
- Implement and enforce truck idling restrictions of three minutes.

Only allow low-emitting fireplaces for residential uses, such as those that only burn natural gas.

Sources: 1, 4, 12, 15

IV. BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☒	☐
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not	☐	☐	☒	☐

limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Discussion:

IV.(a) **Less-Than-Significant with Mitigation Incorporation.** According to the Biological Constraints Analysis prepared by Macmillan and dated September 10, 2008, the site may provide potential habitat for a variety of nesting raptors and birds, and potentially special-status bats and Pacific Pond turtles. As such, project-related activities may cause disruption to the indicated potential habitats.

Potential impacts to the aforementioned species and/or habitats, however, may be reduced to a less than significant level through implementation of Mitigation Measure IV. (a), below, in accordance with the Macmillan report referenced herein.

The project site was formerly developed (Historic Cannery) and it is very unlikely to support special-status plant species (MacMillan report, September 10, 2008).

IV.(b-f) **Less-Than-Significant.** According to the Biological Constraints Analysis prepared by Macmillan, dated September 10, 2008, no California Natural Diversity Data Base 'high priority' habitat types or any other habitats recognized as sensitive, occur on the subject site. Further, Santa Rosa Creek occurs west of the site; however, the creek is not located within the project boundaries. As such, no modifications to the bed, bank or channel are anticipated relative to the Santa Rosa Cannery project.

The subject site is surrounded by disturbed land. There are no known connections with natural corridors that would enhance the migration of plants or animals. Project-related impacts on any native resident or migratory fish or on the riparian corridor are not anticipated.

There are no known seasonal or other wetlands that qualify as protected wetlands as defined by Section 404 of the Clean Water Act. The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan

Recommended Mitigation Measures:

Mitigation Measure IV. (a):

Nesting Raptors and Birds

If project construction is to occur between February 1 and August 31 a qualified biologist shall conduct pre-construction surveys of all potential nesting habitats within 500 feet of project activities. If nesting birds are identified within the survey area, a non-disturbance buffer determined in coordination with the CDFG should be established around the nest tree during the breeding season or until the young have fledged. If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied, no further mitigation measures are required. Raptor or other bird nests initiated during construction are presumed to be unaffected and no buffer is necessary. However, the 'take' of any individuals is prohibited.

Special-status Bat Species

Prior to construction activities, a qualified bat biologist will survey for special-status bats on site. If no evidence of bats is present, no further mitigation is required. If evidence of bats is observed a no-disturbance buffer acceptable in size to the CDFG will be created around active bat roosts during the breeding season (March 15-August 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer in necessary. However, 'take' of individuals is prohibited. In addition, removal of trees showing evidence of bat activity will occur during the period least likely to impact bats, as determined by a qualified bat biologist, generally between February 15 and October 15 for winter hibernacula and between August 15 and March 1 for maternity roosts. If exclusion is necessary to prevent indirect impacts to bats from construction noise and human activity adjacent to trees showing evidence of bat activity, these activities shall be conducted during this period as well.

Pacific Pond Turtle

Prior to construction activities, a qualified biologist will survey for Pacific Pond turtles on site. These surveys would have to be conducted during the summer months (June through August) of the year development is proposed on the project site, and in conjunction with CDFG. If pond turtles are identified during appropriately timed surveys, CDFG may also require biologists conduct turtle nest surveys in upland areas on the site that are scheduled for construction. If nests are located, construction should be delayed until young hatch. If a turtle is found within proposed areas of grading, the truly should be relocated to a safe location within the creek.

Sources: 1, 5, 15

V. CULTURAL RESOURCES

Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☑	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☑	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique	☐	☐	☑	☐

geologic feature?

d. Disturb any human remains, including those interred outside of formal cemeteries? ☐ ☒ ☐ ☐

Discussion:

V.(a, b, d) **Less than Significant with Mitigation Incorporation.** Railroad Square is Preservation District as well as a National Register District. The cannery building located on this site is a contributor to the District. The main contribution to the District, per correspondence from Clark Historic Resource Consultants dated February 18, 2005, is the view of the cannery buildings to motorists traveling west on West Third and West Sixth Streets. As part of the demolition plan (LMA05-009) for the cannery buildings, the eastern and southern brick walls of the building at 3 West Third St were conditioned to remain. The Mitigation Plan outlined specific steps for protecting the walls during the demolition and soil excavation activities. The demolition has been successfully completed, whereas the current application relates to new construction incorporated into the historic features.

The current project incorporates the preservation and rehabilitation of the water tower, the cannery walls, the loading dock and canopy, relative to the proposed 93 unit condominium project and associated site improvements. In a letter dated September 12, 2008, Susan Clark, on behalf of Clark Historic Resource Consultants, Inc, indicated that the current project, including the rehabilitation of the historic water tower located in proximity to the Santa Rosa Creek, at the terminus of the Fourth Street Promenade, will have a less than significant impact on the historic assets of the brick facades, loading docks and canopy, as well as to the Historic Railroad Square district itself, provided the implementation of the Mitigation Measure V (a), outlined below.

An acceptable offsite location for the historic water tower may include, pursuant to landowner approval, placement along the Fourth Street corridor, on the adjacent SMART site to the east. According to the Clark Historic Resources letter dated September 12, 2008, the alternative location would have a less than significant impact on the historic resources and would require no additional mitigation.

Excessive vibration-causing equipment in construction areas located less than 25 feet from significant historic resources may cause an adverse effect on the integrity of the resources. Implementation of Mitigation Measure V (a)(1) is anticipated to reduce the potential impact to less than significant.

According to the report prepared by Tom Origer and Associates, dated September 19, 2008, no known prehistoric or archaeological resources were found within the study area. The report further indicates the possibility that buried archaeological deposits could be present. As such, potential impacts to the above-referenced resources are expected to be less than significant through implementation of Mitigation Measure V (b) below.

Potential impacts resulting from discoveries of any human remains, including those interred outside of formal cemeteries, are anticipated to be less than significant through the implementation of Mitigation Measure V. (d) and Mitigation V. (d)(1) below.

V.(c) **Less than Significant.** The project site does not contain any known unique paleontological resources or unique geologic features.

Recommended Mitigation Measures:

Mitigation Measure V. (a):

Compliance with the report prepared by Clark Historic Resource Consultants, Inc, dated February 15, 2008, and:

1. Restoration and preservation of the loading dock and canopy

2. Timely, permanent protection of the historic east and south-facing facades
3. Relocation and restoration of the water tower (including an alternative placement on the SMART property along the Fourth Street Corridor)

Mitigation Measure V (a)(1):

The use of heavy bulldozers and other excessive vibration-causing equipment in construction zones within 25 feet of the historic cannery walls shall be spot-monitored at critical times. The spot-monitoring program shall be coordinated and approved by both an architectural historian and a registered structural engineer to ensure the maintenance of the integrity of the historic resource(s).

Mitigation Measure V (b):

Archaeological monitoring shall be conducted during earth disturbing activities in the areas of impact. If archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds (□15064.5 [f]). Prehistoric archaeological site indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

Mitigation Measure V (d):

If human remains are encountered, all activities in the immediate vicinity of the find and with an adequate buffer zone will be halted and, in accordance with California Health and Safety Code Section 7050.5, the County Coroner will be notified and permitted to assess the remains. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Mitigation Measure V (d)(1):

A worker orientation program shall be conducted prior to and during construction activities in sensitive areas as defined the relevant project-specific resources reports. The program shall summarize relevant laws and regulations that protect resources, and review applicable historical resources.

Sources: 1, 2, 6, 7, 14, 15

VI. GEOLOGY AND SOILS

Would the project:
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

ii) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
iii) Strong seismic ground shaking?	☐	☐	☒	☐
iv) Seismic related ground failure, including liquefaction?	☐	☐	☒	☐
v) Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on, or off, site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Discussion:

VI.(a-f) **Less than Significant Impact.** The project site is not located within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act; however, the site is within the approximate limits of areas of violent groundshaking during an earthquake on the Rodgers Creek Fault, as indicated in Figure 12-2 of the Santa Rosa 2020: General Plan.

The proposed project would probably experience strong to very strong shaking during the life of the project depending on the intensity and magnitude of earthquakes. The proposed project would result in the exposure of people to geologic or seismic hazards; however, the City requires all new structures to comply with California Building Code (CBC) standards, which would minimize the potential for damage due to ground shaking.

The near surface soils are locally expansive and portions of the encountered area are potentially liquefiable. In addition, the underlying clays are compressible under large building loads. Groundwater in the area may rise to as high as 15 feet below the existing ground surface.

The proposed project will include a new five-story structure comprised of 93 air space condominiums, with an internal, two-level parking garage with 99 parking spaces. The structure will be supported on a mat slab foundation designed to withstand differential settlement associated with the liquefiable and compressible soils. A mat slab is anticipated to perform well over expansive soils.

The aforementioned design features are consistent with those recommended by RGH Consultants, Inc., in their geotechnical study dated November 22, 2005. Furthermore, as stated above, the City requires that new construction comply with the CBC, which includes design requirements for seismic safety.

The project site is an approximately 1.5 acre lot that is devoid of any significant topographic features. Potential soil erosion from this site is expected to be slight to none.

According to the Geotechnical Study prepared by RGH, dated November 22, 2005, the susceptibility to liquefaction-induced lateral spreading is low.

The project site is not located in a Landslide Complex (Previous Failure) as shown on General Plan Map Figure 12-2.

VI.(e) **No Impact.** The project would connect to the existing wastewater system and would not need septic tanks or an alternative wastewater disposal system.

Recommended Mitigation Measures: No mitigation required.

Sources: 1, 2, 3, 8, 9, 15

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the	☐	☒	☐	☐

environment?

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

Discussion:

VII.(a-c) **Less than Significant.** The types of uses anticipated under the proposed project (residential) do not normally involve the routine transport, use or disposal of substantial amounts of hazardous material.

The project site is not within one-quarter mile of existing or proposed schools. The proposed project is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste; therefore, the impacts will be less than significant.

VII.(d): **Less than Significant with Mitigation Incorporation:** The project site has been the location of a number of subsurface investigations. These investigations have discovered petroleum hydrocarbons, which resulted in an ongoing corrective action program. According to the History of Investigations and Corrective Action Activities Report, prepared by EBA Engineering and dated September 12, 2008, approximately 2,155 tons of impacted soil was removed as part of the excavation activities, including approximately 2,000 pounds of petroleum hydrocarbons that were removed as part of the concrete and steel underground storage tank excavation activities.

Ongoing corrective actions may be anticipated. As such, impacts are anticipated to be less than significant through implementation of Mitigation Measure VIII (a) (see Hydrology section).

VII.(e, f) **No Impact.** The project site is located approximately 5 miles from the Sonoma County Airport, and is outside of the Airport Land Use Plan planning area. The project site is not within the vicinity of a private airstrip.

The proposed project would be developed on a site that is surrounded (on three sides) by urban development and would be accessed via the proposed West Street, off of West Third Street, the latter of which is a public street.

VII.(g) **Less than Significant.** The proposed project would not impair implementation of or physically interfere with emergency response or evacuation plans.

VII.(h) **No Impact.** According to General Plan Section 12-7, the hillside residential neighborhoods located in the northern and eastern portions of the City are subject to risk of wildland fire. Since the project is not located in one of the indicated areas, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

Recommended Mitigation Measures:

Mitigation Measure VII.(a):

See Mitigation Measure VIII.(a)

See Hydrology and Water Quality section below.

Sources: 1, 2, 3, 8, 9

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

a. Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?	☐	☐	☒	☐
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or	☐	☐	☒	☐

provide substantial additional sources of polluted runoff?				
f. Otherwise substantially degrade water quality?	☐	☐	☒	☐
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

Discussion:

VIII.(a) **Less than Significant with Mitigation Incorporation:** The project site has been the location of a number of subsurface investigations. These investigations have discovered petroleum hydrocarbons, which resulted in an ongoing corrective action program. According to the History of Investigations and Corrective Action Activities Report, prepared by EBA Engineering and dated September 12, 2008, approximately 2,155 tons of impacted soil was removed as part of the excavation activities, including approximately 2,000 pounds of petroleum hydrocarbons that were removed as part of the concrete and steel underground storage tank excavation activities.

Ongoing corrective actions may be anticipated. As such, impacts are anticipated to be less than significant through implementation of Mitigation Measure VIII (a) below.

VIII.(b-j) **Less than Significant.** The proposed project would be served by the City's' wastewater collection system and would not discharge effluent into any water body. The proposed project would be required to comply with the erosion control requirements stipulated in the National Pollutant Discharge elimination System (NPDES) Permit issued to the San Francisco bay Regional Water Quality Control Board. These requirements include the preparation and implementation of an SWPPP that contains Best Management Practices (BMP) designed to control erosion from construction sites. The preparation and implementation of the SWPPP would ensure that potential adverse erosion, siltation, and contamination impacts would not occur during short-term construction activities. Impact would be less than significant.

The landscape plan incorporates the use of native non-invasive plant species and minimizes impermeable surfaces. The project will utilize City water and therefore has no draw on the ground water, and it will not produce any contaminants that could harm the groundwater. Impact to groundwater supply would be less than significant.

Drainage conditions would not be significantly impaired by this project. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines.

Final plans shall include a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the treatment and detention facilities.

Stormwater management plans include onsite collection, filtration and storage of stormwater that runs across the site. The net effect would be less than significant.

The project site is within zone 'C', an area of minimal or no flooding, on the FEMA map for Sonoma County, dated August 3, 1981. As such, the proposed project is not anticipated to expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, nor is the site expected to be impacted by inundation by seiche, tsunami or mudflow. Impacts are expected to be less than significant.

Recommended Mitigation Measures:

Mitigation Measure VIII.(a):

Compatibility of groundwater cleanup and/or corrective actions and development of the site must be demonstrated to the satisfaction of the Regional Water Quality Control Board staff prior to the issuance of a grading and/or building permit. Corrective actions may be conducted prior to or concurrently with construction.

Sources: 1, 2, 3, 8, 9

IX. LAND USE AND PLANNING

Would the project:

a. Physically divide an established community?	☐	☐	☒	☐
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

Discussion:

IX. (a-c) **Less than Significant.** The project site is located north of West Third Street, east of the Santa Rosa Creek, and west of Highway 101. The Fourth Street extension runs east-west across the northern portion of the project site. The site and its immediate environs are currently vacant. As such, the proposed project would not physically divide an established community

The site is designated by the General Plan as Transit Village Mixed Use. The purpose of the Transit Village Mixed Use classification is to accommodate a well-integrated mix of higher intensity residential, office and commercial uses within one-quarter mile of a transit facility. Development is designed and oriented to create a central node of activity at or near the transit facility. Housing densities range from 40.0 to 60.0 units per gross

acre. General Plan policy allows for residential or mixed use development in this designation and in the downtown area.

The project proposes a density of 60 dwelling units/acre.

On March 27, 2007, the City Council adopted the Santa Rosa Citywide Creek Master Plan. The subject site is located within Reach 4 (C) of the Santa Rosa Creek Watershed.

The adopted Master Plan is intended to implement the Santa Rosa 2020 General Plan policies requiring development of a plan to identify opportunities for natural habitat restoration, enhancement of fisheries, protection of health and safety along creek channels, open space preservation, multi-use transportation routes, and recreation.

Reach 4 (C) of Santa Rosa Creek has been altered significantly. The Pierson Reach Restoration provides for enhancements along portions of the creek in the vicinity of the proposed Santa Rosa Cannery. Restoration has included the removal of most of the grouted riprap, as well as the construction of instream habitat structures.

The following are the relevant policies from the Citywide Cree Master Plan:

EC-1	Implement policies for development adjacent to waterways as stated in the City's General Plan, Zoning Code, Design Guidelines, Santa Rosa Creek Design Guidelines manual, and the Citywide Creek Master Plan.
EC-1-1	Where discretionary approval for new development is sought adjacent to a creek, that development shall, to the extent possible, be consistent with and support the Master Plan. The overall intent of this policy is to incorporate the creek into the project design.
EC-1-2	Conditions of approval for development should include dedication (per fee-title and/or easement) of land and construction of Master Plan improvements as appropriate, and where nexus can be demonstrated.
EC-1-3	The design of new development adjacent to the creek shall, to the extent possible, allow for future public improvements consistent with the Master Plan.
RT-2-1	Provide access to the creek trail system for people and authorized vehicles, and from neighborhoods.

The proposal includes an approximately 46' wide promenade that links the Fourth Street corridor to improvements along the creek. This promenade will incorporate a driveway for vehicular access to the proposed project, as well as a public easement allowing pedestrian access to the creek. The proposal does not preclude the future development of stairway access to the creek path, via West Third Street.

The proposed site plan identifies the required 30-foot creek setback line, as measured from the top of bank. The ground-floor of the proposed building, at the northeast corner of the structure, extends approximately 4.5' into the required creek setback, and the overhang of the third floor, at this location, to extend approximately 9.5' into the required creek setback. Portions of a proposed retaining wall similarly encroach into the creek setback.

The project is subject to Section 20-30.040 Creekside Development, which addresses development adjacent a "channelized waterway". Since the channel is owned by the Sonoma County Water Agency, this project may be

closer to the top of bank than the 30' creek setback provided that certain criteria are met, and as approved by the Community Development Department, Public Works and the Sonoma County Water Agency.

The proposed site plan indicates native plantings, to match existing, at the creek trail edge.

Development of the proposed project would not conflict with the Santa Rosa General Plan, Zoning Ordinance and/or the Citywide Creek Master Plan; therefore, impacts are anticipated to be less than significant.

Recommended Mitigation Measures: No mitigation required.

Sources: 1, 2, 3, 13

X. MINERAL RESOURCES

Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion:

X. (a, b) **No Impact.** No mineral resources are associated with the project site.

Recommended Mitigation Measures: No mitigation required.

Source: 1

XI. NOISE

Would the project result in:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☒	☐	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity	☐	☒	☐	☐

above levels existing without the project?

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion:

XI. (a). **Less than Significant with Mitigation Incorporation.** An Environmental Noise Assessment, prepared by Illingworth & Rodkin, dated September 5, 2008, concludes that the proposed common outdoor use areas will be located within the building perimeter and shielded from roadway and rail noise. As such, the noise levels of the outdoor use areas will be less than 65 dBA, and within the 'normally acceptable' limit for multifamily residential use.

The Illingworth and Rodkin report referenced above further indicates that in order to meet interior noise standards (45 dBA Ld/n and/or 55 dBA Lmax), forced-air mechanical ventilation and sound-rated construction would be required throughout the project. Potential impacts related to the interior noise levels may be reduced to a less-than significant level of impact through the incorporation of Mitigation Measure XI. (a) below.

XI. (c). **Less than Significant.** The Northwest Pacific Rail Road line borders the site's eastern property line. According to the Illingworth and Rodkin report (September 5, 2008), ground-borne vibration levels projected for use of this by freight or commuter rail in the SMART DEIR, vibration generated during train passbys would not exceed FTA guidelines for vibration at the project site.

The occupation and use of the proposed residential units is expected to result in typical noises associated with residential development, such as the voices of the new residents, automobile parking, maintenance activities, and the operation of building mechanical equipment. Though the noise environment in the immediate vicinity may change in some areas due to the occupation of the new living units, the noise associated with the proposed residences is not typically incompatible with the surrounding land uses and therefore would not require mitigation.

XI. (b, d). **Less Than Significant with Mitigation Incorporation:** Short-term noise impacts may result from temporary construction activities. Potential impacts related to said construction activities may be reduced to a less-than significant level of impact through the incorporation of Mitigation Measure XI. (b) below. The proposal may create a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Potential impacts related to temporary or periodic increase in ambient noise levels may be reduced to a less-than significant level of impact through the incorporation of Mitigation Measure XI. (b) below.

XI. (e-f). **No Impact.** The project site is located approximately 5 miles from the Sonoma County Airport. The project site is not within the vicinity of a private airstrip.

Recommended Mitigation Measures:

Mitigation Measure XI. (a):

Prior to the issuance of a building permit an acoustical consultant shall determine the window STC ratings necessary to achieve the 45 dBA L dn and 55 dBA L max interior noise limits. In order to enable a habitable environment to be maintained within project residences while keeping windows and doors closed for the purpose of noise control, all residences should be equipped with forced air mechanical ventilation capable of supplying the fresh air needs of the residents while exterior windows and doors are closed.

Mitigation Measure XI. (b):

Incorporating the following conditions in related construction contract agreements to reduce construction noise impacts:

1. ***Construction Scheduling.*** The following measures are recommended to limit construction and related activities to the portion of the day when the number of persons in the adjacent residential uses is lowest.
a. Limit construction hours to between 7 a.m. and 6 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturdays. Prohibit construction on Sundays and all holidays recognized by the City of Santa Rosa.
b. Do not allow machinery to be cleaned past 6:00 p.m. or serviced past 6:45 p.m. Monday through Friday.
c. Limit the allowable hours for the delivery of materials or equipment to the site and truck traffic coming to and from the site for any purpose to weekday (Monday through Friday) non-holiday hours between 7:30 a.m. and 5:00 p.m.

2. ***Construction Equipment Mufflers and Maintenance.*** Properly muffle and maintain all construction equipment powered by internal combustion engines.

3. ***Idling Prohibitions.*** Prohibit unnecessary idling of internal combustion engines. Equipment should be turned off when not in use.

4. ***Equipment Location and Shielding.*** Locate all stationary noise-generating construction equipment such as air compressors as far as practical from existing nearby residences and other noise-sensitive land uses.

5. ***Quiet Equipment Selection.*** Select quiet construction equipment, particularly air compressors, whenever possible. (Fit motorized equipment with proper mufflers in good working order.)

6. ***Noise Disturbance Coordinator.*** Designate a "noise disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. This individual would most likely be the contractor or a contractor's representative. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and would require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.
Implementation of the above measures will limit the overall noise level and duration of construction activities, while also giving any persons disturbed by occasional loud noises an identifiable method of recourse.

7. ***Vibration Reduction.*** Avoid impact pile driving where possible and use drilled piles when possible since drilled piles cause lower vibrations levels where geological conditions permit their use. Avoid using vibratory rollers and tampers near sensitive areas.

Source: 1, 10, 15

XII. POPULATION AND HOUSING

Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion:

XII. (a-c). **Less than Significant.** The proposed project includes 93 residential condominium units, which translates into a density of approximately 60 dwelling units per acre, and is consistent with the Transit Village Mixed Use General Plan designation. As such, the proposal is not expected to induce substantial population growth.

The project site is undeveloped. The project would not displace substantial numbers of people necessitating the construction of replacement housing elsewhere.

Recommended Mitigation Measures: No mitigation required.

Sources: 1, 3, 15

XIII. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	☐	☐	☒	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☒	☐

d. Parks?	☐	☐	☒	☐
e. Other public facilities?	☐	☐	☒	☐

Discussion:

XIII. (a-e). **Less than Significant.** The proposed project is consistent with the City of Santa Rosa General Plan and, therefore, is considered planned growth. As such, the project's demand for fire protection is consistent with long-term planning forecasts for the project area, conditional on providing onsite fire suppression facilities, such as alarms hydrants and sprinklers. The proposed project would provide development fees to the fire department at the time building permits are sought to fund capital improvements to fire protection facilities.

The project site is currently and would continue to be served by the Santa Rosa Police Department. The proposed residential project would not result in substantial adverse physical impacts associated with the provision of police protection services given that the project would not require new or altered services.

The proposed residential project is not expected to generate a substantial increase in the number of students who would enroll in the Santa Rosa City School District. With regard to K-12 schools, the project proponent is required to pay the standard fees to both the elementary, intermediate and high school districts. With regard to parks, the project proponent will pay in-lieu fees that will be used to buy park land.

Recommended Mitigation Measures: No mitigation required.

Sources: 1, 2, 3, 15

XIV. RECREATION

Would the project:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion:

XIV. (a, b). **Less than Significant.** The project is not anticipated to result in a substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Further, the proposal does not include the construction or expansion of recreational which might have an adverse physical effect on the environment.

Recommended Mitigation Measures: No mitigation required.

Sources: 1, 3, 15

XV. TRANSPORTATION/TRAFFIC

Would the project:				
a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
e. Result in inadequate emergency access?	☐	☐	☒	☐
f. Result in inadequate parking capacity?	☐	☐	☒	☐
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Discussion:

XV. (a). **Less than Significant.** A Traffic Impact Analysis Report prepared by W-Trans and dated July 31, 2008, indicates that all study intersections and the segment of Thrid Street from North Dutton Avenue to Morgan Street are currently operating acceptably at LOS C or better during the a.m. and p.m. peark hours and are expected to continue doing so upon the addition of project-generated traffic. The project's impacts are expected to be less than significant.

XV. (b). **Less than Significant with Mitigation Incorporation.** The Sonoma Marin Area Rail Transit (SMART) plans to development commuter rail service just east of the project site. The commuter rail stop, located approximately 400' to the east of the subject site, would be a part of larger mixed-use development on the parcels immediately to the east and north of the project site. Primary access to the rail station as well as the larger SMART development would be obtained by Third and Sixth streets. Additionally, the proposed 26-foot wide drive to be constructed along the east side of the Santa Rosa Cannery project would be widened and extended northward to Sixth Street, and converted to a public street, at the time of development of the SMART project.

The new street's intersection at West Third Street is expected to require signalization, including interconnection with the adjacent railroad crossing gates, at the time of build out of the SMART project. The W-Trans report further indicates that at the time of future development of the SMART mixed-use project, the new street would also need to accommodate bus movements onto Third Street.

With regard to potential development on the SMART site, located between the subject property and the railroad track, a left-turn lane on West Third Street is warranted relative to the current proposal. Potential impacts related to traffic may be reduced to a less-than significant level of impact through the incorporation of Mitigation Measure XV. (b) below.

XV. (c, e, f, g). **Less than Significant.**

An Emergency Vehicle Access turnaround shall be installed per City Standard 203F at the northern terminus of the private driveway. The temporary Emergency Vehicle Turnarounds will remain in effect until the streets are extended.

The project site is located approximately 5 miles from the Sonoma County Airport, and is outside of the Airport Land Use Plan planning area. The proposed project would conform to the standards of the Santa Rosa Fire Department for roadways and vertical clearance to ensure adequate emergency access to the project site.

According to the Traffic Impact Analysis prepared by W-Trans and dated July 31, 2008, the parking proposed by this project would provide adequate on site parking to meet the anticipated demand. Further, project designs do not present traffic issues since all designs are anticipated to operate acceptably and will be required to meet City standards.

The proposed project will provide an effective interface with the existing bicycle network.

XV. (d). **Less than Significant with Mitigation Incorporation.** The Traffic Impact Analysis prepared by W-Trans and dated July 31, 2008 indicates that a clear sight distance of more than 400 feet is available looking west from the project's driveway at West Third Street, provided that parking is prohibited along the project's frontage along West Third Street. Site distance requirements to the east are met with visibility in excess of 1,000 feet.

Potential impacts related to traffic sight distance are anticipated to be reduced to a less-than significant level through the incorporation of Mitigation Measure XV. (d) below.

Recommended Mitigation Measures:

Mitigation Measure XV. (b):

Full width street improvements from curb to curb shall consist of two travel lanes in each direction, a two-way left turn lane (on West Third Street) and a bike lane in each direction for a total curb to curb width of 64 feet.

Mitigation Measure XV. (d):

Parking shall be prohibited and posted along the project's frontage on West Third Street

Sources: 1, 2, 3, 11,15

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion:

XVI. (a-g). **Less than Significant.** Regarding wastewater treatment, the project is consistent with the Santa Rosa General Plan 2020, and capacity must be available prior to issuance of building permits.

The project will be served by City water and sewer services; adequate water supplies and wastewater treatment plant capacity are available for the project. Standard City conditions will require compliance with the Storm Water Mitigation Plan Guidelines and use of best management practices. All requirements of the NCRWQCB will be met and compliance demonstrated prior to project construction. Downstream capacity is adequate. Adequate landfill capacity exists at County facilities to support the project.

Recommended Mitigation Measures: No mitigation required.

Sources: 1, 3, 15

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

Discussion:

As discussed in Section IV, Biological Resources, potential impacts to the identified species and/or habitats, may be reduced to a less than significant level through implementation of Mitigation Measure IV. (a). The project site was formerly developed (Historic Cannery) and it is very unlikely to support special-status plant species.

No known prehistoric or archaeological resources were found within the study area. The site does not contain any unique geological features.

Subsurface work may expose previously undiscovered buried resources. As such, potential impacts to the above-referenced resources are expected to be less than significant through implementation of Mitigation Measures V (b)(d).

Recommended Mitigation Measures:

None

Sources: 1, 2, 3, 5, 6, 7

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

Discussion:

The cumulative environmental effects of the project relative are generally negligible and are either considered less than significant through the implementation of the indicated mitigations or less than significant and do not require mitigation.

Traffic impacts are not anticipated to result in adverse cumulative conditions; the City has adopted circulation policies as part of its General Plan Transportation Element that regulate traffic movement and require construction of project improvements to ensure traffic safety. Long-term traffic impacts related to General Plan build-out (2025

scenario) and cumulative traffic conditions will be addressed by ongoing City efforts to pursue alternative transportation modes, including increased use of public transit and other Transportation Systems Management methods.

The proposed project would not result in cumulatively significant impacts.

Recommended Mitigation Measures:

None

Sources: 1, 2, 3, 11

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion:

All potential impacts identified within the Initial Study/Mitigated Negative Declaration are either less than significant through the mitigation incorporation, or less than significant and do not require mitigation. The project does not present potentially significant impacts which may cause adverse impacts upon human beings, either directly or indirectly. The project will be conditioned to make City standard improvements with respect to noise impacts, roadways and storm drainage. Building and improvement plans will be reviewed to ensure compliance with applicable building codes and standards.

Recommended Mitigation Measures:

None

Sources: 1, 2, 3

APPENDIX

SOURCE REFERENCES

The following is a list of references used in the preparation of this document. Unless attached herein, copies of all reference reports, memoranda and letters are on file with the City of Santa Rosa Department of Community Development. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

1) City of Santa Rosa 2020 General Plan, adopted June 18, 2002, and Final EIR, certified June 18, 2002 (SCH No. 2001012030).
2) City of Santa Rosa Municipal Code
3) Project plans titled 'Santa Rosa Cannery Project' prepared by SSDP and dated September 15, 2008; and, plans titled 'Tentative Map – Santa Rosa Canners' prepared by Carlile and Macy and dated September 2008) and associated application materials
4) Bay Area Air Quality Management District (BAAQMD) *CEQA Guidelines*. Revised December 1999.
5) Biological Constraints Analysis, prepared by Lucy Macmillan, dated September 10, 2008
6) City of Santa Rosa Historic Properties Inventory
7) Correspondence/reports prepared by Susan Clark, Clark Historic Resource Consultants, Inc, dated: September 12, 2008, August 8, 2008 and February 18, 2005

8) Geotechnical Study Report prepared by RGH Consultants, dated November 22, 2005
9) History of Investigations and Corrective Action Activities Report, prepared by EBA Engineering and dated September 12, 2008
10) Environmental Noise Assessment, prepared by Illingworth & Rodkin, dated September 5, 2008
11) Traffic Impact Analysis prepared W-Trans, dated July 31, 2008 and Trip Generation Report dated October 8, 2008
12) Urbemis 2007 9.2.4 Emissions modeling analysis
13) Santa Rosa Citywide Creek Master Plan, November 2007
14) Archaeological Survey prepared by Tom Origer and Associates, dated September 19, 2008
15) City of Santa Rosa Downtown Station Area Specific Plan Program EIR, June, 29, 2007

PROJECT SPONSOR'S INCORPORATION OF MITIGATION MEASURES

As the project sponsor or the authorized agent of the project sponsor; I, J. K. STUART undersigned reviewed the Initial Study for the **Santa Rosa Cannery Project** and have particularly reviewed all mitigation measures and monitoring programs identified herein. I accept the findings of the Initial Study and mitigation measures and hereby agree to modify the proposed project applications now on file with the City of Santa Rosa to include and incorporate all mitigation measures and monitoring programs set out in this Initial Study.

J. K. STUART 10/16/08

Property Owner (authorized agent) Date

DETERMINATION FOR PROJECT

On the basis of this Initial Study and Environmental Checklist I find that the proposed project (choose the appropriate text):

☐ could not have a Potentially Significant Effect on the environment. A Negative Declaration will be prepared.

☒ could have a Potentially Significant Effect on the environment; however, the aforementioned mitigation measures to be performed by the property owner (authorized agent) will reduce the potential environmental impacts to a point where no significant effects on the environment will occur. A Negative Declaration will be prepared.

Signature 10/12/08 Date

BILL ROSE SENIOR PLANNER

Printed Name Title

REPORT AUTHORS AND CONSULTANTS
Bill Rose, Senior Planner
City of Santa Rosa, Community Development Department.

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Urbemis 2007 Version 9.2.4

Summary Report for Summer Emissions (Pounds/Day)

File Name:

Project Name: Santa Rosa Cannery

Project Location: Sonoma County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2007 TOTALS (lbs/day unmitigated)	6.15	44.29	25.86	0.00	7.82	2.72	10.53	1.63	2.50	4.13	3,548.81
2008 TOTALS (lbs/day unmitigated)	110.81	55.01	41.53	0.01	7.86	3.34	11.20	1.65	3.07	4.72	5,468.04

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	5.34	0.72	1.85	0.00	0.01	0.01	898.18

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	5.93	5.41	62.10	0.04	7.27	1.40	4,107.01

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SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	11.27	6.13	63.95	0.04	7.28	1.41	5,005.19

The Cannery at Railroad Square
Itemization of Proposed Units

Unit Type	Unit Sq. Ft. (avg)	No. of Units	AMI	Proposed Gross Rents	Comments
			30%		
Studio	400	3		30% of HH inc	Sec PBV
I BDRM	600	22		30% of HH inc	Sec PBV
2 BDRM	900	8		30% of HH inc	Sec PBV
			40%		
Studio	400	0			
I BDRM	600	0			
2 BDRM	900	13		$1,023	Tax Credit
			50%		
Studio	400	2		$995	Tax Credit
I BDRM	600	6		$1,065	Tax Credit
2 BDRM	900	16		$1,279	Tax Credit
			60%		
Studio	400	0			
I BDRM	600	0			
2 BDRM	900	0			
			70%		
Studio	400	2		$1,393	Tax Credit
I BDRM	600	11		$1,491	Tax Credit
2 BDRM	900	25		$1,790	Tax Credit
			80%		
Studio	400	0			
I BDRM	600	9		$1,652	Tax Credit
2 BDRM	900	11		$1,919	Tax Credit
Total		128			

* plus one 2 BDRM staff unit

SAMPLE
MANAGEMENT PLAN
A General Management Operations Guideline

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SAMPLE
MANAGEMENT PLAN
A General Management Operations Guideline

I. THE ROLE AND RESPONSIBILITY OF THE OWNER AND ITS RELATION AND DELEGATION OF AUTHORITY TO THE MANAGEMENT AGENT

A. The Owner _____ ("Owner") and The John Stewart Company, a California corporation ("Agent"), have entered into an agreement dated _____ ("Management Agreement"). The Property ("Property") managed by Agent under the Management Agreement is a housing development identified as:

1. Property name: _____
2. Location:
   a. City: _____
   b. County: _____
   c. State: _____

B. General Policies. It is the responsibility of the Owner to establish the general policies under which the Property will operate. The Owner shall establish broad policy guidelines and thereafter delegate to Agent the authority and responsibility for carrying out these policies on a day-to-day basis. Agent will be required to consult the Owner prior to taking any action not generally covered by existing policies of the Owner or the Management Agreement.

C. Expenditures. In accordance with the terms of the Management Agreement, Agent will be required to contact the Owner regarding expenditure for labor, materials or otherwise in connection with the maintenance and repair of the Property (a) not included in the operating budget, and (b) that are above the threshold described in the Management Agreement for any one instance, except in cases of emergency. In the case of an emergency, the Owner will be notified of the circumstances as soon as possible.

D. Budgets. Budgets will be prepared annually by Agent and submitted to the Owner for review and approval.

E. Decisions of the Owner. The areas in which Agent will make decisions without consulting the Owner include, but are not limited to:

1. Personnel. All hiring, training, supervising, directing, contracting, compensation and termination of on-site personnel.
2. Government requirements. Such activities as may be necessary to comply promptly with any and all governmental requirements affecting the Property, except that in such cases Agent will notify the Owner after performing such activities unless the Owner instructs JSCo in writing not to do so.
3. Compliance. Compliance with the pertinent requirements of the Regulatory Agreements (if any) as they pertain to management of the Property.

F. Regional Manager. Agent shall designate a Regional Manager who will be the key contact person for the Agent. The Regional Manager will oversee all staff assigned to the Property and will be responsible for enforcing the proper compliance and Regulatory Agreements

applicable to the Property. Any instructions from the Owner will be passed to Agent's Regional Manager, Regional Director or Vice President.

G. Management and other fees. Agent will be paid a management fee and other fees for accounting, marketing and consulting as applicable and outlined in the Management Agreement. Agent will cover, from the fees, expenses incurred in the performance of its duties, such as off-site office overhead, bookkeepers, secretaries, etc. The Property will pay for, out of its General Operating Account, expenses incurred by the Property including on-site office overhead, administrative and maintenance staff, maintenance costs, etc. In addition, the Property will be responsible for a payroll processing fee.

II. PERSONNEL POLICIES AND STAFFING ARRANGEMENTS

A. JSCo is an equal opportunity employer. The Company prohibits unlawful discrimination against employees, applicants for employment, individuals providing services in the workplace pursuant to a contract, unpaid interns and volunteers based on race, color, religion, creed, sex (including gender, gender identity, gender expression, pregnancy, perceived pregnancy, childbirth, and other related medical conditions including medical conditions related to lactation), sexual orientation and identity, national origin/ancestry, age, disability, marital/familial status (including domestic partnership), military or veteran status, citizenship status, political activities or affiliations, physical or mental disability, medical condition (including cancer), genetic information, persons with AIDS or AIDS related condition or any other consideration made unlawful by federal, state, or local laws. It also prohibits unlawful discrimination based on the perception that anyone has any of those characteristics, or is associated with a person who has or is perceived as having any of those characteristics. For purposes of this policy, discrimination on the basis of "national origin" also includes discrimination against an individual because that person holds or presents a California driver's license issued to those who cannot document their lawful presence in the United States. Further, the Company prohibits discrimination against employees for filing a claim or civil action alleging a violation of the Labor Code that arose while the individual was a minor. Additionally, an applicant's or employee's immigration status will not be considered for any Company employment purpose except as necessary to comply with federal, state or local laws..

B. Agent will follow an employment policy at the Property that will afford residents opportunities for employment at the Property if applicable and when possible.

C. Specific personnel policies. Specific personnel policies include:

1. Training and promotion opportunities

   a. Specific training in policies and procedures of the Regulatory Agencies and Lender(s) and/or Investor (if applicable) will be provided to the Property Manager to ensure Property conformity to program requirements.

   b. The Property Manager becomes knowledgeable through training and ongoing property management. As the budget permits, the Property Manager will participate in relevant training conducted by professional agencies and organizations to assure understanding of the occupancy requirements of the Property. Agent holds periodic training sessions of a general nature for all employees off-site as well as specific on-site sessions tailored to the needs of individual properties. In addition to such site-specific training, additional monthly, quarterly and annual training includes, but is not necessarily limited to, Fair Housing and Anti-Harassment.

c. The Property Manager is provided access to Agent's intranet, which includes detailed policy requirements and procedures of Agent. The Regional Manager assigned to the Property reviews with the Property Manager this intranet information and provides necessary on-the-job training.

d. It is Agent's policy to promote from within when possible. Employees are reviewed for potential promotion when positions become available. Agent's job opportunities are posted on its website.

2. Employee benefits. Employees who regularly work at least 30 hours per week will receive benefits required by statute including vacation time pay, 10 paid holidays per year, at least 6.5 sick leave days per year (non-entitlement) and eligibility for medical, dental, long-term disability and life insurance coverage. Employees who regularly work less than thirty hours per week are not covered by Agent's health plan, life insurance or long-term disability insurance, nor are they eligible for paid vacations. Pursuant to local ordinances, employees working in specific localities (e.g. San Francisco) may receive additional benefits. Full-time employees may also participate in a 401(k) savings program that includes an employer match as a Property expense. Employee benefits may change from time-to-time at the sole discretion of Agent.

3. Employee complaint procedures. Employees must follow Agent's policy regarding complaints. This policy many change from time-to-time at the sole discretion of Agent but shall ensure employees have the opportunity to speak with their supervisor, their supervisor's supervisor and Human Resources staff about grievances.

4. Employee termination procedures. Demotion, layoff, or termination shall be determined on a non-discriminatory basis consistent with Agent's policies. When an employee's performance is substandard, the employee shall be notified in an appropriate manner according to the Employee Handbook. Every effort will be made to work closely with an employee to provide additional guidance and/or training as deemed appropriate. Unacceptable performance may lead to the termination of employment.

D. Property Manager. The Property Manager is responsible for the day-to-day operation of the Property. He/she is directly accountable to the Regional Manager who, in turn, is accountable to a Regional Director and/or Vice President of Agent.

E. Additional Personnel. Agent may provide substitute personnel in the absence (i.e., vacation, illness) of the Property Manager or other site staff. Such substitute personnel costs (if any) shall be Property expenses.

F. Employee Handbook. Employees receive Agent's Employee Handbook, which is periodically updated as procedures and laws require.

III. PLAN FOR MAINTAINING ADEQUATE ACCOUNTING RECORDS AND HANDLING NECESSARY FORMS AND VOUCHERS

A. Accounting Policies and Practices. Agent uses accrual accounting in accordance with Generally Accepted Accounting Principles (GAAP). .

B. Collections. Agent will collect all rent charges, miscellaneous charges and other amounts receivable for the Property's General Operating Account in connection with the management and operation of the Property. Such receipts will be deposited in an account, separate from all other accounts and funds, with a bank whose deposits are insured by the Federal Deposit Insurance Corporation (FDIC). This account will be placed in the

Property's name, and Agent's name and fiduciary relationship with the Property will be identified on the account using the designation "For Benefit Of" or "As Agent For".

C. Disbursements. From the funds collected and deposited to the General Operating Account, Agent will make the following disbursements promptly when payable:

1. Reimbursement to Agent. Reimbursement to Agent for compensation payable to on-site employees of the Property and for insurance premiums, Social Security payments, other payroll taxes and assessments payable to local, State and Federal governments in connection with employment of such personnel.

2. General Payments and Accounts. Payments required for utilities, real estate taxes and assessments, general liability and fire or other hazard insurance premiums, Security Deposit Account, Replacement Reserve Account, and the Operating Reserve Account. Separate interest-bearing FDIC accounts will be set up, as appropriate, for Security Deposit and reserve accounts.

3. Loan Payments. All payments of required principal, interest, impounds, fees and charges, if any, on loans that are secured by liens on the Property as approved by Owner and Lender(s) and/or Investor.

4. All amounts otherwise due and payable as expenses of the Property authorized to be incurred by Agent under the terms of the Management Contract.

5. Other disbursements required by the Owner and Lender(s) and/or Investor in writing.

6. In no event will Agent be required to use its own funds to pay such disbursements. Agent will advise the Owner immediately of any deficiency. The Regional Manager will immediately apprise the Owner in the event the balance in the General Operating Account is projected to be insufficient to meet accounts payable. Recommendations will be made for cutting costs, increasing revenues and/or taking other actions to alleviate the cash flow shortage. The Owner will make the final decision to resolve the shortage. It is anticipated that any insufficiency will be forecast in advance.

D. Checks/Payments. Checks/payments will be issued by Agent manually or by using its automated payments system. All checks/payments will be initiated and approved in accordance with Agent's system of internal control. Checks in the amount of $1,000.00 or less may be issued with one signature by an authorized representative of Agent. Checks in excess of $1,000.00 require two signatures by authorized representatives of Agent (or one authorized Agent representative and one authorized owner/client representative). Checks requiring the signature of an owner or client representative must also be signed by an authorized Agent representative.

E. Monthly Financial Report. A Monthly Financial Report will be provided to the Owner which includes a statement of receipts and disbursements, a schedule of accounts payable, an income/profit and loss statement with current month and year-to-date budget comparisons, a balance sheet, a trial balance, copies of monthly bank statements and reconciliations, rent roll, and a list of balances in all Property bank accounts as of the last day of the previous account period. The report shall set forth the applicable data for the prior month and year-to-date. Cash flow will be closely monitored. These monthly accounting reports will be provided on the 20th day of the following month on an ongoing basis. To the extent possible, Agent will submit all reports electronically to the Owner and Agencies.

F. Repairs.

1. Routine Repairs. For routine or emergency repairs, Agent will establish (subject to any limitations imposed by the Owner) designated contractors, e.g., plumbers, electricians and other vendors and contractors, as may be required. In addition, Agent will similarly establish a list of approved vendors for office supplies and repair materials. The Property will use a Purchase Order System for supplies and services. Invoices will be reviewed by Agent's accounting department and paid from the Property's General Operating Account subject to the approval of the Property Manager, Regional Manager, Regional Director or Vice President. If outside contract services or repairs are required in excess of amount authorized by Owner in the Management Agreement, written bids will be obtained in accordance with the Management Agreement.

2. Major Repairs. When possible, major repairs will be budgeted. Where items are not budgeted but are deemed essential to the physical and long-term financial viability of the Property, Agent will present proposals for those items to the Owner and these items will be paid as appropriate from the Property's General Operating Account and/or Replacement Reserve Account. In the event of an emergency, the Regional Manager will make a reasonable decision to make repairs or provide services as necessary. In the case of such an emergency, the Owner will be notified of the circumstances as soon as possible.

G. Budget Monitoring. The Property Manager, Regional Manager and Owner will monitor the Property's budget on a monthly basis to determine that any outstanding requirements of the Lender(s) and/or Investor are met.

H. Compliance with Regulatory or Lender's Requirements.

1. The Property Manager, under the direction of the Regional Manager, will ensure that applicable residents (if any) meet income eligibility requirements for purposes of meeting all Regulatory Agreement and Lender(s) and/or Investor requirements. Agent's Accounting Manager and Regional Manager will be responsible for ensuring the coordination of all financial reporting and accounting requirements of the Property.

2. Agent will comply with all reporting requirements of the Regulatory Agreements. Agent will assist the Auditors selected and the Owner in the preparation of the Property's annual audited financial statements. The Auditor will be required to make his/her arrangements for schedules and reconciliations at the expense of the Project. Agent will also provide certifications and other information required in connection with payment of capital contributions.

I. Budgets. Agent will comply with all reporting requirements for the Owner, Lender(s) and/or Investor. Agent will prepare a recommended operating budget for each fiscal year that begins during the term of the Management Contract and submit the draft budget to the Owner at least 60 days before the beginning of each fiscal year. The Owner will promptly inform the Regional Manager of changes to be incorporated in the approved budget and the Regional Manager will incorporate such changes and forward the final budget to the Owner for approval.

J. Audits. With respect to each fiscal year, Agent will assist the Owner's accountants and/or auditors in their preparation of any required annual audited financial report, which will be prepared by a Certified Public Accountant. This report will be based upon the preparer's examination of books and records at Agent office and at the Property. The report will be

prepared in accordance with the directives of the Owner. Compensation for the preparer's services will be paid out of the General Operating Account as an expense to the Property.

K. Periodic Reports. Periodic reports will be provided as directed by the Owner and Lender(s) and/or Investor. Vacancy and rent losses will be recorded monthly in both the rent rolls and the monthly financial report. Any amounts recovered will also be credited on the monthly rent rolls and the monthly financial statements.

L. Security Deposit Account. The Security Deposit Account may be a separate interest bearing account (at the Owner's direction), which is FDIC insured. The interest on the security deposits will be distributed according to the Owner's directives and applicable law, if any. At the time a resident vacates the unit, a move-out inspection will be conducted with the resident, where possible. All items needing cleaning or repair plus the charges or estimated charges for each will be determined at the time of inspection. Both the Property Manager and the vacating resident will sign the inspection form. The final closing statement and refund of security deposit, less any itemized charges for rent, fees, damage, etc. (excluding normal wear and tear) will be prepared for each vacating resident and forwarded to same within 21 calendar days of their vacating their unit.

IV. PROVISIONS FOR PERIODIC UPDATE OF MANAGEMENT PLAN

As the needs of the Property, Owner, Lender(s) and/or Investor or other conditions dictate, this Plan may be modified in whole or in part. Agent will review the Plan periodically and make recommendations to the Owner concerning any necessary changes. Any such change, once approved by the Owner, will be forwarded to the Lender(s) and/or Investor.

V. INSURANCE

The Owner will inform Agent of insurance to be carried with respect to the Property and its operations, and if directed Agent will cause such insurance to be placed and kept in effect at all times. Agent may periodically obtain three (3) bids from brokers for the Property's insurance. The Owner will approve the insurance coverage. Agent will pay premiums out of the General Operating Account (or mortgagee impound) and premiums will be treated as Property expenses. All insurance will be placed with such companies, on such conditions, in such amounts, and with such beneficial interest appearing thereon as shall be acceptable to the Owner and approved by Lender(s) and/or Investor. Such insurance will include general liability coverage, with Agent designated as an insured party, in amounts acceptable to Agent and the Owner. Agent will investigate and furnish the Owner with full reports of all accidents, claims, and potential claims relating to the Property and will cooperate with the Owner and Lender(s) and/or Investor' insurers in connection therewith.

VI. PLANS AND PROCEDURES FOR PUBLICIZING AND ACHIEVING EARLY AND CONTINUED OCCUPANCY

A. Initial Marketing. Agent shall be responsible for all marketing efforts before and after initial occupancy in accordance with the Resident Selection Criteria/Tenant Selection Plan, Marketing Contract (if applicable), Marketing Plan and Marketing Budget. Such activities will commence at time acceptable to Owner and Agent. In consultation with the Owner, Agent may amend criteria and procedures for the selection of residents. These criteria will conform to requirements set forth by the Lender(s) and/or Investor (if applicable). Residents will be selected according to all Federal, State and Local laws prohibiting discrimination in housing on the basis of race, color, creed, ancestry, age, religion, national origin, sex, sexual orientation, marital status, pregnancy, children, disability, handicap, Acquired Immune Deficiency Syndrome (AIDS), AIDS-Related Conditions

(ARC), receipt of or eligibility for housing assistance under any government housing assistance program, or other arbitrary factors.

B. Equal Access in Marketing. Consistent with the resident population the Property was designed to serve, the marketing of the Property will ensure equal access to units for all persons in any category protected by Federal, State, and Local laws governing discrimination.

C. Advertising and Media Contacts. Marketing may include the use of newspapers, periodicals and internet websites of general circulation in the local area. With the approval of the Owner and Lender(s) and/or Investor, the Agent will develop Leases or Rental Agreements, House Rules, application forms and such documentation as may be necessary to facilitate the selection and admission of residents into the Property according to the Marketing Plan and in accordance with applicable regulatory requirements. Agent will place notices in newspapers, specialized publications and newsletters to reach potential residents. With the Owner's approval, Agent will be responsible for the design and printing of brochures, fliers, and other materials to be used to make potential residents in the area aware of vacancies at the Property. Applications, notices and all publications will include Fair Housing, Equal Opportunity and Handicapped Accessibility logos (when applicable).

D. Marketing to the Local Community. In addition to general outreach activities, Agent will contact local civic and community organizations in the area in order to disseminate information about the Property.

E. Role of the Property Manager in Marketing. The Property Manager will be hired and will serve as coordinator for the marketing of the Property as well as oversee the selection and admission of residents. The Property Manager will keep the Owner apprised of the occupancy process through monthly marketing reports which will include the number of applicants to the Property, unit preference, number of actual occupants, ineligible applicants, cancellations and any other data requested by the Owner.

F. Notifying Applicants of their Status. Applicants will be notified of their eligibility and advised of their status. Ineligible applicants will be allowed to appeal this determination.

G. Initial Waiting List. The Property’s initial waiting list will be determined by date and time of application and/or a lottery, as directed by Owner. Those households selected from the waiting list will undergo a comprehensive screening procedure to reflect the Owner's Resident Selection Criteria/Tenant Selection Plan. Factors to be considered in the screening are housekeeping habits, tenant history, rent payment history, credit reports and criminal records.

H. Preparation of Rental Documents. Agent will prepare and use Lease or Rental Agreement, House Rules, parking permits, and other documents relating to residency as approved by the Owner.

I. Notifying Approved Applicants. Each approved applicant will be informed when their unit will be available for occupancy. Application procedures will have been completed for the applicant and, provided it is still eligible, the applicant will be shown the unit. If the applicant declines the unit, it will be shown to the next appropriate applicant on the waiting list. The name of the applicant declining the unit offered will remain on the waiting list. If a second offer is declined, the applicant's name will be removed from the list.

J. Waiting Lists. Agent will maintain and update the Property’s waiting list in accordance with regulatory requirements. The targeted number of applicants on the waiting list for each

category shall be no less than twice the average turnover rate for units in each category in the Property. When the number of applicants falls below one year of applications based on the average turn-over rate for the applicable unit size, Agent will initiate marketing procedures as described in this Plan to reestablish the minimum level of applicants. Agent will update the waiting lists periodically to determine if applicants are still interested in the Property. If an applicant does not wish to remain on the waiting list or fails to respond to Agent in writing, the applicant will be removed from the waiting list. Applicants on the waiting list will be notified that it is their responsibility to advise the Property of any address changes and that if they cannot be contacted by mail, either for vacant units or in the course of a waiting list update, they will be dropped from the waiting list.

K. Re-occupancy Procedures. When notice is given that an occupied unit will be vacated, re-occupancy procedures will begin. A review will be made of applications from the waiting list. The first three or more applicants on the list will be contacted and informed that a unit will be available. Certification procedures (review of criminal, credit, landlord, and income and asset information) will be completed for the applicant and, provided the applicant is still eligible, shown the unit. If the first applicant declines the unit, it will be shown to the next eligible applicant on the waiting list. An applicant may decline a unit once and if they decline a unit a second time, their name will be removed from the waiting list.

L. Selection Criteria. Selection will be based on information included in the application, credit report, criminal background check, landlord references, income/asset verifications and/or as required by Regulatory Agreements or programs. The Property Manager is not allowed to discriminate or give preferential treatment to any applicant or resident.

M. Pre-Occupancy Orientation Session. A pre-occupancy meeting will be conducted with newly approved applicants to review documents including Lease, House Rules and other pertinent regulations. In addition, the Property Manager will review with applicants' maintenance policies, recreational policies and grievance and appeal procedures. All members of the applicant household over the age of eighteen must be present at this meeting.

VII. PROCEDURES FOR DETERMINING RESIDENT ELIGIBILITY AND FOR CERTIFYING AND ANNUALLY RECERTIFYING INCOME (where applicable)

A. Resident Selection. The Property Manager will be charged with the responsibility for selecting residents. Agent will be responsible for ensuring that the Property Manager is properly trained in resident eligibility requirements. In compliance with the Regulatory Agreements, only income eligible households will be selected to occupy units restricted by such Restrictions at the Property. Residents will be recertified annually, where household income will be verified to determine continued eligibility according to the Property's Regulatory Agreements (where applicable). Any applicable income limits or restrictions will be made available to the public upon request and/or in accordance with any and all Regulatory guidelines. Applications and other records pertinent to a resident's continued eligibility will be kept on file in accordance with any and all Regulatory guidelines.

B. Initial Income Eligibility. The Property Manager will be responsible for determining income eligibility of each applicable household in the Property via third-party verification of all income and assets as programmatically required. Households whose gross annual income exceeds programmatically required income limits will be considered "over-income" and will not be considered income eligible for units subject to any Regulatory restrictions and/or guidelines.

C. Recertification. The Property Manager will maintain a tracking system for any applicable annual re-certifications to ensure that processing is completed in a timely manner. If, upon

recertification, the resident's household income exceeds the project's applicable income limits as programmatically determined, rent will be adjusted accordingly and a lease addendum executed.

D. Occupancy Guidelines. The Property has adopted standards for the number of persons initially permitted to occupy units. These standards conform to Lender's, Owner's and/or Regulatory guidelines. These standards shall be used at initial occupancy. Following are the unit size assignment standards subject to the clarifications and considerations indicated below:

Unit Size	Minimum # of Persons	Maximum # of Persons
Studio	1	1
1-Bedroom	1	3
2-Bedroom	2	5
3-Bedroom	3	7
4-Bedroom	4	9
5--Bedroom	5	11

If and when a household becomes "over-housed", i.e. consists of too few people for the unit, the household will be required to move to the next-available appropriate sized unit. If the household is "under-housed" (over-crowded), i.e. consists of too many people for the unit, the household will be required to move to the next available appropriate-sized unit. In extreme circumstances (e.g. 1 person in a 3-bedroom unit with no 1 or 2-bedroom units in the project; or 9 people in a 2-bedroom unit with no 3-bedroom units in the project), the household may be required to leave the Property. Management will work with the residents in these cases to help them find appropriate housing.

E. Pet Policy. Pets are only allowed on the premises as approved by the Owner or required by applicable regulations, and must be approved by Agent in advance. Accommodation animals are permitted under Federal Law and are subject to Accommodation Animal Agreements.

F. Live-In Attendant. In the event that a resident requires the services of a live-in attendant, the above occupancy standards shall still apply. Prior to the attendant moving in, the resident's qualified health professional shall document the need for a live-in attendant. Any income received by the attendant shall not be considered in evaluating the rent to be charged to the household. The attendant shall not be considered a resident of the Property, but rather a guest of the resident household, and the head of household shall be required to ensure that the attendant abides by all terms and conditions of the Lease. The live-in attendant will undergo criminal/landlord checks and must sign both House Rules and a Live-in-Attendant agreement.

G. Orientation Session. The Property Manager will organize and conduct orientation sessions for new residents at time of move-in. Residents will be briefed on the Lease the House Rules and all other documents associated with residency at the Property.

VIII. RENT COLLECTION POLICIES AND PROCEDURES

A. Collection of Rent and Other Charges. The Property Manager will collect rent from residents in the Property. Rent payments will be dropped off at/or mailed to the office on-site. After hours, it will be possible for residents to drop rent payments into the Property's mail slot or box. No cash or blank money orders will be accepted under any circumstances. Rent and other charges shall be paid by check, money order or cashier's check only.

B. Pre-payment of Rent. Pre-payments for rent are encouraged and partial payments discouraged. Partial payments will be accepted only in the case of hardship where prior arrangements have been made with the Property Manager and approved by the Regional Manager.

C. Late Fees. If rent is not received by the end of the fifth day of the month or other date as may be required by Owner or other regulatory agency and as stated in the lease, a late charge will be assessed. The amount of the late charge will be in accordance with the lease.

D. Non-Payment. Any resident not paying rent by the requisite date will be contacted. Unless prior arrangements have been made, a Notice to Pay or Quit will be issued. In extreme cases, a resident may make an agreement with the Property Manager (as approved by the Property's Regional Manager) to pay back rent by paying the equivalent of one month's rent plus a payment on the outstanding amount each month by a given date. If the workout arrangement is not complied with, eviction procedures will begin immediately. No evictions for non-payment of rent will be initiated if resident pays all rent and other charges when due.

E. Non-payment of Rent and Evictions. Before evicting a resident for reasons other than non-payment, the Property Manager will meet with the resident to discuss the problem and prepare written documentation. If possible, the resident will be given an opportunity to correct the problem. If the problem persists, an unlawful detainer action will be initiated.

F. Records, Accounts and Deposits. An electronic rent collection and accounting system will be maintained in the Property office for recording of rent payments. All expenses required to establish and maintain the accounting system and other computer software licenses are Property expenses. Timely bank deposits will be made into the Property's General Operating Account.

G. Negative Cash Flow. When cash flow indicates that Property income will not cover Property expenses, Agent will contact the Owner immediately and submit recommendations to resolve the problem. This may include increasing the residents' rental charges in accordance with the approved operating budget, the Regulatory Agreements and the lease. Residents will be given at least thirty days' notice prior to any change in the rent charges at the Property or as otherwise required by regulatory agencies and/or local ordinances.

H. Security Deposits. Each resident shall pay in advance of occupying a unit a security deposit in an amount approved by the Owner within regulatory and statutory guidelines. After the resident vacates the unit, the Property Manager may apply the deposit towards any losses or repairs of damage caused by the resident or their guests to the unit or the Property (other than normal wear and tear). The deposit may also be applied to the payment of rent charges due and owing from the resident. Within twenty-one (21) calendar days of the resident vacating the unit, the security deposit will be repaid to the resident (less any amounts deducted in accordance with California Civil Code 1950.5) by regular mail to their forwarding address or such other address as may be designated. At that time, an itemized list will be provided to the resident describing the reason and cost for any deductions from the deposit.

I. Damage to the Unit. If the resident's security deposit is not sufficient to cover back rent or the cost of damages to the unit, Agent will contact the vacating resident to demand full payment of the excess costs. Agent may offer a payment plan acceptable to both parties if the circumstances warrant such action. If the demand is not met or if payment arrangement is not executed, Agent shall pursue collections, which may include reporting

resident history to credit bureaus and national tenant networks as well as court remedies, collection agencies and legal action as feasible.

IX. PLAN FOR RESIDENT/MANAGEMENT RELATIONS

A. House Rules. House Rules are an attachment to the Lease or Rental Agreement, wherein the rights and responsibilities of residency are described.

B. Informational pages and brochures. Information pages and brochures about local services and amenities will be made available to the residents.

C. Fire/Life Safety. At the time of move-in, residents of the Property will be shown applicable fire/life safety devices built into the Property. The resident will be reminded of the use of the 3-1-1 and 9-1-1 emergency services. The Property and Agent shall each maintain a 24-hour "live" answering service for urgent calls from residents. An Emergency Response Plan will be prepared for the Property and appropriate emergency evacuation procedure signs will be posted at different locations in the Property (when applicable). Residents will be shown the location of the emergency evacuation signs.

D. Pre-Occupancy Conference. A pre-occupancy conference will be held with all residents to review documents including the Lease, House Rules and other residency documents. In addition, the Property Manager will review maintenance policies, recreational policies, etc. All members of the household will be strongly urged to be present at this interview; all adult members of the household must be present.

E. Grievance Procedure. Should a resident have a complaint of any nature concerning her/his dwelling unit, other residents or other housing-related issues, the resident's grievance should be handled first by the Property Manager. If this is unsatisfactory to the resident, the Regional Manager will then become involved in handling the problem. If this handling is not satisfactory to the resident, higher-level staff of the Regional Director or Assistant Vice President will become involved in handling the problem. As a last resort, an Officer in Agent’s local office may get involved (if warranted).

X. MAINTENANCE

A. Inventory of Property Equipment. When Agent assumes management of the Property, an inventory will be taken of all Property equipment. A record of this equipment, including serial numbers, will be kept in the Property office. A preventative maintenance program will include proper servicing and maintenance of the Property and its equipment.

B. Unit Inspections. At initial move-in, a move-in inspection will be conducted by the Property Manager and the resident to note the initial condition of the unit. Annually, an inspection will be done in each unit and the condition compared to the condition of the unit at the time of the resident's original move-in inspection. This annual inspection will also include review of any maintenance problems plus general housekeeping conditions and any changes in Lease, House Rules, etc. When the resident vacates, a move-out inspection will be completed with the resident present, if possible, which will be compared with the move-in inspection. The resident will be charged for required repairs (beyond normal wear and tear).

C. Work Orders and Repairs. Residents will be advised to report to the Property office any items requiring repair. A work order will be written and assigned to site personnel. It is Agent's goal to complete work orders within forty-eight hours whenever possible. Upon completion of a work order, the Property Manager will sign off on the work and copies of the work order will be filed by the month and by the unit.

D. Additional Work Order Procedures. Work orders will be written for all maintenance items including vacant units. The Maintenance Personnel, or applicable vendor, will use a checklist to ensure that units are properly painted, cleaned and repaired prior to move-ins. The Property Manager will inspect the work to be sure Maintenance Personnel and/or vendors have completed all work properly. If a resident has damaged his/her unit beyond normal wear and tear, he/she will be charged for the cost of repair/replacement and labor.

E. Garbage, Trash and Recycling. Garbage and trash removal will be handled through a contractor. The quantity, size of containers and frequency of pickup will be based on the number of residents and location and size of dumpsters used within the Property. The Property will comply with any recycling and/or composting programs as required by regulatory and statutory guidelines.

F. Common Areas. All common areas will be cleaned regularly. These areas will be cleaned, vacuumed, hosed down, etc. as applicable on a scheduled basis.

G. Metering. Sub-metered utilities will be read and invoiced by vendors.

H. Major Repairs and Capital Improvements. Whenever possible, major repairs (including capital improvements) will be budgeted items. It is anticipated that Maintenance Personnel and/or vendors will resolve most routine repairs. If outside contractors are required, bids will be solicited from contractors and a minimum of three bids as outlined in the Management Agreement. Work anticipated to cost over $20,000 may be referred to the Owner, Agent's Construction Manager or technical contractor for design specifications.

I. Preventative Maintenance/Site Inspections. Inspections will be made on the exterior and common areas for security and preventative maintenance purposes. In general, Property components will be inspected as follows:

1. On-site physical inspections conducted three times a week by the Property Manager. This would be augmented as needed by inspections by the Regional Manager;
2. Mechanical equipment inspection semi-annually or as needed;
3. Walk-through with contract services quarterly and as needed;
4. Roof inspections in the fall of each year and as needed;
5. Internal components inspected by Property Manager or Regional Manager semi-annually or as needed;
6. Exterior components such as lighting, building siding, asphalt, sidewalks, roof, etc. are inspected routinely (daily, weekly or monthly) as applicable by the Property Manager and Maintenance staff or vendor and periodically by the Regional Manager -typically in the spring and fall;
7. Lighting and security inspections are conducted routinely by on-site personnel and off-site personnel (as indicated in 6 above).

Local government and/or lender/investor staff may be present at (or initiate) site and unit inspections.

XI. SOCIAL SERVICES PROGRAM

A. Working with Local Agencies. Working relationships will be established between the Property Manager and local service agencies. Referral services are provided between the agencies and the Property and between the Property and the agencies.

B. Resident Service Programs. Agent will cooperate with the Owner in the implementation of any resident service programs.

XII. EMERGENCIES

A. Emergency Alarm Systems. All residents, at time of occupancy, will be trained in the use of the emergency alarm system. The residents will also be informed that the alarm system will not necessarily be monitored 24 hours a day. Residents will be informed that when an alarm sounds and no staff member responds, they are to call the appropriate party, i.e. Fire Department, Police, or the answering service.

B. Notification to Next-Of-Kin. Should an emergency arise with a resident, the person who is listed as "next-of-kin" on the resident's emergency contact information sheet In the event of a resident's death, every effort will be made to have the resident's next-of-kin take immediate possession of the contents of the apartment or to take an immediate inventory with the Coroner's Office.

C. Safety Training Program. Staff training will be ongoing in areas of building security and emergency preparedness, medical emergencies, proper use of life safety equipment, proper use of hazardous chemicals, maintenance equipment, etc.

D. Safety and Security Plan. Agent will work with the Owner in the preparation and implementation of comprehensive Safety/Security and Emergency Response Plans.

E. Fire/Life Safety System. Agent will assure compliance with all local and state requirements regarding servicing inspections and certification of the Property's fire/life safety system.

XIII. SECTION 504 AND REASONABLE ACCOMMODATIONS

Section 504 and Reasonable Accommodations. The Owner and Agent will seek to identify and eliminate situations or procedures which create a barrier to equal housing opportunity for all. In accordance with Section 504 of The Rehabilitation Act of 1973, the Owner and Agent will make reasonable accommodation for individuals with disabilities (applicants or residents). Such accommodations may include changes in the method of administering policies, procedures, or services.

XIV. VIOLENCE AGAINST WOMEN ACT

A. Background. The Violence Against Women Act (VAWA) protects applicants and residents who are victims of domestic violence, dating violence, stalking or sexual assault from being denied housing, evicted or terminated from housing assistance when the Adverse Factors leading to such denial, eviction or termination are the direct result of the domestic violence, dating violence, stalking or sexual assault they have suffered.

B. Notices of Occupancy Rights and Responsibilities Under VAWA: The O/A will provide the Notice of Occupancy Rights under VAWA to [MODIFY AS APPLICABLE TO THE PROPERTY AND ITS SUBSIDY PROGRAM(S)] Section 202, Section 811, HOPWA, HOME, McKinney-Vento Homeless Assistance Act, Section 221(d)(3), Section 236, the Housing Trust Fund and Section 8, and/or (b) 9% or 4% Low Income Housing Tax Credits ("Tax Credits"), which outlines their rights and obligations under VAWA, at the following points in time:

- When an individual is denied residency.
- When an individual is admitted to a dwelling unit.

- With any notification of eviction (not including Notices to Pay or Quit) or termination of assistance.

C. Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking (form HUD-5382) and Alternate Documentation.

1. Form HUD-5382. An applicant who certifies they are eligible for VAWA status by completing form HUD-5382, Certification of Domestic Violence, may be admitted if they can demonstrate that the Adverse Factors that might otherwise prevent their admission are a direct result of the circumstances that led to their VAWA status. Adverse Factors include poor rental history, poor credit history, negative criminal background and nonpayment of rent. It is the applicant's responsibility to adequately document that their Adverse Factors are the direct result of their VAWA circumstances. Typical documentation includes, but is not limited to, police records, medical records, and communications with creditors or landlords. The documentation must be relevant to the time frame(s) in question.

2. Alternate Documentation. Alternately, in lieu of the certification form or in addition to it, JSCo will accept:
   - A federal, state, tribal, territorial, or local police record or court record, or
   - Documentation signed by an employee, agent, volunteer of a victim service provider, an attorney, or medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking or, the effects of the abuse in which the professional attests under penalty of perjury under 28 U.S.C 1746 to the professional's belief that the incident or incidents are bona fide incidents of abuse, and the victim of domestic violence, dating violence or stalking has signed or attested to the documentation.

3. Confidentiality of Information. The identity of the applicant and all information provided to owners relating to the incident(s) of domestic violence, dating violence or stalking must be retained in confidence by the O/A and must not be entered into any shared database or provided to a related entity, except to the extent that the disclosure is:
   - Requested or consented to by the individual in writing
   - Required for use in an eviction proceeding; or
   - Otherwise required by applicable law.

   The HUD-approved certification form provides notice to the applicant of the confidentiality of the form and the limits thereof.

XV. CONFLICTS

In the event of any conflicts between the provisions of this Management Plan and the Management Agreement, the provisions of the Management Agreement shall prevail.

Initials: Owner:_____Date:_____ Agent:_____Date:_____

<FOR USE WITH MHP-HCD PROPERTIES ONLY!>

MANAGEMENT PLAN CHECKLIST

Property Name: _____ HCD Loan #_____

Sponsor: _____

Contact: _____ Phone #:_____
Email Address: _____

Agent: _____

Contact: _____ Phone #: _____
Email Address: _____

This section of the checklist is included to assist sponsors in clarifying and implementing policies and procedures for routine and special situations. It also functions to assist HCD in determining whether your management plan is sufficient. As you complete the project's management plan, please identify in the space provided, the page number where each topic is addressed in the management plan. Upon completion of the original/revised plan, submit it along with the checklist, to the Department's (HCD) Asset Management and Compliance section for review and approval.

I. MANAGEMENT

A. Role and responsibility of the sponsor and/or delegation of authority to the managing agent:

[ ] Describe the scope of responsibilities of the sponsor and agent. Any change in Agent must be approved by HCD.

Page # 1, "Section I"

B. Personnel policy and staffing arrangements:

[ ] Give the job title and responsibility of all personnel involved in project management.

Page # 1, "Section I.F", Page # 3, "Section II.D", Page # 7, "Section VI.E"

C. Plan for maintaining adequate accounting records and handling necessary forms and vouchers: (HCD requires generally accepted accounting procedures.)

[ ] 1. List procedures for compliance with reporting requirements of HCD documents, e.g., budget, periodic reports, audit, and sponsor certified annual report.

Page #_3, "Section III"

[ ] 2. Identify separate accounts required by the project's Regulatory Agreement, such as Replacement and Operating Reserves, Security Deposit Account and any additional accounts required by other financing agencies.

Page #_3, "Section III"

D. Provisions for periodic update of Management Plan:

[ ] Describe procedure for periodic update of Management Plan. Any change must be approved by HCD.

Page # 6, "Section IV"

II. OCCUPANCY

A. Plans and procedures for publicizing and achieving early and continued occupancy:

[ ] Describe the affirmative marketing and tenant selection plan for initial and on-going occupancy.

Page #_6, "Section VI" and attached "Marketing Plan" and "Tenant Selection Plan" and Page # 8, "Section VII"

[ ] (a) Detail actions to be taken by Borrower to affirmatively market all Units in a manner that ensures equal access to all persons in any category protected by federal, state or local laws governing discrimination, and without regard to any arbitrary factor;

Page #_6, "Section VI"

[ ] (b) Specify reasonable criteria for determination of tenant eligibility, including household size;

Page #_8, "Section VII"

[ ] (c) Require that eligible tenants be selected based on order of application, lottery, or other reasonable method approved by the Department.

Page #_7, "Section VI.I"

[ ] (d) Require eligible applicants to be notified of eligibility and, based on turnover history, when a unit may be available.

Page #_7, "Section VI.I" and Page # 8, "Section VI.K"

[ ] (e) Require ineligible applicants to be notified of the reason for their ineligibility.

Page #_7, "Section VI.F"

[ ] (f) Specify procedures through which applicants deemed to be ineligible may appeal this determination;

Page #_7, "Section VI.F" and attached "Grounds for Denial"

[ ] (g) Require maintenance of a waiting list of eligible applicants; attach copy of sample waiting list;

Page #_7, "Section VI.J" and attached "Sample Waiting List"_

[ ] (h) Specify procedures for obtaining information regarding prospective tenants' incomes as necessary to certify that such income does not exceed the income limit limitations; and

Page # 8, "Section VII"

[ ] (i) Be made available to prospective tenants upon request.

Page # _8, "Section VII.A"

B. Procedures for determining tenant eligibility and for certifying and annually recertifying household income and size

[ ] 1. Describe steps to determine initial eligibility when filling a vacancy and describe the annual tenant recertification procedure

Page #_8, "Section VII"

[ ] 2. Describe action that will be taken if household's income exceeds program limits or if household's size changes and is no longer appropriate for unit occupied.
Page # 8, VII.B"Section VII.B"

[ ] 3. Describe procedures for implementation of the HCD tenant occupancy standards found in the Program Regulations. Include any special occupancy policies.
Page # 8, "Section VII"

C. Rent collection policies and procedures

[ ] Describe rent collection policies and procedures and plans for collections for tenant-caused damages, processing evictions and terminations.
Page # 9, "Section VIII"

D. Procedures for Appeal and Grievance

[ ] Attach a copy of the project's grievance and appeal procedures (See HCD sample).
Page # 11, "Section IX.E" and attached

E. Plans for enhancing resident management relations

[ ] Attach a copy of the house rules and other documents that will be attached to the lease.
Page # 11, "Sections IXIX.D", "Section IX.E" and attached

F. Auxiliary Programs Indicate any special programs or Special Needs Populations services provided for tenants in the complex. For each program provide a supportive services plan:

[ ] identify need
[ ] identify target group(s)
[ ] indicate source of any additional management funds to administer programs
[ ] describe service to be provided
[ ] provide a preliminary services budget
[ ] identify the organizations(s) that will provide services
[ ] identify a preliminary staffing plan
[ ] identify location of any service to be provided off site
[ ] identify any special eligibility requirements for the services
Page # 13, "Section XI.B" and attached "Supportive Services Plan" <AS APPLICABLE>

III. MAINTENANCE/SECURITY

Describe your plans for carrying out an effective maintenance and repair program

[ ] A. Attach the Preventive Maintenance Schedule. Include policies for service, or repair of: <LINK – DELETE ***ALL*** LINKS BEFORE DISTRIBUTING>

[ ] unit appliances
[ ] roofs and gutters
[ ] unit heater and air conditioner
[ ] common area mechanical equipment and structural elements
[ ] common area heater and air conditioner

[ ] tools and service equipment
[ ] fire prevention equipment, including fire alarms and extinguisher
[ ] security hardware, including doors, locks, and lights
[ ] fences and building exteriors
[ ] windows and screens
[ ] exterior lighting, and landscape maintenance, including:
[ ] pest control
[ ] lawn sprinklers
[ ] tree/shrub/lawn care

[ ] B. Attach a schedule of anticipated useful life and replacement needs for major items, such as: <LINK – DELETE ***ALL*** LINKS BEFORE DISTRIBUTING>

[ ] roof
[ ] parking lot paving
[ ] carpeting and flooring
[ ] workshop
[ ] kitchen appliances
[ ] landscaping
[ ] common area appliances
[ ] solar systems and machinery
[ ] other (identify) (e.g., HVAC system)

PROJECT FORMS AND DOCUMENTS

Attach to the plan a copy of each form proposed for HCD review and approval.

[ ] Waiting List <LINK>
[ ] Application for Occupancy/Recertification <LINK>
[ ] Landlord reference letter
[ ] Notification letters to applicants regarding (in)eligibility
[ ] Verification forms/letters <LINK>
[ ] Residential Lease
[ ] MHP Lease Addendum (Not Required for HUD 811's)
[ ] Grievance and Appeal Procedure <LINK>
[ ] Replacement/useful life schedule (Reserve Study or Physical Needs Assessment) <LINK>
[ ] House Rules <LINK>
[ ] Special policies
[ ] Unit Inspection Report - move-in/out & annual inspection <LINK>
[ ] Work order <LINK>
[ ] Preventive maintenance schedule <LINK>

G. Management Company Information and References

The John Stewart Company

Comprehensive housing management is the foundation of JSCo's diversified housing services. As the largest manager of affordable housing in California, JSCo has a statewide portfolio that contains 430 properties and approximately 33,400 residential units, which house over 65,000 Californians. Included in **Appendix D** is a select list of representative properties that JSCo manages in the Bay Area, including the North Bay. JSCo has experience in affordable and market-rate family housing, special needs housing, veterans housing, senior housing, cooperatives, marketing and lease up, specialized program development, and common interest developments. Our goal is to provide secure, service-oriented, well-maintained, and professionally managed housing that serves the interests of residents and owners alike. Reaching beyond the traditional management services of maintenance and budgeting, we strive to create community environments that foster high levels of physical, social, and emotional well-being among residents. At the same time, we also provide owners and sponsors with financial efficiency, accountability, and value-added benefits. Additionally, with internal compliance staff, we are fully equipped to ensure that we are meeting all of the regulatory and financing requirements that are tied to the complicated affordable housing projects that we manage.

JSCo's approach to marketing and lease up utilizes a range of targeted advertising and promotional activities designed to effectively reach qualified applicants. We also establish community outreach and community building programs to attract qualified potential residents.

Our screening procedures are careful and thorough. We perform background checks, call references, and conduct family interviews. We verify income and assure compliance with housing assistance programs, when applicable.

Our familiarity with the requirements of the many federal and state housing program and occupancy guidelines, such as HUD, CalHFA, HCD and the Low-Income Housing Tax Credit program, assures full compliance with Regulatory Agreements and Fair Housing requirements.

JSCo has an asset management team that oversees the firm's portfolio of owned assets. The asset managers work closely with property management, development, and construction services staff to ensure that each project is meeting its original social, community, and financial goals and that it is maintained in the highest quality manner possible.

John Stewart Company Property Management References:

4. Susan Johnson EVP & COO, BRIDGE Housing Corporation
   600 California Street, Suite 900, San Francisco, CA 94108
   Telephone: 415-989-1111
   Email: sjohnson@bridgehousing.com

5. Helen Hale, Director of Residential and Community Services
   San Francisco Mayor's Office of Housing and Community Development
   One South Van Ness, San Francisco, CA 94103
   Telephone: 415-701-5566
   Email: helen.hale@sfgvo.org

6. Anna Kaydanovskaya, Oakland Housing Authority
   935 Union Street, Oakland, CA 94607
   Telephone: 510-587-5120
   Email: akaydanovskaya@oakha.org

Current JSCo Portfolio for All Properties in Marin, Solano, and Sonoma Counties, and Properties in Contra Costa County with 100 or More Units

Property	Address	City	State	Zip Code	Units	County	Program	Population Served	AMI Levels	Manage-ment Start Date
Almond Gardens	709 Almond St Apt A	Suisun City	CA	94585	52	Solano	City, Local RDA	Multifamily	30/50/60	08/01/97
Bay Vista at Meadow Park	5 Hutchins Way Ste 100	Novato	CA	94949	220	Marin	Bond, CDLAC, TCAC, RDA	Multifamily	30/50/60	12/29/10
Bethlehem Tower	801 Tupper St	Santa Rosa	CA	95404	159	Sonoma	HUD Section 8, Senior, TCAC	Senior, Special Needs	50/60	05/01/18
Burgess Point	91 Riverview Ter	Benicia	CA	94510	56	Solano	CDLAC, PHA, TCAC	Multifamily	50/60	09/01/04
Carolina Heights	135 Carolina St	Vallejo	CA	94590	152	Solano	CDLAC, HUD 236, HUD Section 8, TCAC	Multifamily	30/50/60/80	12/21/16
Creekside at Meadow Park	46 Edwards Ct	Novato	CA	94949	77	Marin	Bond, CDLAC, PHA, TCAC	Multifamily	35/40/45/55/60	12/29/10
Heritage Commons	191 Heritage Ln	Dixon	CA	95620	60	Solano	AHP, Bond, CalHFA, CDLAC, HCD, HOME, MHSA TCAC Senior	HOME, Mental Disorder, Senior, Special Needs, Supportive Housing	30/40/50/60	05/01/13
Heritage Commons Phase II	193 Heritage Ln	Dixon	CA	95620	54	Solano	AHP, Bond, CalHFA, HCD, HOME, HUD 811 PRAC, TCAC	Senior, Special Needs, Supportive Housing	30/40/50/60	03/01/16
Humphrey Place	1450 Humphrey Dr	Suisun City	CA	94585	28	Solano	HOME, RDA	Multifamily	50/80	08/01/97
Lakeside Apartments	1897 Oakmead Dr	Concord	CA	94520	124	Contra Costa	CalHFA, CDLAC, Formerly Homelesss, HOME AHP, HOPWA, Local RDA, MHP, PHA, S+C, TCAC	Formerly Homelesss, HIV+, Mental Disorder, Permanent Supportive Housing, Special Needs	20/30/50/55/60	11/05/03
Laurel Gardens	210 E Alaska Ave	Fairfield	CA	94533	30	Solano	CDLAC, HOME, MHP, PBV, TCAC	Formerly Homeless, Multifamily, Permanent Supportive Housing, Special Needs	20/30/35/50/60	01/01/13
Longshore Cove (previously Marina Vista I & II)	201 Maine St	Vallejo	CA	94590	234	Solano	CDLAC, HUD Section 8, TCAC	Multifamily	30/50/70	01/23/20

Current JSCo Portfolio for All Properties in Marin, Solano, and Sonoma Counties, and Properties in Contra Costa County with 100 or More Units										
Property	Address	City	State	Zip Code	Units	County	Program	Population Served	AMI Levels	Manage-ment Start Date
Marina Tower	601 Sacramento St	Vallejo	CA	94590	155	Solano	BOND, CDLAC, Commercial, HUD Section 8, TCAC	Senior, Special Needs, Supportive Housing	30/50/60	08/01/98
Marina Tower Annex	575 Sacramento St	Vallejo	CA	94590	57	Solano	CDLAC, City, HUD Section 8, TCAC	Mental Disorder, Physical Disability, Senior, Special Needs, Supportive Housing	34/44/49/50/60/80	08/01/98
Monument Arms	261 E Alaska Ave	Fairfield	CA	94533	92	Solano	CDLAC, HUD Section 8, TCAC	Multifamily	30/50/60/80	01/01/14
Napa Creek Manor	1300 Jefferson St	Napa	CA	94559	84	Napa	HUD 202/8	Senior, Special Needs, Supportive Housing	30/50	09/01/86
Pilgrim Park Apartments	33 Merrydale Rd	San Rafael	CA	94903	61	Marin	HUD Section 8, Market Rate	Multifamily	30/50/80	01/01/09
Ponderosa Estates	1001 Drake Ave	Sausalito	CA	94965	56	Marin	HUD Section 8	Multifamily	30/50	04/01/80
Pullman Point	2989 Pullman Ave	Richmond	CA	94804	199	Contra Costa	HUD Section 8, TCAC	Multifamily	30/35/50/60	02/27/04
Richmond Village Apartments	700 S 26th St	Richmond	CA	94804	117	Contra Costa	PHA PBV, TCAC	Multifamily	30/35/40/50/60/80	05/01/19
Richmond Village II	700 S 26th St	Richmond	CA	94804	121	Contra Costa	PHA PBV, TCAC	Multifamily	30/35/40/50/60	05/01/19
Senior Manor	1101 Union Ave	Fairfield	CA	94533	84	Solano	AHA, Bond, City, TCAC Senior	Senior, Special Needs	50/60	02/20/09
St. Vincent De Paul Commons	2400 Mendocino Ave	Santa Rosa	CA	95403	50	Sonoma	AHP, HOPWA, MHSA, Owner Program, TCAC (Pending)	Formerly Homeless, HIV+, Permanent Supportive Housing		08/01/20
Union Square I	1401 Union Ave Ste E	Fairfield	CA	94533	32	Solano	TCAC, HOME	Multifamily	50	10/01/07
Union Square II	1401 Union Ave Ste E	Fairfield	CA	94533	24	Solano	CDLAC, HCD, TCAC	Multifamily	25/35/40/50/60/80	10/01/07
Victory Village	2626 Sir Francis Drake Blvd	Fairfax	CA	94930	54	Marin	AHP, CDBG, HOME, HUD Section 8 PBV, MHSA, TCAC	Senior	30/40/50/60	09/01/20

Current JSCo Portfolio for All Properties in Marin, Solano, and Sonoma Counties, and Properties in Contra Costa County with 100 or More Units										
Property	Address	City	State	Zip Code	Units	County	Program	Population Served	AMI Levels	Manage-ment Start Date
Village II Apartments	506 Civic Center Blvd	Suisun City	CA	94585	106	Solano	CDLAC, HUD Section 8, TCAC	Multifamily	30/50/60/80	12/16/10
Village Office (Village Apts. Office)	506 Civic Center Blvd	Suisun City	CA	94585	2	Solano	Commercial (1 unit), Conventional (2 units)	Commercial	N/A; Commercial Rental	08/01/07
Windham Village	1101 Prospect Ave	Santa Rosa	CA	95409	50	Sonoma	Bond, CalHFA, HUD Section 8	Multifamily	50/60	05/01/18

1. PROJECT SUMMARY

PROJECT NAME: **Santa Rosa Canners**

PROJECT ADDRESS: **3 West Third Street**
PROJECT COUNTY: **Sonoma**

RESIDENTIAL USES	Total
Total Acquisition Costs	1,917,000
Total Hard Costs	64,590,178
Total Design Costs	2,300,000
Total Fees & Permits	648,000
Total Financing Costs	3,909,647
Total Developer Fee	10,512,383
Total Reserves	898,353
Total Other Soft Costs	1,160,319
Total Development Cost	**85,935,879**

PERMANENT SOURCES	Total
Permanent 1st Mortgage	23,400,000
HCD CDBG Disaster Relief Funds	13,289,577
Residual Receipts Loan	0
City of Santa Rosa	450,000
AHP	700,000
City of Santa Rosa - Perm. Public Easement	0
HCD IIG	2,000,000
Developer Fee Re-contribution	6,722,383
Deferred Developer Fee	1,300,000
State Tax Credits	7,121,709
Tax Credit Equity	30,952,210
Total Sources	**85,935,879**

Surplus/(Gap)	**(0)**