AGENDA
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

DATE: **April 10, 2025**

TIME: **Closed Session – 5:00 P.M.**
Regular Session – 6:00 P.M.

PLACE: **Woodley Island Marina Meeting Room, 601 Startare Drive, Eureka, CA 95501**

How to Observe and Participate in the Meeting:
Observe: Members of the public can attend the meeting in person or observe the meeting on Zoom at the following link: https://us02web.zoom.us/j/6917934402
Meeting ID: 691 793 4402
One tap mobile
(669) 900-9128, 6917934402#

Public members observing on Zoom will not be able to participate or provide comment. Members of the public who may wish to provide public comment during the meeting must attend in person.

The Humboldt Bay Harbor, Recreation and Conservation District is committed to providing equal access to all District programs, services, and activities by providing accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act. With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Clerk of the Board at (707) 443-0801 or by email at mhiley@humboldtbay.org.

Email Public Comment: To submit public comment to the Board, please email clerk@humboldtbay.org; provide your name and the agenda item number(s) on which you wish to comment. All public comment submitted after the agenda has been published will be included with the administrative record after the fact. Any written materials related to an item on this agenda submitted to the Board of Supervisors less than 72 hours prior to the Board meeting and are subject to the Public Records Act, are available for public inspection in the Harbor District office at 601 Startare Drive, Eureka, during regular business hours. Persons wishing to file documentation on any agenda item for the official record must submit an original and seven (7) copies of each document to the Clerk of the Board of Commissioners at the District Office, 601 Startare Drive in Eureka. Documentation includes, but is not limited to, written correspondence, audio and video tapes, maps, photographs, and petitions. Failure to submit the required number of copies will result in the document(s) not being placed in the official record.

The Meeting Room is wheelchair accessible. Accommodation and access to Harbor District meetings for people with other handicaps must be requested of the Director of Administrative Services at (707) 443-0801 at least 24 hours in advance of the meeting.

1. Call to Order Closed Session at 5:00 P.M.

2. Public Comment

Note: This portion of the Agenda allows the public to speak to the Board on the closed session items. Each speaker is limited to speak for a period of three (3) minutes regarding each item on the Closed Session Agenda. The three (3) minute time limit may not be transferred to other speakers. The three (3) minute time limit for each speaker may be extended by the President of the Board of Commissioners or the Presiding Member of the Board of Commissioners.

3. Move to Closed Session

a) CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Property: Assessor's Parcel Numbers 401-112-021 and 401-112-024, Samoa Peninsula, Humboldt County, California District negotiators: Chris Mikkelsen, Executive Director; Ryan Plotz, District Counsel. Negotiating party: California Marine Investments LLC. Under negotiation: price and terms of payment.

4. Call to Order Regular Session at 6:00 P.M. and Roll Call

5. Pledge of Allegiance

6. Report on Closed Session

7. Public Comment

*Note: This portion of the Agenda allows the public to speak to the Board on the **various issues NOT itemized on this Agenda.** A member of the public may also request that a matter appearing on the Consent Calendar be pulled and discussed separately. Pursuant to the Brown Act, the Board may not take action on any item that does not appear on the Agenda. Each speaker is limited to speak for a period of three (3) minutes regarding each item on the Agenda. Each speaker is limited to speak for a period of three (3) minutes during the PUBLIC COMMENT portion of the Agenda regarding items of special interest to the public NOT appearing on the Agenda that are within the subject matter jurisdiction of the Board of Commissioners. The three (3) minute time limit may not be transferred to other speakers. The three (3) minute time limit for each speaker may be extended by the President of the Board of Commissioners or the Presiding Member of the Board of Commissioners at the regular meeting of the District.*

8. Consent Calendar

a) Charter Agreement Renewal for Marc Schmidt dba Coastline Charters to Operate a Charter Service at Woodley Island Marina
b) Charter Agreement Renewal for Matt Dallam dba Northwind Charters to Operate a Charter Service at Woodley Island Marina
c) Charter Agreement Renewal for Tim and Sherry Klassen dba Reel Steel Sportfishing to Operate a Charter Service at Woodley Island Marina

d) Charter Agreement Renewal for Gary Blasi dba Full Throttle Sportfishing to Operate a Charter Service at Woodley Island Marina
e) Charter Agreement Renewal for Tony Sepulveda dba Shellback Sport Fishing to Operate a Charter Service at Woodley Island Marina
f) Consider Accepting Application for Filing for Harbor District Permit 2025-01: Fairhaven Terminal Dock Repair

9. Communications, Reports, and Correspondence Received

a) Correspondence Received
b) Executive Director's Report
c) Staff Reports
d) District Counsel Report
e) District Treasurer Report
f) District Engineer Report
g) District Planner Report
h) Commissioner and Committee Reports

10. Unfinished Business

a) Receive Status Update Regarding the Humboldt Bay Offshore Wind Heavy Lift Marine Terminal Project

Recommendation: Receive the report and provide direction.

Summary: The Board has requested a monthly update regarding the Humboldt Bay Offshore Wind Heavy Lift Marine Terminal Project. Updates may include the status of grants, budgets, schedules, technical studies, funding opportunities, tasks completed, tasks underway, upcoming tasks, community engagement, and the latest overall project strategy. This report will provide an update for April 2025.

11. New Business

a) Authorize Submission of a Letter in Support of Proposed Assembly Bill AB472 Authored by Assembly Member Chris Rogers Related to Vital Port Infrastructure State Investment

Recommendation: Staff Recommends the Board direct staff to draft and deliver a letter in support of the proposed California Assembly Bill 472 in compliment to the industry coalition letter attached herein to be executed by the Board President and Executive Director.

Summary: The District is actively working to permit, plan and develop a modern multi-purpose heavy lift marine terminal to rehabilitate an existing obsolete marine infrastructure for modern maritime trade and commerce, and to create substantial well-paying construction and maritime jobs in the region. While site utilization will may be broad, wind components are likely to be the first earlier users of the site. Complimentary to such, on February 6, 2025, Assemblymember Chris Rogers, introduced AB 472, a measure that would require the Governor to include an assessment of funding

opportunities for offshore wind seaport infrastructure in his Five-Year Infrastructure Plan. AB 472 will encourage collaboration between state agencies to identify possible funding from federal, state, and local sources to support the development of offshore wind projects.

b) Consider Authorizing the Executive Director to Negotiate and Execute a Grant Agreement with the California Energy Commission for the Humboldt Bay Heavy Lift Marine Terminal – Advanced Design and Public Engagement Project

Recommendation: Authorize the Executive Director to negotiate and execute a grant agreement contract with the California Energy Commission (CEC) associated with the Waterfront Facility Improvement Program for the Humboldt Bay Heavy Lift Marine Terminal - Advanced Design and Public Engagement Project in an amount up to $20,00,000.

Summary: The California Energy Commission is recommending the Humboldt Bay Harbor District for a grant award from Waterfront Facilities Improvement Program (WFIP) grant to support advanced design and public engagement for the Humboldt Bay Heavy Lift Marine Terminal Project (Terminal Project). District staff recommends that the Board authorize the Executive Director to finalize scope and contractual details with the CEC and execute a contract for up to $20,000,000.

c) Selection of a Professional Consultant and Award of a Professional Services Contract for the EPA Brownfields Community Wide Assessment Grant, EPA Region 9, Award No. BF98T67701

Recommendation: Staff Recommends the Board confirm Terraphase, Inc. (Terraphase) as the District's selected consultant in response to the Request for Qualifications (RFQ) issued for the Redwood Marine Terminal Brownfields Assessment, funded under USA EPA Grant No.BF 98T67701, and authorize the Executive Director to negotiate and execute a professional services contract with Terraphase for an amount up to $500,000.

Summary: On January 29, 2025, the District issued a Request for Qualifications seeking professional consultants to provide environmental assessment services to which the District received three qualified proposals. After reviewing each proposal, conducting consultant interviews and consulting with the District Engineer, it is recommended the District proceed with Terraphase for the required assessment services.

d) Consideration of Initial Fiscal Year 2025-2026 Budget Preparation Step 1 - Preliminary Goals for Woodley Island Marina, Fields Landing Boat Yard, and Related Dredging

Recommendation: Staff recommends that the Board direct staff to implement the proposed 2025-2026 Fiscal Year Budget Preparation Schedule and receive a report on the proposed capital expense projects for Woodley Island Marina, Fields Landing Boat Yard and Dredging.

Summary: Staff recommends utilizing the following schedule to review goals, revenue, and expenditures by programmatic activity. These meetings will double as strategy

sessions, which will be used by the Board, Executive Director**,** and District Staff to clearly understand where each activity is financially and what we can reasonably accomplish within our financial means. Staff will work with the Budget Subcommittee to prepare the budget and bring the complete budget to the Board for approval.

e) District Draft Audit Received for the Fiscal Year Ending June 30, 2024

Recommendation: For information purposes, staff is sharing with the Board that the Draft Audit for the Fiscal Year ending June 30, 2024, has been received and is under review by the Executive Director and the District Treasurer.

Summary: Independent auditor reports are prepared once annually, currently by Harshwal & Company LLP for the fiscal year ending June 30th, 2024. From time to time the District issues a request for qualifications for audit services to ensure equal opportunities and qualified professional preparation and representation.

12. Adjournment

HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

PERMIT AND AGREEMENT TO OPERATE A *CHARTER SERVICE*

601 Startare Drive
Woodley Island Marina
P.O. Box 1030
Eureka, CA 95501

PERMITTEE:
Marc Schmidt
dba Coastline Charters
2173 Ridgewood Drive
Eureka, CA 95503

This Permit and Agreement is executed in triplicate at Woodley Island Marina, Eureka, California, between HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT, hereinafter referred to as "District", and **MARC SCHMIDT** dba ***COASTLINE CHARTERS*** hereinafter referred to as "**Marc Schmidt**."

WHEREAS, Marc Schmidt will be the Lessee of Slip Number 12, Float D, at the Woodley Island Marina for a vessel, pursuant to a Berthing Permit and Rental Agreement for the Woodley Island Marina; and

WHEREAS, on or about January 24, 2025, **Marc Schmidt** made a written request to renew the Permit and Agreement to operate the business ***Coastline Charters*** on a vessel to be moored at Slip Number 12, Float D at the Woodley Island Marina; and

WHEREAS, Ordinance Number 9, Section 6.7, subparagraph (a) of the District prohibits any commercial endeavor or charter service for hire without a special permit from the District.

AFTER REVIEW AND CONSIDERATION thereof by the Board of Commissioners of the District of the application of **Marc Schmidt**:

THE PARTIES, THEREFORE, AGREE AS FOLLOWS:

1. District shall permit **Marc Schmidt**, to operate the business ***Coastline Charters*** for the purpose of charter service at the Woodley Island Marina. The charter services shall consist primarily of sport fishing. Diving or diving instruction from or on said vessel shall not be allowed and shall be prohibited at all times at any locations within or without the boundaries of Woodley Island Marina while **Marc Schmidt** operates the business of charter services from the Woodley Island Marina.
2. The term of this Permit and Agreement shall be for three (3) years commencing May 01, 2025 and terminating on April 30, 2028. District or **Marc Schmidt** may terminate this Permit and Agreement by giving sixty (60) days written notice of termination to the other party. District may terminate this Permit and Agreement with **Marc Schmidt** with or without cause or reason by giving **Marc Schmidt** sixty (60) days written notice of termination and **Marc Schmidt** shall terminate their business, as defined in Paragraph 1, (60) days from the date of personal service of said written notice of termination or sixty (60) days from the date of deposit or the written notice of termination deposited, enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail, and addressed to **Marc Schmidt**, at 2173 Ridgewood Drive, Eureka, CA 95503. In the event **Marc Schmidt** is in default of any of the provisions of the Berthing Permit and Rental Agreement for the Woodley Island Marina, and **Marc Schmidt's** Berthing Permit is terminated pursuant to said Agreement, this Permit and Agreement to operate a Charter Service shall terminate forthwith on the date of termination of **Marc Schmidt's** Berthing Permit and Rental Agreement for the Woodley Island Marina without the requirement of the hereinabove set forth sixty (60) day notice of termination provisions.
3. In addition to the monthly rental payable by **Marc Schmidt** to the District pursuant to the Berthing Permit and Rental Agreement for the Woodley Island Marina, **Marc Schmidt** shall pay District the sum of two hundred fifty dollars and

no cents ($250.00) per year, however all rates may be changed pursuant to paragraph 3 of the Berthing Permit and Rental Agreement for Woodley Island Marina which provides that the District may change or increase the rates by giving thirty (30) days notice.

4. On or prior to the date of the Agreement, to wit: May 01, 2025, **Marc Schmidt** shall purchase and maintain throughout the term of the Permit and Agreement Commercial General Liability insurance covering **Marc Schmidt** pursuant to the terms of this Permit and Agreement. Said insurance policy of "protection and indemnity insurance" insuring **Marc Schmidt** from liability for bodily injury, death, or property damage as a result of their operation and shall name District as an additional insured and provide District, prior to May 01 each year, with a Certificate of Insurance stating the amount of the insurance and proof that the District is an additional named insured, and the agreement of said insurance company that District shall be notified forthwith of the event of non-payment of the premium or termination of said insurance policy. The amount of insurance shall be One Million Dollars and no cents ($1,000,000.00) per occurrence. In the event said liability insurance policy referred to in the Paragraph 4 is cancelled or terminated, **Marc Schmidt** shall forthwith cease and stop their **Coastline Charter** business at District's premises at the Woodley Island Marina and shall not resume operations until said liability insurance policy is fully reinstated and in full force and effect.
5. **Marc Schmidt** shall, prior to commencing operation of ***Coastline Charters***, obtain any and all necessary permits, if applicable, including but not limited to City of Eureka business license and California Department of Fish and Wildlife licenses.
6. **Marc Schmidt** agrees that neither the Humboldt Bay Harbor, Recreation and Conservation District, nor its Board of Commissioners, nor any Officer of the District shall be liable to any extent for the injury or damages to any person or property or for the death of any person arising out of or connected with **Marc**

Schmidt, and **Marc Schmidt** shall indemnify and hold harmless District, its Commissioners, and Officers free and harmless from any liability for any such injury, death or damages. In addition, **Marc Schmidt** agrees to hold harmless, indemnify, and hold District non-responsible for any of **Marc Schmidt's** operations according to the provisions of paragraphs 11, 13, and 19 of the Berthing Permit and Rental Agreement for Woodley Island Marina, a copy of which is attached hereto as Exhibit "A" and incorporated by reference as though set forth in full.

7. **Marc Schmidt** at all times shall comply and shall obtain compliance of Lessees' family, agents, employees, business visitors, and invitees of all laws, ordinances, rules and regulations, including Ordinance No.9, the Woodley Island Marina Rules and Regulations, and those of local, state, and federal government.

8. **Marc Schmidt** at all times shall ensure that walkways and finger piers are not obstructed in any manner. No tires, ropes, canvas, or other material shall be nailed or attached to finger piers, docks, and piles without the written approval of the District. No person shall throw, discharge, or deposit from any vessel or from the shore or float or in any other manner, any waste, fish or shellfish parts into or upon the waters of the Woodley Island Marina or upon the banks, walls, sidewalks, or parking areas within the boundaries of the Woodley Island Marina. No person shall place or leave dead animals, fish, shellfish, bait, or other putrefying matter on or along seawalls, harbor structures, floats, piers, sidewalks, or parking areas within the boundaries of the Woodley Island Marina. Vessel must be kept free of trash and waste product so as not to attract seagulls, sea lions, harbor seals, and other animals. All trash and waste product shall be properly disposed of each day.

9. **Marc Schmidt** may place a sign on the vessel the size of which must be approved by the District's Executive Director. **Marc Schmidt** may place a directional sign for incoming traffic onto Woodley Island Marina in an area

approved by the Executive Director. Type and size of all signs are to be approved by the Executive Director of the District and, shall reasonably conform in size, shape, and colors of the signs heretofore existing on Woodley Island and the Woodley Island Marina.

10. This Permit and Agreement is not transferable or assignable by **Marc Schmidt** without approval in writing by the District. Any transfer of assignment or attempted transfer or assignment of this Permit by **Marc Schmidt** shall be null and void.
11. This Permit and Agreement is non-exclusive and District retains the right to enter into agreements with and grant permits to other persons or business for the same purposes as set forth in this Permit and Agreement.
12. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, successors, and assigns of all of the parties hereto; and all of the parties hereto shall be jointly and severally liable hereunder.
13. Time is of the essence of this Permit and Agreement and of each and every covenant, term, and condition, and provision hereof.
14. **Marc Schmidt** is hereby notified by the District that this Permit and Agreement to Operate ***Coastline Charters*** in conjunction with the Berthing Permit and Rental Agreement for a vessel at the Woodley Island Marina or property interests created herein, if any, may be subject to a possessory interest tax or property taxation if created pursuant to Sections 107 to 108 of the California Revenue and Taxation Code and that **Marc Schmidt** and/or the party in whom the possessory interest is vested may be subject to the payment of property taxes levied upon such interests. **Marc Schmidt** agrees and acknowledges that they have actual notice pursuant to Section 107.6 of the California Revenue and Taxation Code and that **Marc Schmidt** may be required to pay a possessory interest tax as a result of this Permit and Agreement to operate a charter service in conjunction with a Berthing Permit and Rental Agreement for the vessel for Woodley Island Marina. **Marc Schmidt** hereby acknowledges

that they have actual knowledge of the existence of a possessory interest tax and have read the provision of Section 107 to 108 of the California Revenue and Taxation Code. **Marc Schmidt** agrees to and shall pay all possessory interest taxes levied by any governmental agency by reason of this Permit and Agreement and their Berthing Permit and Rental Agreement for their vessel, for Woodley Island Marina.

EXECUTED on, _____, 2025, by authority of the Board of Commissioners of the HUMBOLDT BAY HARBOR, RECREATION, AND CONSERVATION DISTRICT.

_____
STEPHEN KULLMANN, President
Board of Commissioners
HUMBOLDT BAY HARBOR, RECREATION, AND CONSERVATION DISTRICT

Marc Schmidt, dba *Coastline Charters*, as Permittee in this Permit and Agreement hereby accepts and agrees to all terms and conditions herein above set forth.

Dated: _____, 2025 **By_____**
MARC SCHMIDT, Owner
Coastline Charters

HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

PERMIT AND AGREEMENT TO OPERATE A CHARTER SERVICE

Startare Drive
Woodley Island Marina
P.O. Box 1030
Eureka, CA 95501

PERMITTEE:
Matt Dallam
dba *Northwind Charters*
P.O. Box 402
Blue Lake, CA 95525

This Permit and Agreement is executed in triplicate at Woodley Island Marina, Eureka, California, between HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT, hereinafter referred to as "District", and **MATT DALLAM**, dba ***NORTHWIND CHARTERS*** hereinafter referred to as "**Matt Dallam**."

WHEREAS, Matt Dallam will be the Lessees of Slip Number 02, Float D, at the Woodley Island Marina for a vessel, pursuant to a Berthing Permit and Rental Agreement for the Woodley Island Marina, a copy of which is attached hereto and incorporated by reference as Exhibit "A" hereto; and

WHEREAS, on January 24, 2025, **Matt Dallam** made verbal application to renew the Permit to operate the business ***Northwind Charters*** on a vessel moored at Slip Number 02, Float D at the Woodley Island Marina; and

WHEREAS, Ordinance Number 9, Section 6.7, subparagraph (a) of the District prohibits any commercial endeavor or charter service for hire without a special permit from the District.

AFTER REVIEW AND CONSIDERATION thereof by the Board of Commissioners of the District of the application of **Matt Dallam**:

THE PARTIES, THEREFORE, AGREE AS FOLLOWS:

1. District shall permit **Matt Dallam**, **Northwind Charters**, to operate the business

Northwind Charters for the purpose of charter service at the Woodley Island Marina. The charter services shall consist primarily of sport fishing. Diving or diving instruction from or on said vessel shall not be allowed and shall be prohibited at all times at any locations within or without the boundaries of Woodley Island Marina while **Matt Dallam** operates the business of charter services from the Woodley Island Marina.

2. The term of this Permit and Agreement shall be for three (3) years commencing May 01, 2025 and terminating on April 30, 2028. District or **Matt Dallam** may terminate this Permit and Agreement by giving sixty 60 days written notice of termination to the other party. District may terminate this Permit and Agreement with **Matt Dallam** with or without cause or reason by giving **Matt Dallam** sixty 60 days written notice of termination and **Matt Dallam** shall terminate their business, as defined in Paragraph 1, 60 days from the date of personal service of said written notice of termination or sixty 60 days from the date of deposit or the written notice of termination deposited, enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail, and addressed to **Matt Dallam**, at P.O. Box 402, Blue Lake, CA 95525. In the event **Matt Dallam** are in default of any of the provisions of the Berthing Permit and Rental Agreement for the Woodley Island Marina, a copy of which is attached hereto as Exhibit "A", and **Matt Dallam**'s Berthing Permit is terminated pursuant to said Agreement, this Permit and Agreement to operate a Charter Service shall terminate forthwith on the date of termination of **Matt Dallam**'s Berthing Permit and Rental Agreement for the Woodley Island Marina without the requirement of the hereinabove set forth sixty 60 day notice of termination provisions.

3. In addition to the monthly rental payable by **Matt Dallam** to the District pursuant to the Berthing Permit and Rental Agreement for the Woodley Island Marina, a copy of which is attached hereto as Exhibit "A", **Matt Dallam** shall pay District the sum of two hundred fifty dollars and no cents ($250.00) per year, however all rates may be changed pursuant to paragraph 3 of the Berthing Permit and

Rental Agreement for Woodley Island Marina which provides that the District may change or increase the rates by giving thirty (30) days notice.

4. On or prior to the date of the Agreement, to wit: May 01, 2025, **Matt Dallam** shall purchase and maintain throughout the term of the Permit and Agreement Commercial General Liability insurance covering **Matt Dallam** pursuant to the terms of this Permit and Agreement. Said insurance policy of "protection and indemnity insurance" insuring **Matt Dallam** from liability for bodily injury, death, or property damage as a result of their operation and shall name District as an additional insured and provide District, prior to May 01 each year, with a Certificate of Insurance stating the amount of the insurance and proof that the District is an additional named insured, and the agreement of said insurance company that District shall be notified forthwith of the event of non-payment of the premium or termination of said insurance policy. The amount of insurance shall be One Million Dollars and no cents ($1,000,000.00) per occurrence. In the event said liability insurance policy referred to in Paragraph 4 is cancelled or terminated, **Matt Dallam** shall forthwith cease and stop their ***Northwind Charters*** business at District's premises at the Woodley Island Marina and shall not resume operations until said liability insurance policy is fully reinstated and in full force and effect.
5. **Matt Dallam** shall, prior to commencing operation of ***Northwind Charters*** obtain any and all necessary permits, if applicable, including but not limited to City of Eureka business license and California Department of Fish and Wildlife licenses.
6. **Matt Dallam** agrees that neither the Humboldt Bay Harbor, Recreation and Conservation District, nor its Board of Commissioners, nor any Officer of the District shall be liable to any extent for the injury or damages to any person or property or for the death of any person arising out of or connected with **Matt Dallam,** and **Matt Dallam** shall indemnify and hold harmless District, its Commissioners, and Officers free and harmless from any liability for any such injury, death or damages. In addition, **Matt Dallam** agrees to hold harmless,

indemnify, and hold District non-responsible for any of **Matt Dallam**'s operations according to the provisions of paragraphs 11, 13, and 19 of the Berthing Permit and Rental Agreement for Woodley Island Marina, a copy of which is attached hereto as Exhibit "A" and incorporated by reference as though set forth in full.

7. **Matt Dallam** at all times shall comply and shall obtain compliance of Lessees' family, agents, employees, business visitors, and invitees of all laws, ordinances, rules and regulations, including Ordinance No.9, the Woodley Island Marina Rules and Regulations, and those of local, state, and federal government.
8. **Matt Dallam** at all times shall ensure that walkways and finger piers are not obstructed in any manner. No tires, ropes, canvas, or other material shall be nailed or attached to finger piers, docks, and piles without the written approval of the District. No person shall throw, discharge, or deposit from any vessel or from the shore or float or in any other manner, any fish or shellfish parts into or upon the waters of the Woodley Island Marina or upon the banks, walls, sidewalks, or parking areas within the boundaries of the Woodley Island Marina. No person shall place or leave dead animals, fish, shellfish, bait, or other putrefying matter on or along seawalls, harbor structures, floats, piers, sidewalks, or parking areas within the boundaries of the Woodley Island Marina. Vessel must be kept free of trash and waste product so as not to attract seagulls, sea lions, harbor seals, and other animals. All trash and waste product shall be properly disposed of each day.
9. **Matt Dallam** may place a sign on the vessel the size of which must be approved by the District's Executive Director. **Matt Dallam** may place a directional sign for incoming traffic onto Woodley Island Marina in an area approved by the Executive Director. Type and size of all signs are to be approved by the Executive Director of the District and, shall reasonably conform in size, shape, and colors of the signs heretofore existing on Woodley Island and the Woodley Island Marina.
10. This Permit and Agreement is not transferable or assignable by **Matt Dallam**

without approval in writing by the District. Any transfer of assignment or attempted transfer or assignment of this Permit by **Matt Dallam** shall be null and void.

11. This Permit and Agreement is non-exclusive, and District retains the right to enter into agreements with and grant permits to other persons or business for the same purposes as set forth in this Permit and Agreement.
12. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, successors, and assigns of all of the parties hereto; and all of the parties hereto shall be jointly and severally liable hereunder.
13. Time is of the essence of this Permit and Agreement and of each and every covenant, term, and condition, and provision hereof.
14. **Matt Dallam** is hereby notified by the District that this Permit and Agreement to Operate ***Northwind Charters*** in conjunction with the Berthing Permit and Rental Agreement for a vessel at the Woodley Island Marina or property interests created herein, if any, may be subject to a possessory interest tax or property taxation if created pursuant to Sections 107 to 108 of the California Revenue and Taxation Code and that **Matt Dallam** and/or the party in whom the possessory interest is vested may be subject to the payment of property taxes levied upon such interests. **Matt Dallam** agrees and acknowledges that they have actual notice pursuant to Section 107.6 of the California Revenue and Taxation Code and that **Matt Dallam** may be required to pay a possessory interest tax as a result of this Permit and Agreement to operate a charter service in conjunction with the Berthing Permit and Rental Agreement for the vessel for Woodley Island Marina. **Matt Dallam** hereby acknowledges that they have actual knowledge of the existence of a possessory interest tax and have read the provision of Section 107 to 108 of the California Revenue and Taxation Code. **Matt Dallam** agrees to and shall pay all possessory interest taxes levied by any governmental agency by reason of this Permit and Agreement and their Berthing Permit and Rental Agreement for their vessel, for Woodley Island Marina.

EXECUTED on, _____, 2025, by authority of the Board of Commissioners of the HUMBOLDT BAY HARBOR, RECREATION, AND CONSERVATION DISTRICT.

_____
STEPHEN KULLMANN, President
Board of Commissioners
HUMBOLDT BAY HARBOR, RECREATION, AND CONSERVATION DISTRICT

Matt Dallam, dba, *Northwind Charters*, as Permittee in this Permit and Agreement hereby accepts and agrees to all terms and conditions herein above set forth.

Dated: _____, 2025 By_____
MATT DALLAM, Owner
Northwind Charters

HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

PERMIT AND AGREEMENT TO OPERATE A CHARTER SERVICE

Startare Drive
Woodley Island Marina
P.O. Box 1030
Eureka, CA 95501

PERMITTEE:
Tim Klassen and Sherry Klassen
dba *Reel Steel Sportfishing*
6934 Seaview
Eureka, CA 95503

This Permit and Agreement is executed in triplicate at Woodley Island Marina, Eureka, California, between HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT, hereinafter referred to as "District", and **TIM KLASSEN** and **SHERRY KLASSEN**, REEL STEEL CORPORATION, dba ***Reel Steel Sportfishing*** hereinafter referred to as "**TIM and SHERRY KLASSEN**."

WHEREAS, Tim and Sherry Klassen will be the Lessees of Slip Number 08, Float D, at the Woodley Island Marina for a vessel, pursuant to a Berthing Permit and Rental Agreement for the Woodley Island Marina, a copy of which is attached hereto and incorporated by reference as Exhibit "A" hereto; and

WHEREAS, on or about January 24, 2025, **Tim and Sherry Klassen** made a written application to renew the Permit to operate the business ***Reel Steel Sportfishing*** on a vessel moored at Slip Number 08, Float D at the Woodley Island Marina; and

WHEREAS, Ordinance Number 9, Section 6.7, subparagraph (a) of the District prohibits any commercial endeavor or charter service for hire without a special permit from the District.

AFTER REVIEW AND CONSIDERATION thereof by the Board of Commissioners of the District of the application of **Tim and Sherry Klassen**:

THE PARTIES, THEREFORE, AGREE AS FOLLOWS:

1. District shall permit **Tim and Sherry Klassen**, Reel Steel Corporation, to operate the business ***Reel Steel Sportfishing*** for the purpose of charter service at the Woodley Island Marina. The charter services shall consist primarily of sport fishing. Diving or diving instruction from or on said vessel shall not be allowed and shall be prohibited at all times at any locations within or without the boundaries of Woodley Island Marina while **Tim and Sherry Klassen** operates the business of charter services from the Woodley Island Marina.
2. The term of this Permit and Agreement shall be for three (3) years commencing May 01, 2025 and terminating on April 30, 2028. District or **Tim and Sherry Klassen** may terminate this Permit and Agreement by giving sixty (60) days written notice of termination to the other party. District may terminate this Permit and Agreement with **Tim and Sherry Klassen** with or without cause or reason by giving **Tim and Sherry Klassen** sixty (60) days written notice of termination and **Tim and Sherry Klassen** shall terminate their business, as defined in Paragraph 1, (60) days from the date of personal service of said written notice of termination or sixty (60) days from the date of deposit or the written notice of termination deposited, enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail, and addressed to **Tim and Sherry Klassen**, at 6934 Seaview, Eureka, CA 95503. In the event **Tim and Sherry Klassen** are in default of any of the provisions of the Berthing Permit and Rental Agreement for the Woodley Island Marina, a copy of which is attached hereto as Exhibit "A", and **Tim and Sherry Klassen**'s Berthing Permit is terminated pursuant to said Agreement, this Permit and Agreement to operate a Charter Service shall terminate forthwith on the date of termination of **Tim and Sherry Klassen**'s Berthing Permit and Rental Agreement for the Woodley Island Marina without the requirement of the hereinabove set forth sixty (60) day notice of termination provisions.
3. In addition to the monthly rental payable by **Tim and Sherry Klassen** to the District pursuant to the Berthing Permit and Rental Agreement for the Woodley Island Marina, a copy of which is attached hereto as Exhibit "A", **Tim and**

Sherry Klassen shall pay District the sum of two hundred fifty dollars and no cents ($250.00) per year, however all rates may be changed pursuant to paragraph 3 of the Berthing Permit and Rental Agreement for Woodley Island Marina which provides that the District may change or increase the rates by giving thirty (30) days notice.

4. On or prior to the date of the Agreement, to wit: May 01, 2025, **Tim and Sherry Klassen** shall purchase and maintain throughout the term of the Permit and Agreement Commercial General Liability insurance covering **Tim and Sherry Klassen** pursuant to the terms of this Permit and Agreement. Said insurance policy of "protection and indemnity insurance" insuring **Tim and Sherry Klassen** from liability for bodily injury, death, or property damage as a result of their operation and shall name District as an additional insured and provide District, prior to May 01 each year, with a Certificate of Insurance stating the amount of the insurance and proof that the District is an additional named insured, and the agreement of said insurance company that District shall be notified forthwith of the event of non-payment of the premium or termination of said insurance policy. The amount of insurance shall be One Million Dollars and no cents ($1,000,000.00) per occurrence. In the event said liability insurance policy referred to in Paragraph 4 is cancelled or terminated, **Tim and Sherry Klassen** shall forthwith cease and stop their ***Reel Steel Sportfishing*** business at District's premises at the Woodley Island Marina and shall not resume operations until said liability insurance policy is fully reinstated and in full force and effect.

5. **Tim and Sherry Klassen** shall, prior to commencing operation of ***Reel Steel Sportfishing***, obtain any and all necessary permits, if applicable, including but not limited to City of Eureka business license and California Department of Fish and Wildlife licenses.

6. **Tim and Sherry Klassen** agrees that neither the Humboldt Bay Harbor, Recreation and Conservation District, nor its Board of Commissioners, nor any Officer of the District shall be liable to any extent for the injury or damages to

any person or property or for the death of any person arising out of or connected with **Tim and Sherry Klassen**, and **Tim and Sherry Klassen** shall indemnify and hold harmless District, its Commissioners, and Officers free and harmless from any liability for any such injury, death or damages. In addition, **Tim and Sherry Klassen** agrees to hold harmless, indemnify, and hold District non-responsible for any of **Tim and Sherry Klassen**'s operations according to the provisions of paragraphs 11, 13, and 19 of the Berthing Permit and Rental Agreement for Woodley Island Marina, a copy of which is attached hereto as Exhibit "A" and incorporated by reference as though set forth in full.

7. **Tim and Sherry Klassen** at all times shall comply and shall obtain compliance of Lessees' family, agents, employees, business visitors, and invitees of all laws, ordinances, rules and regulations, including Ordinance No.9, the Woodley Island Marina Rules and Regulations, and those of local, state, and federal government.
8. **Tim and Sherry Klassen** at all times shall ensure that walkways and finger piers are not obstructed in any manner. No tires, ropes, canvas, or other material shall be nailed or attached to finger piers, docks, and piles without the written approval of the District. No person shall throw, discharge, or deposit from any vessel or from the shore or float or in any other manner, any fish or shellfish parts into or upon the waters of the Woodley Island Marina or upon the banks, walls, sidewalks, or parking areas within the boundaries of the Woodley Island Marina. No person shall place or leave dead animals, fish, shellfish, bait, or other putrefying matter on or along seawalls, harbor structures, floats, piers, sidewalks, or parking areas within the boundaries of the Woodley Island Marina. Vessel must be kept free of trash and waste product so as not to attract seagulls, sea lions, harbor seals, and other animals. All trash and waste product shall be properly disposed of each day.
9. **Tim and Sherry Klassen** may place a sign on the vessel the size of which must be approved by the District's Executive Director. **Tim and Sherry Klassen** may place a directional sign for incoming traffic onto Woodley Island

Marina in an area approved by the Executive Director. Type and size of all signs are to be approved by the Executive Director of the District and, shall reasonably conform in size, shape, and colors of the signs heretofore existing on Woodley Island and the Woodley Island Marina.

10. This Permit and Agreement is not transferable or assignable by **Tim and Sherry Klassen** without approval in writing by the District. Any transfer of assignment or attempted transfer or assignment of this Permit by **Tim and Sherry Klassen** shall be null and void.
11. This Permit and Agreement is non-exclusive and District retains the right to enter into agreements with and grant permits to other persons or business for the same purposes as set forth in this Permit and Agreement.
12. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, successors, and assigns of all of the parties hereto; and all of the parties hereto shall be jointly and severally liable hereunder.
13. Time is of the essence of this Permit and Agreement and of each and every covenant, term, and condition, and provision hereof.
14. **Tim and Sherry Klassen** are hereby notified by the District that this Permit and Agreement to Operate ***Reel Steel Sportfishing*** in conjunction with the Berthing Permit and Rental Agreement for a vessel at the Woodley Island Marina or property interests created herein, if any, may be subject to a possessory interest tax or property taxation if created pursuant to Sections 107 to 108 of the California Revenue and Taxation Code and that **Tim and Sherry Klassen** and/or the party in whom the possessory interest is vested may be subject to the payment of property taxes levied upon such interests. **Tim and Sherry Klassen** agrees and acknowledges that they have actual notice pursuant to Section 107.6 of the California Revenue and Taxation Code and that **Tim and Sherry Klassen** may be required to pay a possessory interest tax as a result of this Permit and Agreement to operate a charter service in conjunction with the Berthing Permit and Rental Agreement for the vessel for Woodley Island Marina. **Tim and Sherry Klassen** hereby acknowledge that they have actual

knowledge of the existence of a possessory interest tax and have read the provision of Section 107 to 108 of the California Revenue and Taxation Code. **Tim and Sherry Klassen** agrees to and shall pay all possessory interest taxes levied by any governmental agency by reason of this Permit and Agreement and their Berthing Permit and Rental Agreement for their vessel, for Woodley Island Marina.

EXECUTED on, _____, 2025, by authority of the Board of Commissioners of the HUMBOLDT BAY HARBOR, RECREATION, AND CONSERVATION DISTRICT.

_____
STEPHEN KULLMANN, President
Board of Commissioners
HUMBOLDT BAY HARBOR, RECREATION, AND CONSERVATION DISTRICT

Tim and Sherry Klassen, Reel Steel Corporation, dba, *Reel Steel Sportfishing*, as Permittees in this Permit and Agreement hereby accepts and agrees to all terms and conditions herein above set forth.

Dated: _____, 2025 By_____
TIM KLASSEN, Owner
Reel Steel Sportfishing

Dated: _____, 2025 By_____
SHERRY KLASSEN, Owner
Reel Steel Sportfishing

HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

PERMIT AND AGREEMENT TO OPERATE A CHARTER SERVICE

Startare Drive
Woodley Island Marina
P.O. Box 1030
Eureka, CA 95501

PERMITTEE:
Gary Blasi
dba *Full Throttle Sportfishing*
50 Thistle Ridge Road
Eureka, CA 95503

This Permit and Agreement is executed in triplicate at Woodley Island Marina, Eureka, California, between HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT, hereinafter referred to as "District", and **GARY BLASI** an individual, dba ***FULL THROTTLE SPORTFISHING*** hereinafter referred to as "**Gary Blasi**."

WHEREAS, Gary Blasi will be the Lessee of Slip Number 06, Float D, at the Woodley Island Marina for a vessel, pursuant to a Berthing Permit and Rental Agreement for the Woodley Island Marina, a copy of which is attached hereto and incorporated by reference as Exhibit "A" hereto; and

WHEREAS, on or about January 21, 2025 **Gary Blasi** made a written request to renew the Permit to operate the business ***Full Throttle Sportfishing*** on a vessel moored at Slip Number 06, Float D at the Woodley Island Marina; and

WHEREAS, Ordinance Number 9, Section 6.7, subparagraph (a) of the District prohibits any commercial endeavor or charter service for hire without a special permit from the District.

AFTER REVIEW AND CONSIDERATION thereof by the Board of Commissioners of the District of the application of **Gary Blasi**:

THE PARTIES, THEREFORE, AGREE AS FOLLOWS:

1. District shall permit **Gary Blasi**, an individual, to operate the business ***Full***

Throttle Sportfishing for the purpose of charter service at the Woodley Island Marina. The charter services shall consist primarily of sport fishing. Diving or diving instruction from or on said vessel shall not be allowed and shall be prohibited at all times at any locations within or without the boundaries of Woodley Island Marina while **Gary Blasi** operates the business of charter services from the Woodley Island Marina.

2. The term of this Permit and Agreement shall be for three (3) years commencing May 01, 2025 and terminating on April 30, 2028. District or **Gary Blasi** may terminate this Permit and Agreement by giving sixty (60) days written notice of termination to the other party. District may terminate this Permit and Agreement with **Gary Blasi** with or without cause or reason by giving **Gary Blasi** sixty (60) days written notice of termination and **Gary Blasi** shall terminate his business, as defined in Paragraph 1, (60) days from the date of personal service of said written notice of termination or sixty (60) days from the date of deposit or the written notice of termination deposited, enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail, and addressed to **Gary Blasi**, at 50 Thistle Ridge Road, Eureka, CA 95503. In the event **Gary Blasi** is in default of any of the provisions of the Berthing Permit and Rental Agreement for the Woodley Island Marina, a copy of which is attached hereto as Exhibit "A", and **Gary Blasi**'s Berthing Permit is terminated pursuant to said Agreement, this Permit and Agreement to operate a Charter Service shall terminate forthwith on the date of termination of **Gary Blasi**'s Berthing Permit and Rental Agreement for the Woodley Island Marina without the requirement of the hereinabove set forth sixty (60) day notice of termination provisions.

3. In addition to the monthly rental payable by **Gary Blasi** to the District pursuant to the Berthing Permit and Rental Agreement for the Woodley Island Marina, a copy of which is attached hereto as Exhibit "A", **Gary Blasi** shall pay District the sum of two hundred fifty dollars and no cents ($250.00) per year, however all rates may be changed pursuant to paragraph 3 of the Berthing Permit and

Rental Agreement for Woodley Island Marina which provides that the District may change or increase the rates by giving thirty (30) days notice.

4. On or prior to the date of the Agreement, to wit: May 01, 2025, **Gary Blasi** shall purchase and maintain throughout the term of the Permit and Agreement Commercial General Liability insurance covering **Gary Blasi** pursuant to the terms of this Permit and Agreement. Said insurance policy of "protection and indemnity insurance" insuring **Gary Blasi** from liability for bodily injury, death, or property damage as a result of his operation and shall name District as an additional insured and provide District, prior to May 01 each year, with a Certificate of Insurance stating the amount of the insurance and proof that the District is an additional named insured, and the agreement of said insurance company that District shall be notified forthwith of the event of non-payment of the premium or termination of said insurance policy. The amount of insurance shall be One Million Dollars and no cents ($1,000,000.00) per occurrence. In the event said liability insurance policy referred to in Paragraph 4 is cancelled or terminated, **Gary Blasi** shall forthwith cease and stop his ***Full Throttle Sportfishing*** business at District's premises at the Woodley Island Marina and shall not resume operations until said liability insurance policy is fully reinstated and in full force and effect.

5. **Gary Blasi** shall, prior to commencing operation of ***Full Throttle Sportfishing***, obtain any and all necessary permits, if applicable, including but not limited to City of Eureka business license, and California Department of Fish and Wildlife licenses.

6. **Gary Blasi** agrees that neither the Humboldt Bay Harbor, Recreation and Conservation District, nor its Board of Commissioners, nor any Officer of the District shall be liable to any extent for the injury or damages to any person or property or for the death of any person arising out of or connected with **Gary Blasi** and **Gary Blasi** shall indemnify and hold harmless District, its Commissioners, and Officers free and harmless from any liability for any such injury, death or damages. In addition, **Gary Blasi** agrees to hold harmless,

indemnify, and hold District non-responsible for any of **Gary Blasi**'s operations according to the provisions of paragraphs 11, 13, and 19 of the Berthing Permit and Rental Agreement for Woodley Island Marina, a copy of which is attached hereto as Exhibit "A" and incorporated by reference as though set forth in full.

7. **Gary Blasi** at all times shall comply and shall obtain compliance of Lessee's family, agents, employees, business visitors, and invitees of all laws, ordinances, rules and regulations, including Ordinance No.9, the Woodley Island Marina Rules and Regulations, and those of local, state, and federal government.
8. **Gary Blasi** at all times shall ensure that walkways and finger piers are not obstructed in any manner. No tires, ropes, canvas, or other material shall be nailed or attached to finger piers, docks, and piles without the written approval of the District. No person shall throw, discharge, or deposit from any vessel or from the shore or float or in any other manner, any fish or shellfish parts into or upon the waters of the Woodley Island Marina or upon the banks, walls, sidewalks, or parking areas within the boundaries of the Woodley Island Marina. No person shall place or leave dead animals, fish, shellfish, bait, or other putrefying matter on or along seawalls, harbor structures, floats, piers, sidewalks, or parking areas within the boundaries of the Woodley Island Marina. Vessel must be kept free of trash and waste product so as not to attract seagulls, sea lions, harbor seals, and other animals. All trash and waste product shall be properly disposed of each day.
9. **Gary Blasi** may place a sign on the vessel the size of which must be approved by the District's Executive Director. **Gary Blasi** may place a directional sign for incoming traffic onto Woodley Island Marina in an area approved by the Executive Director. Type and size of all signs are to be approved by the Executive Director of the District and, shall reasonably conform in size, shape, and colors of the signs heretofore existing on Woodley Island and the Woodley Island Marina.
10. This Permit and Agreement is not transferable or assignable by **Gary Blasi**

without approval in writing by the District. Any transfer of assignment or attempted transfer or assignment of this Permit by **Gary Blasi** shall be null and void.

11. This Permit and Agreement is non-exclusive and District retains the right to enter into agreements with and grant permits to other persons or business for the same purposes as set forth in this Permit and Agreement.
12. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, successors, and assigns of all of the parties hereto; and all of the parties hereto shall be jointly and severally liable hereunder.
13. Time is of the essence of this Permit and Agreement and of each and every covenant, term, and condition, and provision hereof.
14. **Gary Blasi** is hereby notified by the District that this Permit and Agreement to Operate ***Full Throttle Sportfishing*** in conjunction with the Berthing Permit and Rental Agreement for a vessel at the Woodley Island Marina or property interests created herein, if any, may be subject to a possessory interest tax or property taxation if created pursuant to Sections 107 to 108 of the California Revenue and Taxation Code and that **Gary Blasi** and/or the party in whom the possessory interest is vested may be subject to the payment of property taxes levied upon such interests. **Gary Blasi** agrees and acknowledges that he has actual notice pursuant to Section 107.6 of the California Revenue and Taxation Code and that **Gary Blasi** may be required to pay a possessory interest tax as a result of this Permit and Agreement to operate a charter service in conjunction with the Berthing Permit and Rental Agreement for the vessels for Woodley Island Marina. **Gary Blasi** hereby acknowledges that he has actual knowledge of the existence of a possessory interest tax and has read the provision of Section 107 to 108 of the California Revenue and Taxation Code. **Gary Blasi** agrees to and shall pay all possessory interest taxes levied by any governmental agency by reason of this Permit and Agreement and his Berthing Permit and Rental Agreement for his vessel, for Woodley Island Marina.

EXECUTED on, _____, 2025, by authority of the Board of Commissioners of the HUMBOLDT BAY HARBOR, RECREATION, AND CONSERVATION DISTRICT.

_____
STEPHEN KULLMANN, President
Board of Commissioners
HUMBOLDT BAY HARBOR, RECREATION, AND CONSERVATION DISTRICT

Gary Blasi, an individual, dba, *Full Throttle Sportfishing*, as Permittee in this Permit and Agreement hereby accepts and agrees to all terms and conditions herein above set forth.

Dated: _____, 2025 By_____
GARY BLASI, Owner
Full Throttle Sportfishing

HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT

PERMIT AND AGREEMENT TO OPERATE A CHARTER SERVICE

Startare Drive
Woodley Island Marina
P.O. Box 1030
Eureka, CA 95501

PERMITTEE:
Tony Sepulveda
dba *Shellback Sport Fishing*
4893 Cummins Road
Eureka, CA 95503

This Permit and Agreement is executed in triplicate at Woodley Island Marina, Eureka, California, between HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT, hereinafter referred to as "District", and **TONY SEPULVEDA,** dba ***SHELLBACK SPORT FISHING*** hereinafter referred to as "**Tony Sepulveda**."

WHEREAS, Tony Sepulveda will be the Lessees of Slip Number 03, Float D, at the Woodley Island Marina for a vessel, pursuant to a Berthing Permit and Rental Agreement for the Woodley Island Marina, a copy of which is attached hereto and incorporated by reference as Exhibit "A" hereto; and

WHEREAS, on or about January 24, 2025, **Tony Sepulveda** made written request to renew the Permit to operate the business ***Shellback Sport Fishing*** on a vessel moored at Slip Number 03, Float D at the Woodley Island Marina; and

WHEREAS, Ordinance Number 9, Section 6.7, subparagraph (a) of the District prohibits any commercial endeavor or charter service for hire without a special permit from the District.

AFTER REVIEW AND CONSIDERATION thereof by the Board of Commissioners of the District of the application of **Tony Sepulveda**:

THE PARTIES, THEREFORE, AGREE AS FOLLOWS:

1. District shall permit **Tony Sepulveda**, to operate the business ***Shellback Sport Fishing*** for the purpose of charter service at the Woodley Island Marina. The charter services shall consist primarily of sport fishing. Diving or diving instruction from or on said vessel shall not be allowed and shall be prohibited at all times at any locations within or without the boundaries of Woodley Island Marina while **Tony Sepulveda** operates the business of charter services from the Woodley Island Marina.
2. The term of this Permit and Agreement shall be for three (3) years commencing May 01, 2025 and terminating on April 30, 2028. District or **Tony Sepulveda** may terminate this Permit and Agreement by giving sixty (60) days written notice of termination to the other party. District may terminate this Permit and Agreement with **Tony Sepulveda** with or without cause or reason by giving **Tony Sepulveda** sixty (60) days written notice of termination and **Tony Sepulveda** shall terminate their business, as defined in Paragraph 1, (60) days from the date of personal service of said written notice of termination or sixty (60) days from the date of deposit or the written notice of termination deposited, enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail, and addressed to **Tony Sepulveda**, at 4893 Cummings Road, Eureka, CA 95503.

   In the event **Tony Sepulveda** is in default of any of the provisions of the Berthing Permit and Rental Agreement for the Woodley Island Marina, a copy of which is attached hereto as Exhibit "A", and **Tony Sepulveda**'s Berthing Permit is terminated pursuant to said Agreement, this Permit and Agreement to operate a Charter Service shall terminate forthwith on the date of termination of **Tony Sepulveda**'s Berthing Permit and Rental Agreement for the Woodley Island Marina without the requirement of the hereinabove set forth sixty (60) day notice of termination provisions.
3. In addition to the monthly rental payable by **Tony Sepulveda** to the District pursuant to the Berthing Permit and Rental Agreement for the Woodley Island Marina, a copy of which is attached hereto as Exhibit "A", **Tony Sepulveda**

shall pay District the sum of two hundred fifty dollars and no cents ($250.00) per year, however all rates may be changed pursuant to paragraph 3 of the Berthing Permit and Rental Agreement for Woodley Island Marina which provides that the District may change or increase the rates by giving thirty (30) days notice.

4. On or prior to the date of the Agreement, to wit: May 01, 2025, **Tony Sepulveda** shall purchase and maintain throughout the term of the Permit and Agreement Commercial General Liability insurance covering **Tony Sepulveda** pursuant to the terms of this Permit and Agreement. Said insurance policy of "protection and indemnity insurance" insuring **Tony Sepulveda** from liability for bodily injury, death, or property damage as a result of their operation and shall name District as an additional insured and provide District, prior to May 01 each year, with a Certificate of Insurance stating the amount of the insurance and proof that the District is an additional named insured, and the agreement of said insurance company that District shall be notified forthwith of the event of non-payment of the premium or termination of said insurance policy. The amount of insurance shall be One Million Dollars and no cents ($1,000,000.00) per occurrence. In the event said liability insurance policy referred to in Paragraph 4 is cancelled or terminated, **Tony Sepulveda** shall forthwith cease and stop their ***Shellback Sport Fishing*** business at District's premises at the Woodley Island Marina and shall not resume operations until said liability insurance policy is fully reinstated and in full force and effect.
5. **Tony Sepulveda** shall, prior to commencing operation of ***Shellback Sport Fishing***, obtain any and all necessary permits, if applicable, including but not limited to City of Eureka business license and California Department of Fish and Wildlife licenses.
6. **Tony Sepulveda** agrees that neither the Humboldt Bay Harbor, Recreation and Conservation District, nor its Board of Commissioners, nor any Officer of the District shall be liable to any extent for the injury or damages to any person or property or for the death of any person arising out of or connected with **Tony Sepulveda**, and **Tony Sepulveda** shall indemnify and hold harmless District, its

Commissioners, and Officers free and harmless from any liability for any such injury, death or damages. In addition, **Tony Sepulveda** agrees to hold harmless, indemnify, and hold District non-responsible for any of **Tony Sepulveda**'s operations according to the provisions of paragraphs 11, 13, and 19 of the Berthing Permit and Rental Agreement for Woodley Island Marina, a copy of which is attached hereto as Exhibit "A" and incorporated by reference as though set forth in full.

7. **Tony Sepulveda** at all times shall comply and shall obtain compliance of Lessees' family, agents, employees, business visitors, and invitees of all laws, ordinances, rules and regulations, including Ordinance No.9, the Woodley Island Marina Rules and Regulations, and those of local, state, and federal government.
8. **Tony Sepulveda** at all times shall ensure that walkways and finger piers are not obstructed in any manner. No tires, ropes, canvas, or other material shall be nailed or attached to finger piers, docks, and piles without the written approval of the District. No person shall throw, discharge, or deposit from any vessel or from the shore or float or in any other manner, any fish or shellfish parts into or upon the waters of the Woodley Island Marina or upon the banks, walls, sidewalks, or parking areas within the boundaries of the Woodley Island Marina. No person shall place or leave dead animals, fish, shellfish, bait, or other putrefying matter on or along seawalls, harbor structures, floats, piers, sidewalks, or parking areas within the boundaries of the Woodley Island Marina. Vessel must be kept free of trash and waste product so as not to attract seagulls, sea lions, harbor seals, and other animals. All trash and waste product shall be properly disposed of each day.
9. **Tony Sepulveda** may place a sign on the vessel the size of which must be approved by the District's Executive Director. **Tony Sepulveda** may place a directional sign for incoming traffic onto Woodley Island Marina in an area approved by the Executive Director. Type and size of all signs are to be approved by the Executive Director of the District and, shall reasonably conform

in size, shape, and colors of the signs heretofore existing on Woodley Island and the Woodley Island Marina.

10. This Permit and Agreement is not transferable or assignable by **Tony Sepulveda** without approval in writing by the District. Any transfer of assignment or attempted transfer or assignment of this Permit by **Tony Sepulveda** shall be null and void.
11. This Permit and Agreement is non-exclusive and District retains the right to enter into agreements with and grant permits to other persons or business for the same purposes as set forth in this Permit and Agreement.
12. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, successors, and assigns of all of the parties hereto; and all of the parties hereto shall be jointly and severally liable hereunder.
13. Time is of the essence of this Permit and Agreement and of each and every covenant, term, and condition, and provision hereof.
14. **Tony Sepulveda** is hereby notified by the District that this Permit and Agreement to Operate ***Shellback Sport Fishing*** in conjunction with the Berthing Permit and Rental Agreement for a vessel at the Woodley Island Marina or property interests created herein, if any, may be subject to a possessory interest tax or property taxation if created pursuant to Sections 107 to 108 of the California Revenue and Taxation Code and that **Tony Sepulveda** and/or the party in whom the possessory interest is vested may be subject to the payment of property taxes levied upon such interests. **Tony Sepulveda** agrees and acknowledges that they have actual notice pursuant to Section 107.6 of the California Revenue and Taxation Code and that **Tony Sepulveda** may be required to pay a possessory interest tax as a result of this Permit and Agreement to operate a charter service in conjunction with the Berthing Permit and Rental Agreement for the vessel for Woodley Island Marina. **Tony Sepulveda** hereby acknowledges that they have actual knowledge of the existence of a possessory interest tax and have read the provision of Section 107 to 108 of the California Revenue and Taxation Code. **Tony Sepulveda**

agrees to and shall pay all possessory interest taxes levied by any governmental agency by reason of this Permit and Agreement and their Berthing Permit and Rental Agreement for their vessel, for Woodley Island Marina.

EXECUTED on, _____, 2025, by authority of the Board of Commissioners of the HUMBOLDT BAY HARBOR, RECREATION, AND CONSERVATION DISTRICT.

_____
STEPHEN KULLMANN, President
Board of Commissioners
HUMBOLDT BAY HARBOR, RECREATION, AND CONSERVATION DISTRICT

Tony Sepulveda, dba, *Shellback Sport Fishing*, as Permittee in this Permit and Agreement hereby accepts and agrees to all terms and conditions herein above set forth.

Dated: _____, 2025 By_____
TONY SEPULVEDA, Owner
Shellback Sport Fishing

Humboldt Bay Harbor,
Recreation and Conservation District
(707) 443-0801
P.O. Box 1030
Eureka, California 95502-1030

STAFF REPORT
HARBOR DISTRICT MEETING
April 10, 2025

TO: Honorable Board President and Harbor District Board Members

FROM: Vanessa Blodgett, Contract District Planner

DATE: April 2, 2025

TITLE: Consider Accepting Application for Filing for Harbor District Permit 2025-01: Fairhaven Terminal Dock Repair

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STAFF RECOMMENDATION: Staff recommends that the Board: Accept Permit Application 2025-01 for filing.

SUMMARY: Sequoia Investment X, LLC submitted Permit Application 2025-01 to conduct a 5-year repair and maintenance plan for the Fairhaven Terminal Dock (also referred to as "Fairhaven South Dock"). The permit is intended to allow for the maintenance, repair, and/or replacement of up to 48 steel pilings associated with the Sequoia Investment's Fairhaven Terminal dock located on Bendixon St in Samoa, CA (Figure 1). The dock is approximately 500 feet long by 70 feet wide, with a 24-foot wide by 250-foot long approach trestle (Figure 2).

Consistent with District Ordinances and the Harbors and Navigation Code, this is a procedural step to accept a permit application to conduct physical improvements within the waters of Humboldt Bay. If the Board chooses to accept the filing of this permit, staff will follow standard procedures to review and evaluate the project. Following that analysis, the project will come before the Board with a staff recommendation for or against approval.

DISCUSSION:
All work would be staged and conducted from a barge. The Contractor's materials staging area is in Fields Landing. The Contractor will load materials onto the barge as needed and float the barge to the Fairhaven Terminal dock. The Contractor will use vibratory pile driving to install new piles and vibratory pile extraction to remove damaged piles. The Contractor will set up and drive the steel foundation pilings with an APE vibratory hammer and install, by welding or bolting, the new steel I-beams pile caps on the new pilings. Once the new pilings and pile caps are in place, the identified, old defective pilings will be removed with the vibratory hammer. Complete extraction of pilings identified by the Contractor is proposed. The Contractor will haul the removed pilings by barge to the Fields Landing staging area and then trucked to the nearest licensed waste facility to be disposed of or recycled per State of California recycling standards.

The requested permit is for a 5-year repair and maintenance plan to allow time flexibility as to when repair and maintenance would occur. The replacement of defective piles and any other defect would be determined annually by a licensed contractor. The initial focus of the repair plan will be on the piles that were identified

with major or severe defects (Figure 2 & 3). All repair and/or replacement will follow regulation guidelines, procedures, and the Best Management Practices (BMP) noted in the application. The proposed work is temporary in nature, occurring in a few days to a few weeks at a time.

All repair regions appear to be in open water and outside of mapped eelgrass habitat according to mapped eelgrass habitat and a 2024 baseline eelgrass survey by Merkel & Associates Inc (Figure 4). Maintenance activities would be limited to July 1 to October 15 to avoid impacts to Southern DPS green sturgeon, SONCC coho salmon, CC Chinook salmon, NC steelhead and their designated critical habitat. In addition to pursuing a District permit, Sequoia Investment is also currently in the process of applying for other regulatory approvals, including a Costal Development Permit.

The submitted Fairhaven Terminal Dock Repair Project Application is available on the Harbor District website: https://humboldtbay.org/public-notices-announcements-information.

Figure 1: Project Location Map of the Fairhaven Terminal Dock

Figure 2:Fairhaven Terminal Dock blueprint showing pile condition notations from the Notthoff Underwater Service Dive Report (May 2024).

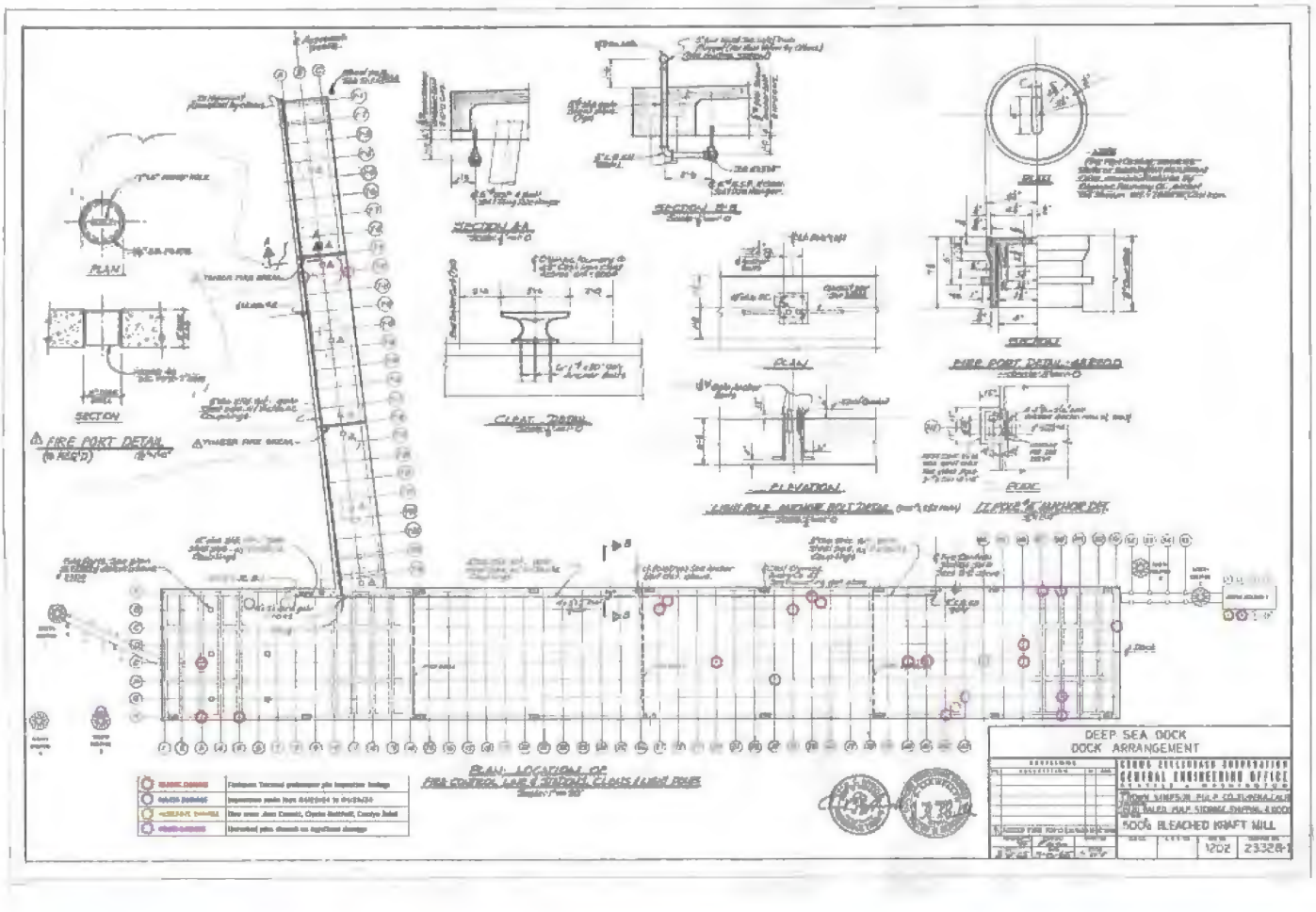


Figure 3: Approximate pile condition notations (Figure 2) overlayed on imagery from Google Earth

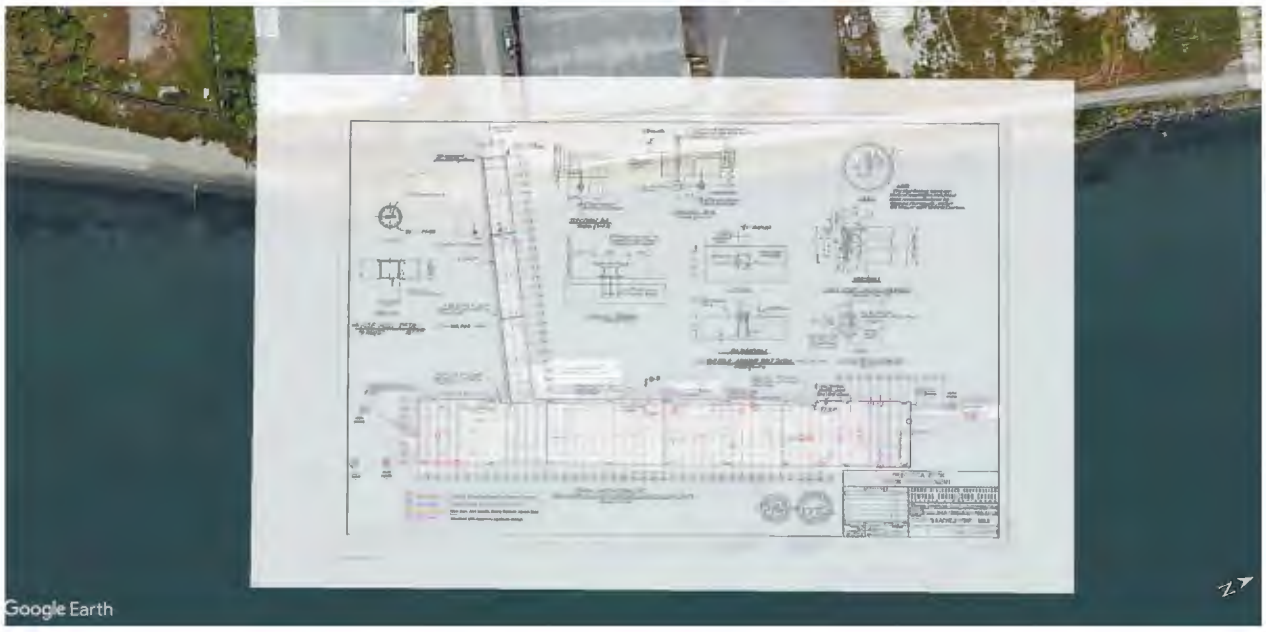
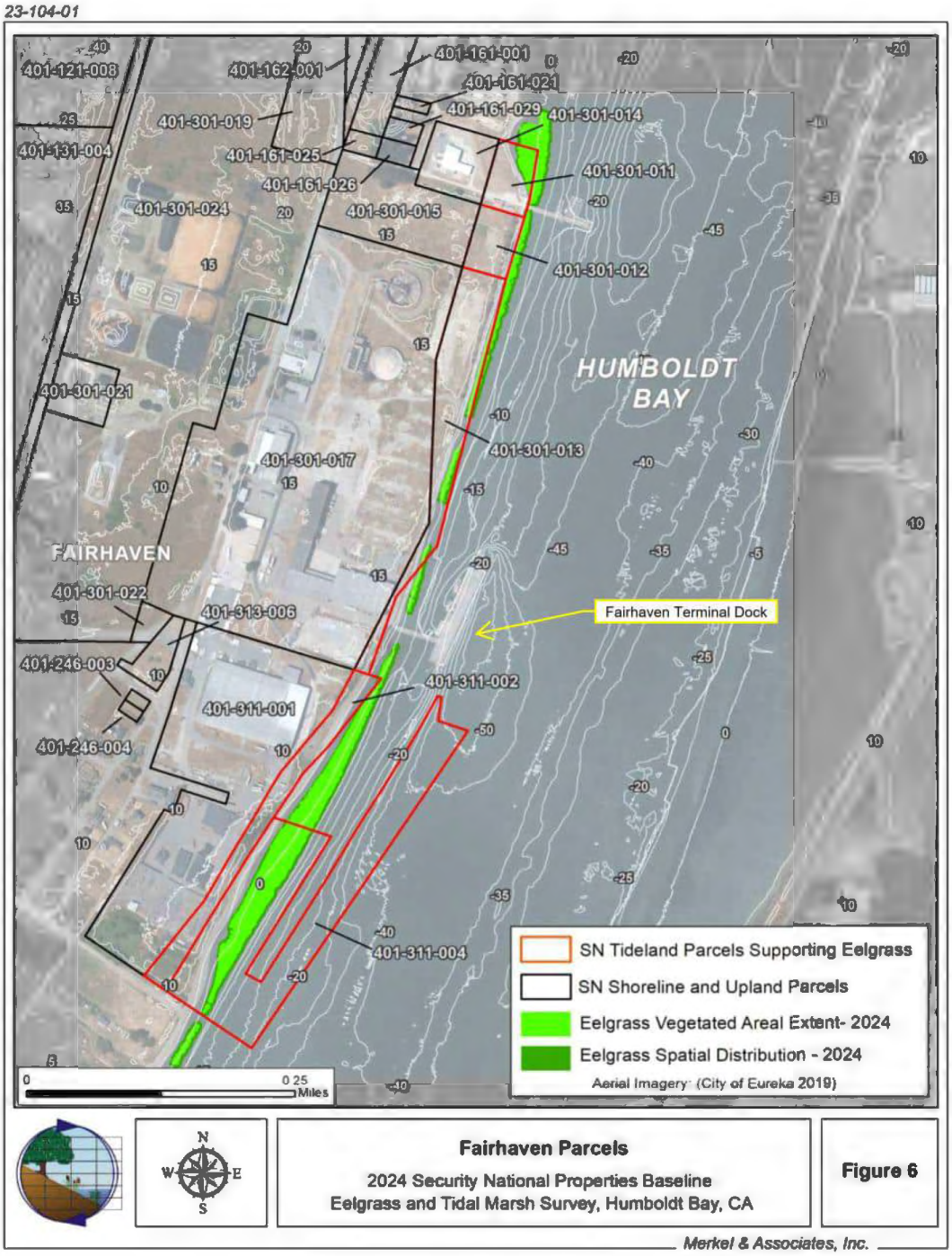


Figure 4: Baseline eelgrass survey (Merkel & Associates, 2024)



Humboldt Bay
Harbor, Recreation and Conservation District
(707) 443-0801
P.O. Box 1030
Eureka, California 95502-1030

STAFF REPORT
HARBOR DISTRICT MEETING
April 10, 2025

TO: Honorable Board President and Harbor District Board Members

FROM: Rob Holmlund, Development Director; Vanessa Blodget, District Planner

DATE: April 1, 2025

TITLE: Receive Status Update Regarding Humboldt Bay Offshore Wind Heavy Lift Marine Terminal Project

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STAFF RECOMMENDATION: Receive report and provide direction.

SUMMARY: The Board has requested a monthly update regarding the Humboldt Bay Offshore Wind Heavy Lift Marine Terminal Project. Updates may include the status of grants, budgets, schedules, technical studies, funding opportunities, tasks completed, tasks underway, upcoming tasks, community engagement, and the latest overall project strategy. This report will provide an update for April 2025.

As outlined in the last two Board meetings (and accompanying staff reports), each monthly update will now include technical speakers from the project team, with a specific theme for each month. The theme for this meeting (April 2025) is "Marine Project Elements," with the following speakers:

- Maryam Aboosaber and/or Josh Singer - Wharf design (including seismic) - 5 minutes
- Shane Phillips and Younes Nouri - Wet storage - 5 minutes
- Younes Nouri - Hydrodynamic model and navigation assessment - 5 minutes
- Ashely Knipe - Ship traffic modeling - 5 minutes
- Topics that may appear in this report, but may also be delayed to a future meeting:
    - Maryam Aboosaber - Navigation assessment - 5 minutes
    - Gwen Lawrence - Tow-out simulations - 5 minutes

Recall that you also received a report last month from Shelly Anghera regarding the Sampling Analysis Plan, dredging, and marine geotech components of the project. Shelly was unavailable in April, so she presented in March.

Next month's theme will be "Upland" components of the project, with the following speakers tentatively scheduled:

- TBD - Phase 1, site contamination, cleanup, and related - 5 minutes
- TBD (EMI) - Ground improvements and seismic - 5 minutes
- TBD - Sea Level Rise preparation - 5 minutes
- Jeremy Patapoff - Stormwater - 5 minutes
- Kyle Landon - Shoreline - 5 minutes
- Younes Nouri - Seismic and Tsunami - 5 minutes
- TBD (GHD) - Roadway access - 5 minutes

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STAFF REPORT
HARBOR DISTRICT MEETING
April 10, 2025

TO: Honorable Board President and Harbor District Board Members

FROM: Chris Mikkelsen, Executive Director

DATE: April 1, 2025

TITLE: Authorize Submission of a Letter in Support of Proposed Assembly Bill AB472 Authored by Assembly Member Chris Rogers Related to Vital Port Infrastructure State Investment

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STAFF RECOMMENDATION: Staff Recommends the Board direct staff to draft and deliver a letter in support of the proposed California Assembly Bill 472 in compliment to the industry coalition letter attached herein to be executed by the Board President and Executive Director.

SUMMARY: The District is actively working to permit, plan and develop a modern multi-purpose heavy lift marine terminal to rehabilitate an existing obsolete marine infrastructure for modern maritime trade and commerce, and to create substantial well-paying construction and maritime jobs in the region. While site utilization will may be broad, wind components are likely to be the first earlier users of the site. Complimentary to such, on February 6, 2025, Assemblymember Chris Rogers, introduced AB 472, a measure that would require the Governor to include an assessment of funding opportunities for offshore wind seaport infrastructure in his Five-Year Infrastructure Plan. AB 472 will encourage collaboration between state agencies to identify possible funding from federal, state, and local sources to support the development of offshore wind projects.

From the proposed bill support: "Offshore wind has the potential to transform the economy of the North Coast and create access to a new renewable energy source," said Assemblymember Rogers. "Responsible, integrated planning for offshore wind energy facilities is key to their success. AB 472 will ensure offshore wind ports are included in California's infrastructure planning so we can meet our state's cleaner energy goals and create of jobs locally."

AB 472 will mandate that offshore wind port infrastructure is included in the Governor's infrastructure planning requirements under the California Infrastructure Act. This will ensure that offshore wind port infrastructure is developed within the state's clean energy goals and the California Energy Commission's AB 525 Offshore Wind Strategic Plan. The bill requires

collaboration amongst various state agencies to assess funding opportunities from federal, state, and local sources – including bonds and private sector investment – to ensure offshore wind port infrastructure is ready to aid in the shift to electrification of different sectors, like housing and transportation.

ATTACHMENTS:

A. Coalition Memo in support of AB472

March 17, 2025

The Honorable Chris Rogers
1021 O Street, Suite 5130
Sacramento, CA 95814

RE: AB 472 (Rogers) Offshore Wind Port Infrastructure Plan – Support

Dear Assembly Member Rogers:

The above-listed organizations, a coalition of industry partners, environmental organizations, technology providers, ports, and labor are pleased to **strongly support AB 472,** which would require the state to include offshore wind port infrastructure in its existing Five-Year Infrastructure Planning Process. As strong supporters of California's offshore wind goals, we have a shared interest in promoting policies and funding to support responsible offshore wind deployment off California's coast.

We are at a critical stage in determining how the state will execute multiple strategies to develop the clean energy resources identified in the 2021 SB 100 Joint Agency Report. As noted in the Report, diversity in energy resources and technologies will help lower overall costs. We firmly believe that offshore wind will help California achieve its 100 percent renewable and zero-carbon energy goals, as well as electrification of other sectors to address grid reliability and energy affordability. Once built at scale, offshore wind will not only help with grid reliability, but will also provide significant workforce development opportunities and create thousands of family-wage jobs in the state. To ensure this resource becomes a reality, we must act early to address existing port infrastructure constraints while implementing a multi-port strategy. Currently, the state does not have the port capacity needed to support multiple commercial-scale offshore wind farms.

With the enactment of AB 525 (Chiu, Chapter 231, Statutes of 2021), the state adopted offshore wind planning goals to help floating offshore wind energy development off California's coast in federal waters with the California Energy Commission's adoption of up to 5 gigawatts (GW) of offshore wind energy by 2030 and 25 GW by 2045. Governor Newsom also signed AB 1373 (Garcia, Chapter 367, Statutes of 2023) which established a central procurement mechanism for long lead-time resources such as offshore wind that will help bring certainty and lower costs. The State Legislature also passed a budget trailer bill (AB 209, Chapter 251, Statutes of 2022) which established a $45 million Offshore Wind Infrastructure Improvement program under the auspices of the CEC to provide some initial seed funding for port improvements. Finally, this was followed up in 2024 with California voters' overwhelmingly approving Proposition 4, which among other general obligation bond funding for clean energy, wildfire prevention and water quality protection, provides $475 million to support port infrastructure upgrades to accommodate floating offshore wind projects.

Notwithstanding recent federal actions that create temporary uncertainty in future federal leasing and permitting, each of the above bills has been critical to stimulating the market to ensure offshore wind becomes a reality in California. Indeed, as noted at a CEC-hosted ports workshop on February 21, 2025, California officials, the offshore wind industry, labor groups, and various ports still recognize the need to continue pushing forward by focusing on California's existing five leases in Humboldt and Morro Bay, which will need key state actions

regardless of what is happening at the federal level, especially with port and transmission upgrades, and workforce development involving various trade groups. While private sector and federal funding will be essential, the state should prepare a long-term strategy of how to fund the necessary upgrades and should consider the use of multiple general obligation bonds at different stages throughout the years. Due to uncertainty at the federal level, it's important for the state to have an intentional plan that identifies potential funding sources and needs that will help modernize our ports and ensure the offshore wind projects get built.

The AB 525 Strategic Plan[1] notes "the state will need to strategically develop a port network that can efficiently, cost effectively, and reliably support staging and integration, manufacturing and fabrication, and operation and maintenance activities along the California Coast. A multi-port strategy will be critical to provide the necessary port and waterfront facilities needed to meet the 2045 offshore wind planning goal." Regardless of the specific floating technology used, staging and integration port sites will be needed to receive, stage, store, assemble, and load offshore wind components. These staging and integration sites are critical to development of the offshore wind industry as components must be received and assembled in ports and towed out to offshore wind lease areas. Operations and maintenance ports will be needed to support operation and maintenance vessels. Manufacturing or fabrication sites will be needed to receive raw materials and manufacture and assemble larger components. The Strategic Plan notes "the state's collaborative port development strategy outline a funding plan to subsidize the various port upgrades needed, along with identification of funding sources at the state, federal, and local level."[2]

AB 472 is designed to complement these efforts by requiring the Governor, in consultation with key state agencies, to include an assessment of funding needs for offshore wind port infrastructure and integrating the resource into the state's existing Five-Year Infrastructure Planning Process. The bill also includes offshore wind within the definition of "infrastructure" for the purposes of implementing the Five-Year Infrastructure Planning Process. Developing a collaborative port investment strategy that includes a comprehensive, long-term financial plan and analysis for offshore wind port infrastructure will ultimately help us meet our clean energy, grid reliability, and workforce development goals by responsibly developing offshore wind in California.

For these reasons, we look forward to working with you and your staff in **support** of **AB 472.**

Sincerely,

Adam Stern
Executive Director
Offshore Wind California

Dan Jacobson
Environment California

Mario Cordero
Executive Director
Port of Long Beach

Molly Croll
Pacific Offshore Wind Director
American Clean Power-California

[1] AB 525 Strategic Plan, Volume II – CHAPTER 6: Port and Waterfront Infrastructure, page 150
[2] AB 525 Draft Strategic Plan, Volume II - CHAPTER 6: Port and Waterfront Infrastructure, page 151

Martha Miller
Executive Director
California Association of Port Authorities

Nancy Rader
Executive Director
California Wind Energy Association

Nancy Kirshner-Rodriguez
Oceantic Network

cc: The Honorable Damon Connolly
The Honorable Rick Zbur
Chair David Hochschild, California Energy Commission
Director Dee Dee Myers, Governor's Office of Business and Economic Development
Director Joe Stephenshaw, Department of Finance

Humboldt Bay
Harbor, Recreation and Conservation District
(707) 443-0801
P.O. Box 1030
Eureka, California 95502-1030

STAFF REPORT
HARBOR DISTRICT MEETING
February 13, 2025

TO: Honorable Board President and Harbor District Board Members

FROM: Rob Holmlund, Development Director; Vanessa Blodget, District Planner

DATE: April 2, 2025

TITLE: Consider Authorizing the Executive Director to Negotiate and Execute a Grant Agreement with the California Energy Commission for the Humboldt Bay Heavy Lift Marine Terminal – Advanced Design and Public Engagement Project

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STAFF RECOMMENDATION: Authorize the Executive Director to negotiate and execute a grant agreement contract with the California Energy Commission (CEC) associated with the Waterfront Facility Improvement Program for the Humboldt Bay Heavy Lift Marine Terminal - Advanced Design and Public Engagement Project in an amount up to $20,00,000.

SUMMARY: The California Energy Commission is recommending the Humboldt Bay Harbor District for a grant award from Waterfront Facilities Improvement Program (WFIP) grant to support advanced design and public engagement for the Humboldt Bay Heavy Lift Marine Terminal Project (Terminal Project). District staff recommends that the Board authorize the Executive Director to finalize scope and contractual details with the CEC and execute a contract for up to $20,000,000.

DISCUSSION: Following Board authorization in late 2024, the Harbor District submitted a $20,000,000 grant application to the CEC for the WFIP program to support advanced design and public engagement for the Humboldt Bay Heavy Lift Marine Terminal Project (Terminal Project). The District scored in second place for the grant program and is being recommended for an $18,250,000 award ($1,750,000 short of the $20,000,000 application submitted by the District). There is a small possibility that the District could be awarded the full $20,000,000 if the CEC cannot successfully negotiate a grant agreement with other successful applicants. Accordingly, the CEC has requested that this staff report authorize the Executive Director to execute a grant agreement of up to $20,000,000, though the District's award will more likely be $18,250,000.

The Terminal Project involves design, permitting, construction, and operation of a new multi-purpose heavy-lift marine terminal that will be capable of serving as staging and integration

facility for offshore energy wind turbine generator (WTG) components and assembly of WTG foundations. The CEC grant will allow the Harbor District to conduct the following activities:

- Engagement with Tribes, stakeholders, the community and regulatory agencies.
- Funds directly for Tribes for capacity building.
- Stipends for community members seeking to participate in advisory committees and other roles.
- Media materials, graphic display materials, social media content, and a new website.
- Advancement of green terminal planning.
- Workforce strategy development.
- Vessel navigation simulations.
- Additional visual simulations per the request of interested parties and affected communities.
- Additional noise studies at the request of interested parties and affected communities.
- Other additional technical studies per the request of interested parties and affected communities.
- Advanced engineering design and environmental studies for the Terminal Project and related community benefit and mitigation efforts.
- Analysis of the potential need to modify the federal navigation channel.
- Marine mammal and bird monitoring.
- Advancement of mitigation planning and analysis.
- Design of Woodley Island Marina work dock and commercial fishing equipment storage improvements.
- Design and permitting for relocation of existing tenants at the Terminal Project site.
- Geotechnical and sediment characterization investigation that involves analysis of sediment samples that will be obtained by taking marine borings at the Terminal Project site. The marine boring field investigations will follow common best management practices to avoid impacts to sensitive habitats (i.e., eelgrass) and cultural resources.
- Construction cost estimating.

The grant will allow the District to substantially expand the scale and scope of engagement with the general community and various interested parties and affected communities. The grant will also provide direct funding to local Tribes for capacity building. Additional technical studies will also be conducted at the request of various parties that have been engaged with the project to date. And, other needed technical studies will be greatly enhanced.

Execution and implementation of the CEC WFIP grant agreement is exempt under the California Environmental Quality Act and a Notice of Exemption is included as Attachment A.

ATTACHMENTS:

A Notice of California Environmental Quality Act Categorical Exemption

Attachment A

Notice of Exemption

Humboldt Bay
Harbor, Recreation and Conservation District
(707) 443-0801
P.O. Box 1030
Eureka, California 95502-1030

CALIFORNIA ENVIRONMENTAL QUALITY ACT - NOTICE OF EXEMPTION

To: County of Humboldt
County Clerk
825 5th Street
Eureka, CA 95501

From: Humboldt Bay Harbor, Recreation, and Conservation District
601 Startare Drive
Eureka, CA 95501
districtplanner@humboldtbay.org

Project Title: Humboldt Bay Heavy Lift Marine Terminal - Advanced Design and Public Engagement Project

Project Applicant: Humboldt Bay Harbor, Recreation and Conservation District

Project Location:

Engineering Design and Special Studies will occur for Project components at the two following locations:

Samoa Peninsula (Humboldt County) Parcels: APNs 401-112-029, 401-112-024, 401-112-021, 401-112-013, 401-031-083, 401-031-078, 401-031-071, 401-031-061, 401-031-054, 401-031-040

Woodley Island Marina (Eureka CA) Parcel: APN 405-031-010

Geotechnical and Sediment Characterization Marine Borings will occur at and adjacent to APNs 401-031-041 and 401-031-040 in Humboldt Bay waters between the Samoa Peninsula and Tuluwat Island.

Project Summary: The Humboldt Bay Harbor District was awarded $18,250,000 by the California Energy Commission (CEC) to support advanced design and public engagement required for the Humboldt Bay Heavy Lift Marine Terminal Project. The Terminal Project involves design, permitting, construction and operation of a new marine terminal that will primarily provide for staging and integration of offshore energy wind turbine generator (WTG) components and assembly of WTG foundations.

The CEC grant will allow the Harbor District to conduct the following activities.

- Engagement with Tribes, stakeholders, the community and regulatory agencies.
- Green terminal planning.
- Workforce strategy development.
- Vessel navigation simulations.
- Visual simulations.

- Noise studies.
- Advanced engineering design and environmental studies for the Terminal Project and related community benefit and mitigation efforts.
- Analysis of the potential need to modify the federal navigation channel.
- Marine mammal and bird monitoring.
- Design of Woodley Island Marina work dock and commercial fishing equipment storage improvements.
- Design and permitting for relocation of existing tenants at the Terminal Project site.
- Construction cost estimating.
- Geotechnical and sediment characterization investigations that involve analysis of sediment samples that will be obtained by taking marine borings at the Terminal Project site. The marine boring field investigations will follow common best management practices to avoid environmental impacts, including impacts to sensitive habitats (i.e., eelgrass) and cultural resources.

Pertinent California Environmental Quality Act (CEQA) Exemption: The District has determined that the project is exempt from CEQA pursuant to Categorical Exemption Section 15306 (Information Collection), which exempts "basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded." The project also qualifies for the Class 4 categorical exemption (Section 15304 Minor Alterations to Land), which exempts minor alterations to the land, water and/or vegetation.

Rationale for Exemption: The Project involves data collection, research and resource evaluation activities in support of the Terminal Project. Most of these activities are office based. The one exception is the geotechnical and sediment characterization investigations that involve marine bores. The borings will be implemented following best management practices that include avoidance of eelgrass plants and adherence to the Harbor District's standard procedures regarding inadvertent discovery of cultural resources. Project activities will not result in a serious or major disturbance to a cultural resource.

The District has further determined that the use of the categorical exemption is not barred by any of the exceptions set forth in CEQA Guidelines Section 15300.2.

Lead Agency Contact: Chris Mikkelsen, Executive Director
Humboldt Bay Harbor, Recreation and Conservation District
601 Startare Drive, Eureka, CA 95501

Signature: _____ Date:_____

Humboldt Bay
Harbor, Recreation and Conservation District
(707) 443-0801
P.O. Box 1030
Eureka, California 95502-1030

STAFF REPORT
HARBOR DISTRICT MEETING
April 10, 2025

TO: Honorable Board President and Harbor District Board Members

FROM: Chris Mikkelsen, Executive Director

DATE: April 1, 2025

TITLE: Selection of a Professional Consultant and Award of a Professional Services Contract for the EPA Brownfields Community Wide Assessment Grant, EPA Region 9, Award No. BF98T67701

STAFF RECOMMENDATION: Staff Recommends the Board confirm Terraphase, Inc. (Terraphase) as the District's selected consultant in response to the Request for Qualifications (RFQ) issued for the Redwood Marine Terminal Brownfields Assessment, funded under USA EPA Grant No.BF 98T67701, and authorize the Executive Director to negotiate and execute a professional services contract with Terraphase for an amount up to $500,000.

SUMMARY: On January 29, 2025, the District issued a Request for Qualifications seeking professional consultants to provide environmental assessment services to which the District received three qualified proposals. After reviewing each proposal, conducting consultant interviews and consulting with the District Engineer, it is recommended the District proceed with Terraphase for the required assessment services.

DISCUSSION: As part of the District's diligent and recurring efforts to assess and remediate Brownfield sites along Humboldt Bay, and with the proposed development of a proposed heavy lift marine terminal, the District made application in November 2022 to the US EPA under its Brownfields Community Wide Assessment Fund. Under the fund, an applicant may request up to $500,000 to assess sites contaminated by hazardous substances, pollutants, contaminants (including hazardous substances co-mingled with petroleum), and/or petroleum.

Community-wide Assessment Grants are for communities that are addressing brownfield challenges and have ongoing efforts to bring sites into productive reuse. These grants provide funding for developing inventories of brownfield sites, prioritizing sites, conducting community involvement activities, conducting planning, conducting site assessments, developing site-specific cleanup plans, and developing reuse plans related to brownfield sites. Most significant is that a portion of the assessment grant funding must be used to conduct site assessments.

Following a robust review of the proposals, interviews and professional consultations, the District team concludes that Terraphase is qualified to complete all activities of the assessment, within the specified budget, and hereby recommends that the District enter into a professional services contract with them.

ATTACHMENTS:

A. Proposal from Terraphase, Inc.

terraphase engineering

Environmental solutions for every phase of the project

terraphase.com

Request for Qualifications: Redwood Marine Terminal I Brownfields Assessment *(USEPA Grant EPA, BF 98T67701)*

Humbolt Bay Harbor, Recreation and Conservation District

Prepared for:
Humbolt Bay Harbor, Recreation and Conservation District
601 Startare Drive, Eureka, CA 95521

In response to:
Request for Qualifications
Redwood Marine Terminal I
Brownfields Assessment (USEPA Grant EPA, BF 98T67701)

Proposal due date:
February 28th, 2025
4:00 p.m.

Terraphase office:
1300 Clay Street
Oakland, CA 94612

terraphase engineering

February 28, 2025

Humboldt Bay Harbor, Recreation and Conservation District
Attention: Ms. Mindy Hiley
P.O. Box 1030,
Eureka, California 95502-1030

Submitted via upload to: mhiley@humboldtbay.org

1. Cover Letter

Response to Request for Qualifications: REDWOOD MARINE TERMINAL I BROWNFIELDS ASSESSMENT
(funded by EPA, BF 98T67701) and Addendum 1 (dated February 18, 2025)

Dear Ms. Hiley:

Terraphase Engineering Inc. (Terraphase) is pleased to submit this Statement of Qualifications (SOQ) to the Humboldt Bay Harbor Recreation and Conservation District (District) in response to your Request for Qualifications (RFQ) for the Redwood Marine Terminal Brownfields Assessment Services (funded by EPA, BF 98T67701).

Terraphase was founded in 2010 by four high-level technical experts with decades of experience in the environmental and engineering fields. We have continued to grow our company by attracting highly skilled technical experts and support staff to over 160 employees today. Our headquarters is in Oakland California, and we have 14 other offices located in northern and southern California, Oregon, Washington, Nevada, Pennsylvania, New Jersey and New Hampshire. We are a relatively small company with the technical horsepower to compete with any of the larger engineering and environmental firms in the nation. Our size and client-focused philosophy allow Terraphase to deliver high-quality technical solutions to our clients in a much more responsive way than our larger competition. We answer client calls and emails right away because our clients and solving their problems are our top priority.

Terraphase History and Office Locations	
Years in Business	14
Corporate Structure	S-Corporation
Federal Tax ID/State Business Registry #	27-3543127 / 1165994-99
Date Firm Established	September 2010
Size of Firm	14 offices/160+ employees
Professional Staff Mix	Registered engineers, geologists, hydrogeologists
Corporate Headquarters	Oakland, CA
Services Provided	Full service, comprehensive environmental consulting services
Project Office	1300 Clay Street, Suite 1000 Oakland, CA 94612
Authorized Representative/Local Contact/ Project Manager	**Andy Lojo, PG Senior Principal Geologist** 510-703-5696; *andy.lojo@terraphase.com*

We understand that the District is seeking an environmental consulting firm with experience in the execution of a U.S. Environmental Protection Agency (USEPA) Brownfield Assessment Grant that includes the completion of Phase I and II Environmental Site Assessments (ESAs), and remediation planning services related to the redevelopment of the Redwood Marine Terminal 1. Terraphase has extensive experience investigating, remediating and closing legacy industrial Brownfield sites. We have a rather unique staff makeup, with a higher percentage of high-level practitioners to lower-level staff. That benefits our clients because our experts bring a higher level of critical thinking to complex problems. Terraphase receives a significant percentage of our new work from sites where prior consulting firms could not see how to get those sites closed.

We have several examples in our SOQ including some local sites that demonstrate our drive and ability to find permanent solutions for our clients, rather than turn their sites into long term, costly monitoring and reporting projects. We work with Regulators, including the North Coast Regional Water Quality Control Board, to find cost effective ways to close data gaps that have prevented site closures sometimes for decades. Our innovative investigation (see port of Oakland project description), and remedial designs (see Eureka Plywood project description) also facilitate site closures by balancing the removal of contamination mass, based on accurate assessments of the extent and fate and transport mechanisms, with design (when necessary), of long-term capping and migration controls. Terraphase has the broad experience needed to solve complex legacy Brownfield site problems and facility their redevelopment into environmentally safe, and productive properties again.

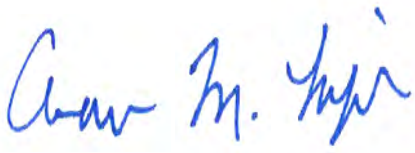
Our designated Client Manager and Principal-in-Charge, Andrew Lojo, is Professional Geologist with has over 35 years of environmental consulting experience. He has managed the successful completion of numerous Phase I, II and remediation projects for industrial clients, municipalities, and government agencies, including numerous lumber and wood treating facilities. Mr. Lojo has worked with our designated Project Manager, Amber Koster, for over 8 years on numerous projects including the Port of Oakland. Ms. Koster is a Professional Engineer with over 20 years of experience and is our Port of Oakland project manager. Assisting Andy and Amber will be Keith Ziobron, PE, of **CHA Companies** (CHA), a nationally recognized expert in the field of Brownfield grant writing and execution. The CHA staff included on our team have been involved in the management and execution of over 20 USEPA Brownfield Assessment, Cleanup, and Revolving Loan Fund grant projects since the inception of the USEPA Brownfield program in the mid-1990s. We have also identified two local teaming partners including **Kelly – O'Hern Associates**, professional Land Surveyors located in Eureka, CA, and has provided survey services for Samoa since 1998; and William Rich and Associates, Cultural Resources Consultants located in Bayside, CA, which provides cultural monitoring resources. In addition, Terraphase has selected **North Coast Environmental Construction** for assistance with Phase II work such as test pits and labor, and **Gregg Drilling, LLC** as our drilling subcontractors. Gregg Drilling is a 100% Native American-owned, 8(a) Certified contractor specializing in innovative drilling, testing, and remediation services we think are likely to be needed on this project including, cone penetration testing (CPT), ultra-violet optical screening tool (UVOST) technology, and other real-time, high-resolution subsurface investigation methods.

Thank you for the opportunity to provide this SOQ for your consideration. Our billing rates are provided within the Fee Structure, submitted separately via email in accordance with the RFQ Addendum 1 (dated February 18, 2025). I am Terraphase' s authorized representative to negotiate. We have reviewed the draft contract and are satisfied with the terms and conditions.

I can be reached at 510-703-5696 or at andrew.lojo@terraphase.com. Again, thank you again for the opportunity to submit an SOQ for this important project, and we look forward to working for the district.

Sincerely,

For Terraphase Engineering Inc.



Andrew M. Lojo, PG

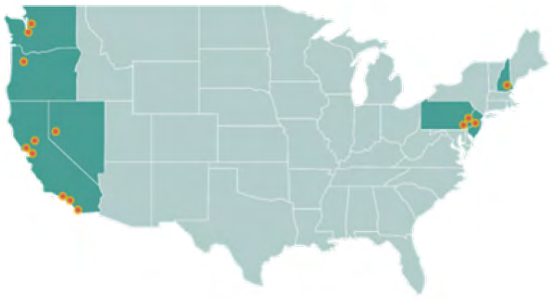
Senior Principal Geologist

Attachments: A. Statement of Qualifications
B. Resumes
C. Addendum 1 Acknowledgment

2 Qualifications and Experience

General Experience

Terraphase Engineering Inc. (Terraphase) is an accomplished full-service environmental consulting company that regularly provides cost-effective environmental site assessment (ESA) and brownfield redevelopment services. On such projects, we apply technical expertise and a deep understanding of regulatory frameworks to achieve our clients' project goals and objectives. The combined talent and experience of Terraphase's engineers, geologists, and scientists forms the foundation for a comprehensive environmental management approach. Since 2010, Terraphase has grown from our four founding principals to a staff of over 160 in 14 offices, with our flagship office located in Oakland, California, and additional offices located along the west coast, east coast, and Nevada. Terraphase principals, and a many of our staff, are registered professionals in civil engineering, geology, hydrogeology, stormwater, environmental compliance, and geotechnical engineering. We have worked on environmental consulting projects, including brownfield redevelopment, in approximately 20 states. Terraphase has decades of experience supporting the public sector with on-call environmental contracts, and municipalities and government agencies represent approximately 40% of our client base.



Terraphase will manage the contract for the Humboldt Bay Harbor Recreation and Conservation District (the District) from our Oakland, California office. We currently provide brownfield redevelopment ESA services to the Port of Oakland, Oregon Metro (Flexible Services Brownfield Contract), the City of Portland (Coordinated Site Assessment), and the County of Tillamook, Oregon (USEPA Brownfield Grant, under subcontract with CHA Consulting [CHA]).

For this opportunity, we have teamed up with ***CHA Consulting.*** Since 2022, Terraphase and CHA have provided the County of Tillamook, Oregon with community-wide brownfield grant services. CHA has completed over 25 U.S. Environmental Protection Agency (USEPA)-funded brownfield projects across the country and has managed the development of more than 20 winning USEPA brownfield assessment, cleanup, and revolving loan fund grant applications within the past five years. program and success in advancing sites to actual redevelopment are unique in the industry. Keith Ziobron, PE, has managed USEPA grants since 2001 and has managed several USEPA and Business Oregon grants for Oregon communities and organizations both with CHA, and with another nationally recognized Brownfield consulting firm, including the South-Central Oregon Economic Development District (SCOEDD), Harney County, the City of Chiloquin, the Columbia Pacific Economic Development District (COL PAC), Tillamook County, Clatsop County. Furthermore, Keith and his team are currently working with the City of Madras, Oregon, to establish a Brownfield program.

Our combined team thoroughly understands the requirements and expectations of the District, USEPA, and other regulatory agencies, understands strategies for successfully managing grant-funded projects, and employs experienced technical experts to perform the site-related assessment, cleanup planning, and reuse/economic development planning that can assist the District concerning community-driven Brownfield redevelopment goals.

Experience with Projects in Samoa, CA

Terraphase assisted California Redwood Company with stormwater compliance and stormwater management and treatment design at their wood chipping and chip export facilities.

Experience with Wood Manufacturing Cleanup and Redevelopment

Terraphase's team of engineers and scientists has worked on some of the most exciting and challenging brownfield redevelopment projects, including former mill and port sites. We have developed plans that combine the remediation effort with the development process. By doing so, the cost savings to a client's project can be significant. We develop strategies that meet or exceed our clients' budget expectations and schedules, while meeting regulatory demands. We understand the role of remediation and hazardous waste mitigation in the overall entitlement and redevelopment process.

As part of the brownfield redevelopment process, Terraphase staff have established close working relationship and successfully negotiated with environmental regulators including the North Coast Regional Water Quality Control Board, ODEQ, USEPA, USACE, U.S. Fish and Wildlife Service (USFWS), and officials from local municipalities.

Below we provide numerous descriptions of related project work in Humboldt County and elsewhere that demonstrates our deep understanding of these industries, the regulatory challenges, budget constraints, and unique technical challenges of property assessing sites with complex legacy site use including fuel storage and handling, wood treatment, and related manufacturing processes. Terraphase professionals are highly skilled in efficient, thorough investigation technics, data collection protocols for complex contaminants including dioxins/furans, polycyclic aromatic hydrocarbons, heavy metals and volatile organic compounds. We are skilled in the use of advanced investigation tools described below to rapidly and thoroughly complex conceptual site models and understand the critical fate and transport mechanisms that may either contain or slowly release contaminants over time to sensitive receptors. After performing through Phase I site assessments, we will utilize these and traditional sampling techniques to fully understand the subsurface geology, hydrogeology, and other relevant chemical interactions that are necessary for efficient remedial design. This combination of complete site history (Phase I work), and site investigation (Phase II data gathering) are also necessary to represent the District with community stakeholders and regulatory agencies to gain support for future remedial plans, based on solid technical work.

Experience with Upland Site in Riverine Settings

Assessing and remediating upland sites that are adjacent to water bodies is an area of significant strength and recognition for Terraphase. We work on many coastal sites with potential impacts to soil, sediments, groundwater, wetlands, and surface water, including sites under intense public scrutiny. We have performed tidal studies, offshore sediment sampling, and pore-water sampling in wetlands and surface water bodies. We recently completed the first-ever sampling of sediment pore water for PFAS compounds in San Francisco Bay. Our fate-and-transport experts have developed conceptual site models for upland and near-shore sites under many geologic and hydrologic conditions, including the modeling of contaminant migration to water bodies.

Port Experience

Terraphase staff have provided West Coast ports and port tenants with a wide range of environmental services that include environmental investigation ranging from Phase I and II ESAs through multiphase RI/FSs, the development and implementation of regulatory strategies under both state and federal agreements, remedial design and construction oversight, environmental audits, dredge fill management, characterization, and long-term compliance monitoring. Services to ports is one of our primary markets, and we have established a

National Ports Discipline Group to gather experience and improve training. We have provided professional consulting services to ports throughout the region for a wide variety of capital and industrial development projects for marine, airport, rail, and other land-based facilities. Staff assigned to this on-call contract have provided environmental consulting services to the following ports:

Port	State	Type of Service
Oakland	CA	Phase I and II ESA, Stormwater and Methane Monitoring
Los Angeles	CA	Site Assessment and Remediation
Vancouver	WA	Environmental Due Diligence including Phase I and II Site Assessment Services
Portland	OR	Phase I and II Site Assessment Services, Stormwater, and Upland Source Control
Seattle	WA	Stormwater Litigation Support and Liability Assessment
Tacoma	WA	Stormwater Litigation Support
Toledo	OR	Sediment Characterization for Dredge Support
Astoria	OR	Sediment Characterization for Dredge Support
Ilwaco	WA	Stormwater Management and Permitting
Longview	WA	Permit Support and Site Characterization
Everett	WA	Oversight of Site Assessment activities

Other recent and ongoing in-water and upland Port and Waterway projects include the following:

- **Sediment Remediation, Confidential PRP Group, Portland Harbor, OR**. Terraphase provided technical support to a remedial design team for dredging and capping of multiple sediment management areas located over a 0.7-mile reach of the Willamette River in the Portland Harbor Superfund.
- **On-Shore and Upland Site Characterization/Remediation - AstraZeneca Pharmaceuticals LP, Campus Bay, Richmond, CA**. Over the past 12 years, a wide range of investigation and site characterization and remediation services have been provided on behalf of Zeneca Inc. at the Campus Bay site, a former manufacturing facility located in Richmond, California.
- **Soil Management Plan Implementation, Aboveground Storage Tank (AST) and Redevelopment Support, PA. Confidential**. Terraphase supported the redevelopment of a 1,300-acre former refinery located at the confluence of the Delaware and Schuylkill Rivers in Philadelphia, PA. Terraphase's responsibilities have included the implementation of a site-wide soil characterization and management program and the closure of more than 100 ASTs, and regulatory negotiations.
- **Site Characterization and Remedial Investigation, City of Richmond, CA**. Since 2014, Terraphase has provided assistance to the City of Richmond with the remediation and redevelopment of the former Naval Fuel Depot Point Molate. Contaminants present at the site include petroleum, PAHs, chlorinated solvents, pesticides, and asbestos.
- **Historical Environmental Document Review, Halogenated Solvent Tank Farm, Port of Los Angeles, CA**. Terraphase provided representation of the operator of a historical chlorinated solvent tank farm situated in the heart of the Port of Los Angeles providing technical support to evaluate characterization

and remedial selection efforts that span more than 30 years.

- **Site Characterization - San Francisco Bay Area**. Terraphase also currently provides site assessment and remediation services to two national metals recycling businesses at two waterfront locations. This work has included extensive tidal studies and the in-situ collection of pore water for PFAS analysis, which required innovative sampling techniques developed specifically for this project.

Experience with State and Federal Hazardous Waste Site Cleanups

Terraphase has extensive experience in all phases of hazardous site cleanup work. We have worked on hundreds of sites in California and the Pacific Northwest. Our experts have characterized a multitude of contaminated sites, including dry-cleaners, major brownfield redevelopments, industrial facilities, log yards and plywood mills. Our experience spans all phases of site cleanup work under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), and state-oversight projects – preliminary assessment, remedial investigation/feasibility studies (RI/FSs), remedial plan, record of decision, and remedial design and implementation. Several of our proposed project managers and technical experts have decades of experience in hazardous waste site cleanups. This experience includes work on Voluntary Cleanup Program (VCP) sites and negotiated/ordered cleanup sites involving governmental, commercial, industrial, and Tribal sites in California, Washington and Oregon. The breadth of this experience includes all stages of site investigation and remediation, along with peer-review and expert witness services.

Experience with Planning and Execution of Site Cleanups Involving Soil, Groundwater, and Other Aquatic Media

Terraphase has designed and implemented remediation strategies for soil, groundwater, soil vapor, wetlands, and sediments. We develop site-specific goals and consider life-cycle implications, including financial implications of our clients, of proposed remedial alternatives to reach a successful project conclusion. Our capacity to approach complex remediation challenges is based on strong technical knowledge of both traditional and innovative remedial technologies and knowledge of federal and state regulations. We have designed and applied remedial strategies for sites impacted by metals, chlorinated volatile organic compounds, petroleum compounds, polycyclic aromatic hydrocarbons (PAHs), pesticides, polychlorinated biphenyls (PCBs), and radionuclides. We have successfully completed cleanups at many highly complex sites.

Experience working with Federally Recognized Tribes and other Native American Tribal Organizations

Terraphase has extensive experience working with Native American tribal organizations including federally recognized tribes in Washington, Oregon, and California. Terraphase staff have managed environmental compliance projects for the Bear River Band of the Rohnerville Rancheria, Blue Lake Rancheria, and Cher-Ae Heights Indian Community of the Trinidad Rancheria. Trent Wilson, one of our proposed Technical Experts, specializes in assisting Tribal environmental departments with the land acquisition process for Tribes, writing resource management plans, and assisting in overall planning for environmental and land use considerations on Tribal lands.

Experience in Providing Public Outreach Support

Terraphase staff have worked on sites requiring complex public outreach for various types of projects, needing public participation. We routinely assist with public notices, preparation of fact sheets, and participation in public meetings. For very complex matters, Terraphase works with clients and Professional Public Outreach

firms to ensure proper and timely notice is provided on sensitive matters CHA has recent experience facilitating stakeholder meetings on a number of Brownfield Redevelopment projects in association with their work in Oregon including the City of Chiloquin, Tillamook County, and ColPac.

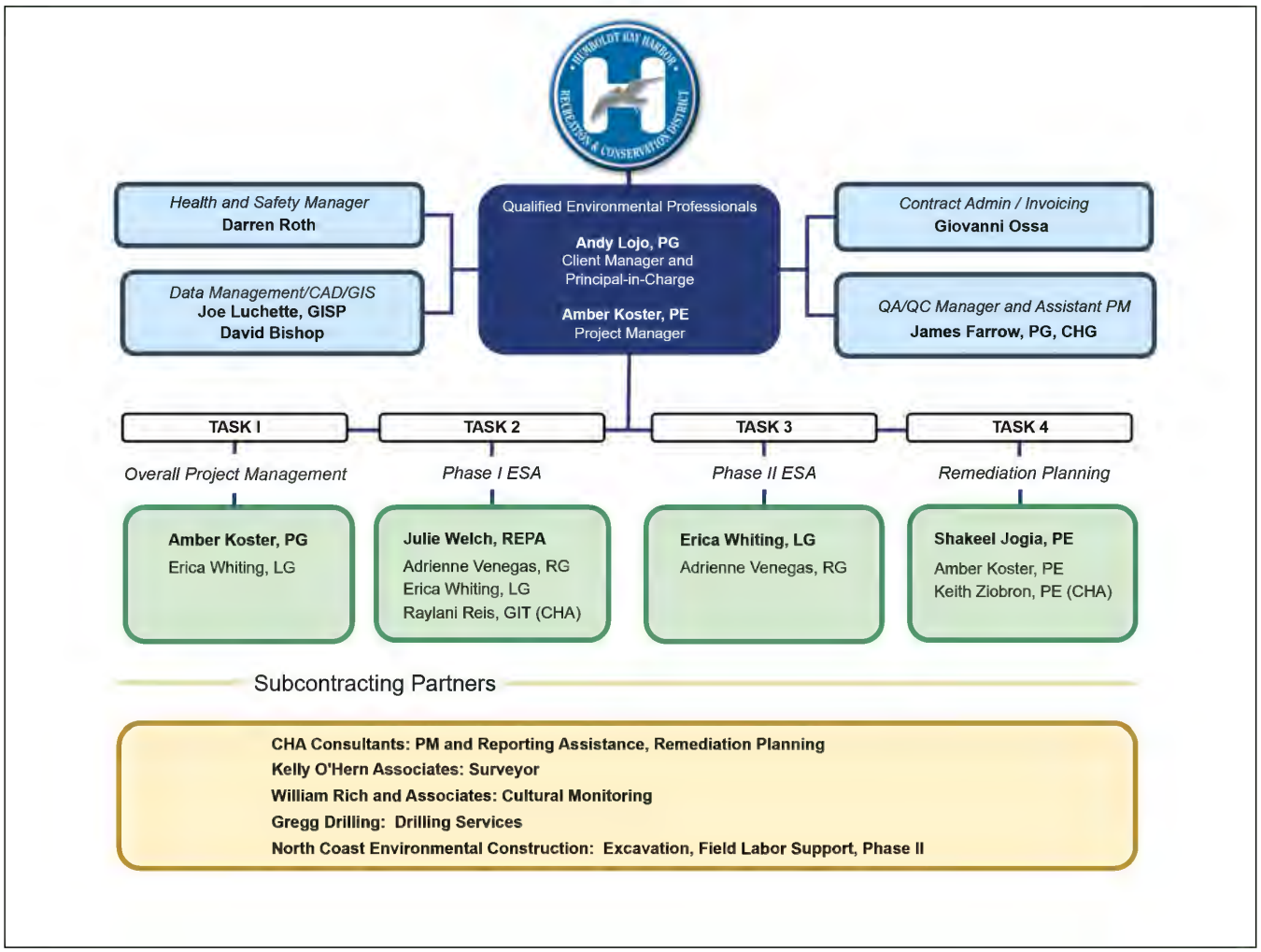
Terraphase recently worked with the Nevada Department of Environmental Protection on public outreach events related to a CERCLA mine reclamation project, including developing and maintaining a publicly accessible online document repository and facilitating public meetings. We have prepared fact sheets, often in multiple languages, for the public on many of our projects. Additional information on our approach to this task is provided in the Work Tasks Section below.

Brownfield Grant Administration Experience

Terraphase has a record of successful Brownfield Grant administration and have successfully advanced sites to actual redevelopment. Keith Ziobron, PE, with CHA has managed USEPA grants since 2001 and has managed several EPA and Business Oregon grants for Oregon communities and organizations both with CHA, and when employed by another nationally recognized Brownfield consulting firm, including the South-Central Oregon Economic Development District (SCOEDD), Harney County, the City of Chiloquin, the Columbia Pacific Economic Development District (COL PAC), Tillamook County, and Clatsop County. Furthermore, Keith and his team are currently working with the City of Madras, Oregon, and CCD Business Development Corporation (CCD service area includes Coos, Curry, and Douglas County, OR) to establish a Brownfield program. Additionally, CHA's work in Chiloquin lead to the City's Program being named the 2024 Outstanding Brownfield Project of the year at the 2024 Oregon Brownfield Conference.

A. Organization Structure

The following organizational chart provides the names of all staff assigned to the contract, as well as their roles and responsibilities. Bolded names represent the leads of each service area who report to Andy Lojo, PG, our proposed Client Manager (CM) and Amber Koster, our proposed Project Manager (PM). Biographies are provided below. **Resumes for key staff are provided in Attachment B.**



B. Project Team Members

The following team members will be available to the District for the duration of the contract:

ANREW M. LOJO, PG | *Senior Principal Geologist*

QEP and Project Manager (as needed)

35+ Years' Experience

Mr. Lojo will serve as Terraphase' s client manager for the District and is a Qualified Environmental Professional (QEP). Andy has 35 years of experience in remedial investigations that support the assessment of property end-use alternatives. He has worked on a wide range of redevelopment projects in California and has extensive experience assisting forest products clients, including Simpson Timber/Investment Company (Simpson), Mendocino Forest Products, California Redwood Company, All Weather Wood, California Cascade/Doman, and Collins with similar matters. His work for these companies includes remedial investigation and design of the remedy for a former plywood mill, strategic technical litigation support, stormwater compliance projects, and wood waste landfill assessment and closure evaluations. He has successfully negotiated with many environmental regulators, including the US EPA, California RWQCB (North Coast, San Francisco, Central Valley), and California Department of Toxic Substances Control (DTSC), and various Bay Area County Environmental Health Departments and Water Agencies. Andy has a strong technical background in the forest products industry, remedial construction work; excavation and grading; shoring and slot trenching; landfill capping; geotechnical testing; construction management; numerous drilling technologies; soil, groundwater, surface water, and stormwater sampling techniques; soil vapor investigations; indoor air assessments; cone penetrometer, and laser-induced fluorescence investigation techniques; and hydrocarbon forensic evaluation. Andy has assisted the Port of Oakland recently with the TOFC treatment system and remedial trench decommissioning and was instrumental in getting closure of the TRACON facility with the San Francisco RWQCB

Simpson Timber Company, Former Eureka Plywood Mill, Eureka, CA

Project Manager. Project manager for the former Eureka plywood mill. Site contamination included residual fuels, pentachlorophenol, and dioxins in shallow soil and groundwater. The project included significant litigation support in defense of the client against a Clean Water Act (CWA) lawsuit levied by a local citizens group, technical assistance related to an in an insurance coverage matter, and expert litigation support services in a related property damage lawsuit. The site remediation work included permitting a sediment excavation to remove dioxins and petroleum hydrocarbon, and wetland restoration effort conducted within a former drainage swale leading into Humboldt Bay. The project entailed stabilization, excavation, and off-site disposal of approximately 3,300 cubic yards of dioxin-affected sediment, and will include detailed waste characterization and approval processing with appropriately licensed landfill disposal sites. The remedial plan required extensive permitting, including a USACE 404 permit, RWQCB 401 Water Quality Certification, and a Coastal Development Permit.

Collins Companies, Klamath Falls Lumber Mill, Klamath Falls, OR

Principal. Provided technical evaluation and support to Collins regarding legacy environmental impacts to this large lumber mill facility. Site environmental concerns included several major industrial operations conducted adjacent to the Klamath River, including former landfill and burn dump, power generation, wood treatment, fuel storage, and heavy equipment repair. A data gap analysis and review of out-of-date environmental risk assessment work revealed potential off-shore impacts to river sediment from metals, polychlorinated

biphenyls (PCBs), and dioxin/furans. Subsequent data gap investigation included collection of sediment cores and chemical analysis prior to sediment removal activities..

AMBER KOSTER, PE | *Senior Associate Engineer*

TASK 3 : Phase II ESA

20+ Years' Experience

Amber Koster has over 20 years of environmental engineering experience in work plan development, site characterization, mitigation, remediation, monitoring, and project management of sites impacted by volatile organic compounds, petroleum hydrocarbons, pesticides, polychlorinated biphenyls, and metals. Her project management skills include regulatory interaction, implementation and management of environmental site investigations, mitigation, and remediation efforts, analysis of field data, permitting, planning, staffing, and project budget tracking. She has extensive experience in preparing technical reports in accordance with local and federal regulations and guidelines.

Ms. Koster has prepared Investigation Work Plans, Phase II Site Assessments, Conceptual Site Models, Feasibility Studies, Remedial Action Plans, and Remedial Implementation Reports. She has developed, implemented, and managed soil, soil vapor, sub-slab soil vapor, indoor air, and groundwater investigations. She has developed remedial cost estimates totaling over $50 million involving site investigation, site management, and site remediation for a wide variety of clients. Amber has experience with the preparation of soil import and management plans, and development of work plans for the comprehensive chemical characterization of buildings, slabs, and underlying soil for a large public-sector client.

Ms. Koster has been involved with the design, permitting, installation, operation and maintenance, and reporting for active remediation systems and active vapor intrusion mitigation systems.

Otay Mesa Development, Major Industrial Real Estate Developer, San Diego, California (2024 - present)

Project Manager. Implemented work plans for data gap investigations of soil, soil-vapor, and groundwater to approximately 100 feet below ground surface. Developed a soil management plan in accordance with the Regional Water Quality Control Board, San Diego Region, Waiver 8 regulations.

Fashion Cleaners, Clayton Valley Shopping Center, Concord, California, Regency Centers (2015 - present)

Project Manager. Project manager for site investigation and remedial activities at a former dry-cleaning operation within a retail shopping center. Investigations have included passive soil vapor, soil, groundwater, soil vapor, sub-slab soil vapor, and indoor air sampling to delineate the impact of volatile organic compounds (VOCs). Remedial activities have included source area delineation and excavation. Current site work includes the design, installation, and operation of a sub-slab depressurization system for vapor intrusion mitigation under Regional Water Quality Control Board (RWQCB) oversight and permitting of the mitigation system through Bay Area Air Quality Management District (BAAQMD).

JAMES FARROW, PG, CHG | *Principal Hydrogeologist*

QA/QC Manager and Assistant Project Manager

30+ Years' Experience

James will serve as QA/QC and Assistant Project Manager and has over 30 years of environmental consulting experience, including investigative, management, and advisory roles in site characterization, remediation, and potentially responsible party (PRP) work, and has worked extensively throughout California, Oregon and Washington on brownfield redevelopment projects including lumber yards and mills. Such projects have followed USEPA protocols, including the preparation of QAPPs, SAPs, Health and Safety Plans (HASPs), and other reporting. James is familiar with California land quality regulations, having worked in the State for over 15 years on numerous ESA and remediation projects, and has brought many sites to regulatory closure. He is a proven effective manager of multidisciplinary consultants and subcontractor teams and has extensive experience in managing the following Brownfield-related contracts:

County of Tillamook, Community-wide Brownfield Grant Phase I and II ESAs

Management and technical review. Four Phase I ESAs have been completed to date and Phase II ESAs and generic and site-specific QAPPs prepared.

Oregon Metro, On-Call ESA Services for Flexible Brownfield Services and Natural Area Acquisition Contracts

Management and technical review of over 25 ESA projects from 2012 to present. Many projects have EPA Brownfield Grant funding and require completion of a generic QAPP, SAP, and HASP review by the USEPA.

Darren Roth | *Senior Staff II Geologist*

TASK 3,4: Phase II ESA and Planning, Health & Safety Director

20+ Years' Experience

Daren Roth has over 20 years of environmental consulting experience working on a variety of projects throughout the United States. He is responsible for the development and implementation of Terraphase's corporate health and safety (H&S) programs and policies. Mr. Roth's duties include the management of the medical monitoring program, hazard assessment and mitigation, health and safety plan (HASP) development and review, tracking and analyzing H&S metrics, Occupational Safety and Health Administration (OSHA) and client safety reporting, employee exposure monitoring, and coordination of environmental and safety training. He uses leading indicators including data from field safety audits and task safety observations, recording and reporting on near-misses, and feedback from various internal resource groups to assess the effectiveness of the Terraphase H&S program and associated trainings.

Mr. Roth has been the field and task manager during in-situ remediation projects, which involved the injection of various substrates for the remediation of groundwater affected with VOCs, metals, and petroleum

hydrocarbons. He has also been the field construction manager on many engineering and remedial construction projects where he was responsible for the daily interaction with earthwork subcontractors as well as management of extensive air monitoring and H&S programs.

Port of Oakland On-Call Environmental Services, Oakland, California, Port of Oakland (2013 – 2022)

Project Manager. On-call environmental services to support the Port of Oakland in environmental risk management, remediation, hazardous materials projects, site permitting, response to regulatory agencies, property transaction due diligence, storm water pollution prevention, and site investigation and remediation activities. Preparation of work plans; third-party review; Leaking Underground Fuel Tank (LUFT) site investigations, including soil and groundwater sampling, and UVOST investigations; closed landfill monitoring; agency negotiations and low-threat closure requests.

City of San Mateo Wastewater Treatment Plant (WWTP) Expansion, San Mateo, California, City of San Mateo/Jacobs (2016 – 2020)

Task Manager. Task manager during the environmental site assessment (ESA) activities completed in advance of the City of San Mateo WWTP expansion. The tasks included the completion of a Phase I ESA and report, preparation of a Phase II ESA Work Plan, implementation of the soil and groundwater investigation activities proposed in the Phase II ESA Work Plan, and the preparation and submittal of a Phase II ESA report and Phase II ESA Addendum documenting the results and providing recommendations for additional investigations and remediation. Additional groundwater sampling and screening were also completed to aid in the construction dewatering permitting and planning. Currently supporting Sundt Construction as part of WWTP expansion construction activities, including profiling support and confirmation sampling following the excavation of soils impacted with metals, semi-volatile organic compounds (SVOCs), pesticides, and polychlorinated biphenyls (PCBs).

ERICA WHITING, LG | *Associate Geologist*

TASK 1: Lead PM, TASK 2 Phase I, Task 3: Lead PM Phase II

18+ Years' Experience

Erica Whiting is a geologist with 18 years of experience in environmental consulting, specializing in contaminated site investigation, remediation, and redevelopment. She has managed projects at former wood products and lumber treatment facilities, overseeing soil, groundwater, and sediment remediation. Her California experience includes large-scale groundwater monitoring programs, soil vapor intrusion assessments, and collaboration with state agencies such as the California Department of Toxic Substances Control and Regional Water Quality Control Boards. She has worked on multiple remediation projects involving former manufacturing and chemical processing sites, collaborating with state agencies such as the California Department of Toxic Substances Control and Regional Water Quality Control Boards. Her technical leadership includes designing and implementing monitored natural attenuation programs, optimizing groundwater monitoring strategies, and applying data-driven solutions for groundwater contamination.

Erica has served as project manager and technical lead for PRP work at the Portland Harbor and Lower Duwamish Waterway Superfund Sites. She has managed groundwater source control remedies, including

hydraulic barriers, pump-and-treat systems, and onsite water treatment under NPDES permits. She has also led sediment characterization for maintenance dredging permits through USACE.

As a seasoned project manager, Erica utilizes industry-standard methodologies to enhance efficiency, minimize risks, and ensure regulatory compliance. She effectively manages technical complexities while coordinating with stakeholders to align project goals and expectations. By leveraging digital project tracking tools such as Microsoft Project, JIRA, and Trello, she ensures real-time progress monitoring, seamless collaboration, and timely milestone completion. With extensive experience managing budgets ranging from $15k to $2.5M, she excels in financial oversight, optimizing resource allocation and cost control while delivering high-quality project outcomes. Her approach emphasizes proactive risk management, strategic planning, and continuous improvement to drive project success and implement sustainable environmental solutions.

Remedial Investigation, Oregon, Former Wood Products Manufacturing Property (2024 - Present)

Technical Lead. Led technical activities for a site investigation and remediation project at a former wood treatment facility with organic and inorganic constituents of concern. Led soil, groundwater, and soil gas assessments under extremely tight deadlines, meeting an expedited investigation timeline to support the development of a Prospective Purchaser Agreement. Directed data collection, evaluation, and stakeholder coordination while providing technical oversight to ensure compliance with regulatory requirements.

Groundwater Source Control, Oregon, Former Petroleum Storage and Oils Manufacturing (2023 - 2024)

Project Manager and Technical Lead. Managed ongoing operations and maintenance, groundwater monitoring, and transition zone monitoring activities associated with a groundwater source control measure at an industrial property adjacent to the Willamette River under agreed order. The groundwater source control remedy includes a below ground surface barrier wall, and an air sparge system for chlorinated and petroleum volatile organic compounds including light nonaqueous-phase liquids (LNAPL).

JULIE WELCH, REPA | *Principal Engineer – Due Diligence*

TASK 2 : Lead Project Manager – Phase I ESA

30+ Years' Experience

Julie will serve as the Phase I ESA Lead for this contract and has 30 years of experience managing multi-site real estate due diligence portfolios for various entities, including local agencies, developers, banks, and commercial, industrial, and private clients. Additionally, at Julie's previous firm, she managed two US EPA Brownfields grant projects: San Diego Community-wide Brownfield Assessment in Southeast San Diego and City Heights and San Diego Brownfield Area-Wide Planning Project for Village at Market Creek, as described below.

Julie holds a Bachelor of Science degree in Environmental Engineering from Rensselaer Polytechnic Institute, Troy, New York, a Hazardous Materials Management Certificate from the University of California, Santa Barbara Extension program, and a Business Management Certificate from the University of California, San Diego Extension program. She is a Registered Environmental Property Assessor (#14066029011231127) with the National Registry of Environmental Professionals and was also a member of the ASTM Committee E50 on Environmental Assessment, Risk Management and Corrective Action (2021) and routinely attends webinars and conferences regarding ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Julie qualifies as an "Environmental Professional" per ASTM International 2021 guidelines and U.S. Environmental Protection Agency (USEPA) "All Appropriate Inquiry" requirements and has extensive experience managing multi-site real estate portfolios for land use, transportation, utility, water and energy planning, and residential, commercial, industrial and infrastructure projects.

San Diego Community-wide Brownfield Assessment, Southeast San Diego and City Heights - City of San Diego

To meet the City of San Diego's goal of revitalizing neighborhoods and improving economic conditions, Julie provided environmental consulting services for meeting regulatory compliance, minimizing environmental liability, resolving environmental issues, and protecting human health and the environment. She served as the Project Manager for the preparation of Phase I ESAs, conducting Phase II ESAs, and other environmental consulting services as needed. This project was funded with a grant from the US EPA Brownfields Program to identify sites for additional environmental review, completion of Phase I ESAs, and completion of Phase II ESAs.

Brownfield Area-Wide Planning Project for Village at Market Creek, Southeast San Diego - Jacobs Center for Neighborhood Innovation

The Brownfields Pilot Program is a US EPA funded Brownfields grant designed to facilitate community involvement in developing an area-wide plan for brownfields assessment, cleanup and subsequent reuse. Julie provided environmental consulting services for the US EPA Brownfields Area Wide Pilot Program for the Jacobs Center for Neighborhood Innovation project. She specifically provided community support services by attending and presenting at a series of community meetings designed to educate community members and discuss community issues with the public

SHAKEEL JOGIA, PE, PMP, CCM, QSD | *Principal Engineer*

TASK 4 : Planning

25+ Years' Experience

Mr. Jogia is a civil engineer and program manager with 25 years' experience in leading delivery of challenging civil infrastructure and environmental remediation engineering and construction programs with intensive stakeholder outreach, including: design of water conveyance and treatment facilities, sea level adaptation shoreline protection measures, green infrastructure/stormwater conveyance and treatment improvements, site planning and design, and construction program management and quality administration for complex civil engineering and construction programs.

At Terraphase, Mr. Jogia leads the company's Site Engineering Service Area, covering the company's site civil engineering, geotechnical engineering, stormwater infrastructure design, and construction project management services.

Vapor Intrusion Mitigation System (VIMS) Design and Construction Quality Assurance (CQA), Oakland CA, Developer Client (2023 - present)

Senior Engineering Review, CQA Program Development. Design manager, senior reviewer, and program development during engineering design and CQA of a VIMS for a 15,000 square foot, 5-story, new residential development. Mr. Jogia provided senior engineering review of design documents, assisted in the planning and coordination of regulatory submittals and design review meetings, and led coordination of the VIMS design with development architectural and engineering designs. Mr. Jogia led development and scoping of the CQA program, and managed implementation of the Terraphase VIMS CQA program during development

construction. Mr. Jogia also provided focused support to help resolve engineering and design issues during VIMS and development construction, including working with the project team, contractors, the developer, and regulatory agency when site conditions or development construction details required fast-response evaluation and revision of the VIMS design.

Chlorinated Solvent Groundwater and Vadose Zone Remediation and VIMS OM&M, Milpitas CA, Industrial Client (2023 – present)

Program Management Subject Matter Expert (SME). Program management SME for a complex remediation project consisting of in-situ remediation of groundwater, soil, and soil gas at a former industrial site which has been redeveloped into high-density housing. Mr. Jogia provides program management expertise, including program schedule management, deliverables planning and status monitoring, scope management, and cost management for the entire program, including development and delivery of the site remediation Feasibility Study, design of the enhanced in-situ bioremediation groundwater remedy, active VIMS OM&M, and soil vapor treatment system testing.

Adrienne Venegas, RG | *Senior Staff II Geologist*

TASK 3,4: Phase II ESA and Planning

7+ Years' Experience

Adrienne Venegas is a Senior Staff II Geologist with a Master of Science in Geology from Portland State University. She received her Geologist-in-Training license from the Oregon Board of Geologists in 2018. Ms. Venegas has 7 years of professional environmental and geotechnical consulting experience that includes planning and performing Phase I and II environmental site assessments (ESAs) and remedial investigations, geotechnical investigations, and various geologic hazard analyses in Oregon and Washington. Adrienne is familiar with collecting soil, groundwater, soil vapor, and stormwater samples, and GIS and data analysis.

Former Weyerhaeuser Log Yard and Plywood Mill Site Investigation, Lebanon Oregon, WesternU Oregon Property LLC (2024 – present)

Adrienne conducted a site investigation to assess potential residual chemical impacts associated with the former sawmill, log yard, and plywood plant prior to potential redevelopment. The site investigation included soil, groundwater, and soil vapor sampling, geophysical surveying, and the installation of piezometers.

Phase I and II ESAs, Multiple Sites in Tillamook County, Oregon, Tillamook County (2023 – 2024)

Senior Staff I Geologist. Conducted Phase I and Phase II ESAs at former industrial and agricultural properties performed as part of due diligence prior to potential redevelopment. Site assessments consisted of sub-slab and soil vapor, soil, river sediment, and groundwater sampling to evaluate hydrocarbons, dioxin and furans, volatile organic compounds, metals, and pesticides impacts.

SUBCONTRACTORS

KEITH ZIOBRON, PE, PMP, CCM, QSD | *Principal Engineer*

TASK 1, 4: Preliminary and Reporting

30+ Years' Experience

Keith has over 30 years of experience in the environmental and general engineering consulting industry. Keith Ziobron will lead CHA services and is a nationally recognized leader in the brownfield consulting industry. He has managed over 20 USEPA grants since 2001 and has worked on USEPA-funded brownfield projects in the Pacific Northwest since 2018. Keith's client-focused approach to environmental engineering, compliance services, and environmental construction observation yields optimized results.

Representative projects include the following:

- Manager of the Tillamook County Community-wide Brownfield Assessment Grant
- Manager of the South-Central Oregon Economic Development District (SCOEDD) USEPA Brownfield Program
- Manager of the City of Chiloquin Brownfield Program
- Manager of Harney County, Oregon Brownfield Coalition Assessment Grant
- Manager of the City of Albany, Georgia Community-wide Assessment Grant Project and USEPA Brownfield Revolving Loan Fund Grants
- QEP for the City of Atlanta's Brownfield Revolving Loan and Assessment Grant
- Manager of Columbia Pacific Economic Development District's Business Oregon Interim Planning Grant (IPG) and EPA RLF
- Manager of City of Madras, OR IPG
- Manager of CCD Business Development District IPG.

RAYLANI REIS, EIT | *Environmental Engineer II, CHA Consultants*

TASK 2, 3: Phase I & II ESA Field Support

Raylani was born and raised in southern Humboldt and attended high school in Eureka. She has a B.S. in Environmental Engineering from Cornell University in New York and has experience in environmental engineering, specifically site investigation including Phase I ESAs and due diligence design/quality assurance project plan (QAPP) development. She recently provided environmental services support for a number of USEPA Brownfield assessment, cleanup, and revolving loan fund projects throughout the US. More specifically, CHA provided support on the following on-going or recently closed EPA grant projects:

- City of Chiloquin, Oregon – Assessment and Cleanup Grants
- Tillamook County, Oregon - Assessment Grant
- Town of Dublin, Virginia - Multipurpose Grant
- City of Adrian, Georgia – Assessment Grant
- City of Atlanta, Georgia – Revolving Loan Fund and Cleanup Grant
- City of Albany, Georgia – Assessment Grant and Revolving Loan Fund Grant
- City of Rome, Georgia – Cleanup Grant
- Columbia Pacific Economic Development District – Revolving Loan Fund Grant

Registrations and Licenses

In addition to ongoing training, our key staff are properly licensed and certified to perform a variety of preliminary site investigations, including those related to Brownfield redevelopment. The majority of key Terraphase staff above staff level have either a Professional Geologist/Certified Hydrogeologist (PG/CHg) or Professional Engineer (PE) license. Staff geologists and engineers assigned to the contract are in training for the PG or PE registration and can be considered QEP as defined by the ASTM E1527-21 and the USEPA Title 40 Code of Federal Regulations (see Org Chart for details).

C. Brownfield Project Experience

Terraphase has extensive experience in all phases of hazardous site cleanup work. We have worked on hundreds of sites. Specifically, Terraphase staff assigned to this contract have been working on site assessment and remediation projects in California following Regional Water Quality Control Board (RWQCB) guidance. Our experience spans all phases of site cleanup work under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), and state-oversight projects – preliminary assessment, remedial investigation, feasibility study, remedial plan, record of decision, and remedial design and implementation. This experience includes work on Voluntary Cleanup Program (VCP) sites and negotiated/ordered cleanup sites involving governmental, commercial, industrial, and Tribal sites in Oregon and Washington. The breadth of this experience includes all stages of site investigation and remediation, along with peer-review and expert witness services.

Our approach toward brownfield redevelopment involves focused planning, investigation, and community involvement, culminating in the transformation of environmentally challenged properties into community assets. We work diligently to strike a balance incorporating remedial and reuse strategies that cost-effectively ready blighted properties for productive community-driven reuse. Terraphase will work directly with the District, USEPA, and other stakeholders to approach each site assessment and planning effort with an end in mind, resulting in brownfield experience that extends far beyond site investigations and remediation. Further, our goal is to achieve community acceptance of each redevelopment effort through a robust community engagement program that incorporates public opinion and sound science to support the overarching goal to use this grant to provide residents and local businesses the opportunity to drive equitable redevelopment.

Terraphase and CHA staff assigned to this contract have successfully **managed more than 20 USEPA brownfield grants** over the past five plus years. CHA's consistent dialogue and working relationship with USEPA results in a

deep knowledge of the regulations, understanding of the agency expectations and interpretations, and access to staff.

Together, our team's approach to grant management and regulatory agency involvement centers around transparency. Our collective goal is to develop strong relationships with USEPA, the RWQCB and Department of Toxic Substances Control (DTSC) project officers/regulators to ensure they understand that our team has the District's best interest in mind. Therefore, should a condition exist where regulatory negotiation is required, relationships will be in place that ensure cost-effective solutions that are protective of human health and the environment are approved and enacted.

The following relevant brownfield core services can be provided:

Phase I ESAs: This service will be performed following EPA All Appropriate Inquiry (AAI) Rules that adhere to ASTM E1527-21 and 40 CFR Part 312 and Preliminary ESA and Transaction Screenings. All Phase I ESA reports will be prepared by an Environmental Professional (as defined by the EPA under the AAI Rule) with the objective of identifying Recognized Environmental Conditions (RECs) and environmental concerns. The work will summarize results from a visual inspection of the site and surrounding properties; interviews with past and present owners, operators, and occupants; review of historical records; review of governmental and environmental records; review of commonly known and attainable records; data gaps and significance of those data gaps; inquiry into environmental cleanup liens; evaluation of purchase price to fair market value; information on known site contaminants; commonly known or reasonably ascertainable information related to the property; and a visual screening for the presence of asbestos-containing building materials and lead-based paint (LBP). Terraphase provides these services to help our clients make informed decisions regarding real estate they currently own or are assessing for potential purchase. As part of our due diligence efforts, we use historical aerial photogrammetry to prepare maps of historical areas of potential environmental concern. Our due diligence experts are experienced geologists and engineers who understand the signs of potential impacts from a wide range of historical industrial activities. Our experts have experience in conducting environmental assessments of many types of properties, including:

- Commercial/industrial properties
- Ports and riverine facilites
- Manufacturing facilities
- Current and former dry-cleaners
- Army and Navy bases
- Major chemical manufacturing facilities
- Plating facilities
- Mills/wood treatment
- Railroads/yards

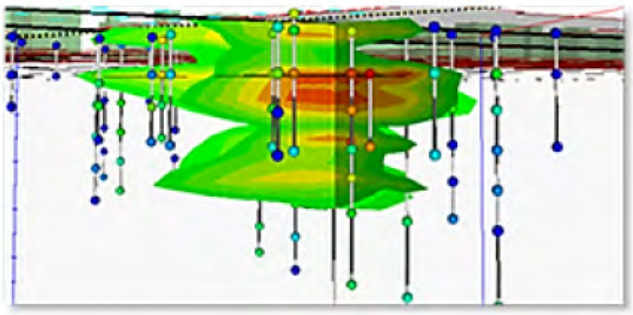
Terraphase is familiar with local, state, and federal protocols related to these services and has staff allocated to this contract with significant experience in this service category. Terraphase staff allocated to this on-call contract have completed approximately **1,000 Phase I ESA projects**. In addition, we have completed Transactional ESAs, Environmental Assessments, Preliminary ESAs, Level 1 assessments for stream restoration and dredge projects, and baseline natural resources evaluations, and have assisted our clients with environmental compliance audits.

Phase II ESAs: Phase II ESAs make up the majority of environmental investigation services performed by Terraphase for clients seeking to acquire or redevelop property. Recent site assessments to investigate and delineate soil and water impacts have been conducted for baseline survey projects, street improvement projects, sediment dredging projects, capital improvement projects, and brownfield redevelopment. Our proposed staff include geologists, hydrogeologists, and engineers with years of experience in the analysis of local geological, hydrogeological, and environmental conditions, including aquifer properties, and vertical in addition to horizontal flow gradients.

All Phase II ESAs are conducted in general accordance with the ASTM International Standard Practice for all media types including soil, groundwater, soil gas, air, surface water, and sediment. In addition, we have experience in remediation cost estimation and risk assessment services. We are an active participant in the development of new environmental regulations and data collection protocols through our participation in the Interstate Council for Regulatory Technology (ITRC). We have conducted hundreds of site investigations in a wide variety of settings, including urban areas, parks, along waterways, ports, pulp and paper mills, large industrial facilities, and electrical generating facilities, and for a variety of contaminants, including petroleum hydrocarbons, volatile and semi-volatile organic compounds (VOC/SVOCs), per- and polyfluoroalkyl substances (PFAS), polycyclic aromatic hydrocarbons (PAHs), PCBs, metals, pesticides, dioxins, and radionuclides. We are familiar with sampling all media types (soil, groundwater, sediment, surface water, soil vapor, and air) and employ appropriate sample collection tools and methodologies to minimize cost and maximize the value of the data collected. Our experience and capabilities span a wide range of environmental investigations, including:

- Remedial Investigations (RIs) at Comprehensive Environmental Response, CERCLA, Resource Conservation and Recovery Act (RCRA), and Department of Defense (DoD) sites
- Soil sampling using a variety of techniques (direct-push, hollow-stem auger, sonic)
- Sediment Evaluation Framework Investigations using Vibracore and other sampling tools
- Groundwater & pore-water sampling (wells, Hydropunch, passive diffusion bags, centrifugation)
- CPT borings and interpretation to determine site lithology
- Soil-vapor investigations and indoor-air sampling
- Geophysical surveys
- Waste characterization
- Sampling for speciation of redox-sensitive metals (selenium, arsenic, chromium)
- Trace-metal clean sampling (“clean hands-dirty hands” technique)
- Source Identification through the use of forensic chemistry and/or engineering studies
- Source zone/plume characterization using in-situ techniques such as Membrane Interface Probe/ Laser-Induced Fluorescence

Our field work associated with the various steps of investigation and cleanup has included subsurface investigation, grab sampling, soil borings, composite and statistical sample collection, and remediation system installation and operation and maintenance (O&M).



In addition, Terraphase engineers and geologists assigned to this contract have designed and successfully implemented cost-effective interim and final remediation strategies and have assisted our clients in negotiating creative and innovative remediation programs. Therefore, a wide range of remedial cost estimates can be provided as needed.

Remediation Planning: Terraphase engineers and geologists have designed and successfully implemented cost-effective remediation strategies and have assisted our clients in negotiating creative and innovative remediation programs. We work to develop site-specific goals and take into account the life-cycle implications of proposed remedial alternatives to reach a successful project conclusion for our clients. Our capacity to approach complex remediation challenges is based on strong technical knowledge of both traditional and innovative remedial technologies and knowledge of federal and state regulations. We have broad experience in developing and applying remedial strategies for sites affected by metals, chlorinated VOCs (CVOCs), petroleum compounds, pesticides, PCBs, PAHs, and radionuclides. Our experience and capabilities span a wide range of environmental investigations, including RIs at CERCLA, RCRA, DoD, and Department of Energy (DoE) sites. Our remediation experience includes a broad range of remedial technologies including soil-vapor extraction, soil excavation and

disposal, and in-situ groundwater treatment (bioremediation and oxidative compounds). In support of soil and groundwater remediation, Terraphase prepares engineering plans and specifications, obtains necessary permits, and provides construction management services, air monitoring, treatment system O&M, groundwater monitoring, construction quality assurance (CQA), and cap and landfill inspection services. Our remediation services include the development of Remedial Investigation/Feasibility Studies (RI/FSs) and Corrective Action Plans (CAPs), which include the evaluation and cost estimation of remedial options. Terraphase is routinely asked to provide third-party review of remedial documentation and to provide field investigation/remedial implementation oversight.

Quality Assurance Project Plans (QAPPs) and Sampling Analysis Plans (SAPs): Terraphase has extensive experience in the development of work plans, SAPs, USEPA approved generic and site-specific QAPPs, and reports for each phase of the investigation and remediation. Terraphase is often asked to provide feedback on QAPPs and SAPs provided by other consultants and the extent to which other consultant's investigations conform with QAPPs or established regulatory guidance. Terraphase staff also provide in-house and contracted data validation services.

Health and Safety Plans (HASPs): All fieldwork will be conducted safely in accordance with a site-specific HASP. The health and safety of our workers, clients, and surrounding communities is paramount to our work. Our site-specific HASPs are developed in accordance with OSHA standards, 29 Code of Federal Regulations Subsection 1910.120 for Hazardous Waste Operations and Emergency Response (HAZWOPER) sites, as appropriate based on the size and length of the project.

Risk Assessment (RA): Terraphase has the capability and experience to provide the District with both qualitative and quantitative RAs in support of protective cleanups based on mutually acceptable cleanup standards for various impacted media. Human health and ecological RAs can be performed in addition to conducting fate and transport assessments to ascertain if any of the contaminants of concern (COCs) pose an unacceptable risk to human health and the environment. Terraphase risk assessors can work with the investigation design team to ensure that statistically significant datasets, including relevant background data, are collected to ensure efficient use of field resources.

Data Management: Terraphase has a strong team of specialists dedicated to managing, analyzing, and visualizing site data. From drafting report figures, compiling analytical databases to visualizing data in a geographic information system (GIS), from drawing construction plans with computer-aided design (CAD) to creating three-dimensional (3D) models and performing volumetric calculations, our team provides the full range of services required to evaluate site data effectively. Terraphase routinely uses OneDrive and Microsoft Teams to share documents with staff and clients. Terraphase also develops and maintains databases using both EQUIS and ESdat environmental data management software to enhance the interpretation and reporting of data collected. We also regularly perform statistical analysis on data collected using the EPA's ProUCL software to make better decisions, and we have developed in-house software using PowerApps, Microsoft Access, and Python libraries to streamline tasks and functions.

D. Example Projects

The following projects with references are presented to highlight our experience, specifically with the assessment and remediation of gasoline service stations, dry cleaners, automotive, agricultural and mill sites:

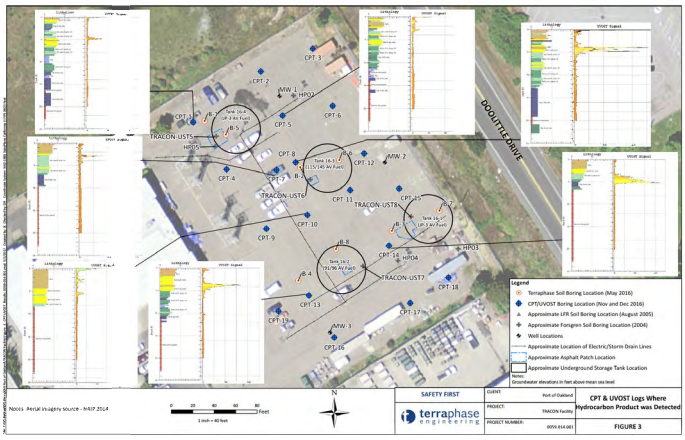
Port of Oakland, TRACON Site , Oakland, California

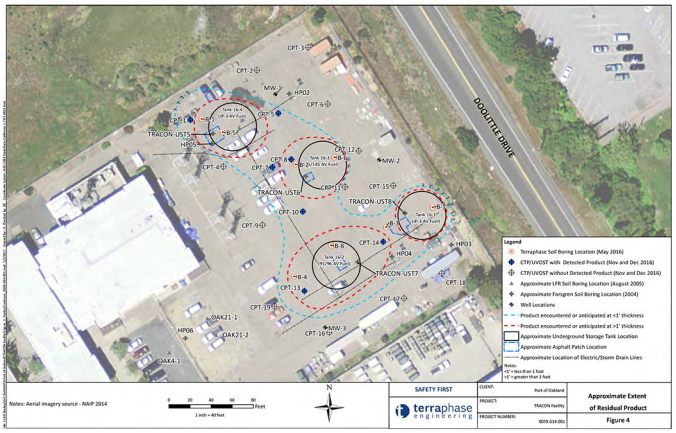
Client: Port of Oakland Years of Service: 2017 - 2019 Budget: $175,000

Description: Terraphase completed a soil, groundwater, and LNAPL delineation study at the Federal Aviation Administration facility located on Port of Oakland land near the Oakland International Airport. The facility was

originally constructed during WW2 by the US Army Air Force, as a fuel storage and distribution facility. The 4 approximately 50-foot diameter concrete underground storage tanks (USTs) had been decommissioned by demolition the tops of the tanks and filling them with gravel before paving over the surface for the TRACON parking lot.

Starting in the early 2000s, multiple environmental investigations had been completed by others to assess impacts from the former USTs, which previously contained various jet fuels and aviation gasoline mixtures. The environmental investigations included samples collected from excavations, borings, and monitoring wells. While site data confirmed impacts including the presence of fuels floating on top of the groundwater table (LNAPL) from the former USTs, the full extent of LNAPL was unclear. The lack of understanding of the nature and extent of the LNAPL, and its potential to migrate off-site was a significant hurdle to obtaining regulatory closure from the San Francisco Regional Water Quality Control Board.





Terraphase was contracted in 2016 to implement a work plan for a soil and groundwater investigation using direct push technology (DPT). The results of the investigation identified petroleum impacted soil and groundwater and residual petroleum product and sheen near three of the four USTs but could not determine the depth and thickness of the LNAPL. To evaluate the vertical and horizontal extent and assess the types of product present in the vicinity of the former USTs, Terraphase proposed an investigation that included the advancement of Cone Penetration Tests (CPT) equipped with UVOST. The use of UVOST (Ultra Violete Optical Induced Fluorescence) to identify the thickness and types of LNAPL, plus CPT (Cone Penetrometer) which provides extremely detailed lithologic data, allowed Terraphase to determine the extent, relative types, and mobility potential of the LNAPL. The investigation was conducted in 2017 and included advancing 19 borings over three days to a depth of 20 feet below ground surface (bgs). This effort combined CPT and UVOST technology to simultaneously collect lithologic and hydrocarbon data, allowing for both vertical and horizontal delineation of LNAPL contamination, including perimeter control at most areas of the site. The availability of real-time field data allowed for step-out borings to be advanced to establish a perimeter control points without requiring additional mobilizations.

The UVOST and CPT data was critical in delineating the vertical and horizontal extent, and demonstrating the limited mobility, of the residual petroleum product, which was shown to be contained within the native clayey sediments in the immediate vicinity of the original UST excavations. This data was used in conjunction with groundwater monitoring and other historical data to complete the Conceptual Site Model and support the request for closure under the RWQCB Low Threat Closure Policy. The site was deemed eligible for closure in 2019.

On-Call Environmental Compliance Services, Port of Oakland, Oakland, California (2012 - ongoing)

Client: Port of Oakland Years of Service: 2012-present Budget: $1,500,000

Description: Terraphase provides on-call environmental compliance services to the Port of Oakland. The scope of services under this contract includes environmental risk management, site permitting, regulatory agency interaction, property transaction due diligence, storm water pollution prevention, and site investigation and remediation.

Projects performed to date include:

- Characterization of three large soil and debris stockpiles (>45,000 cy) for potential future reuse or offsite disposal, including statistical data analysis. DTSC approved the proposed material management approach.
- Evaluation of sale and demolition considerations for a 12,000-gallon Convault AST
- Third-party review of investigation work plan for former substation and observation of field work
- Development of a closure strategy for two LNAPL-contaminated sites (TOFC and UPMF sites), including a comprehensive review of historical documents and evaluation of site conditions relevant to low-threat closure. Additional activities including gauging existing wells and sumps, and uploading historical documents to the SWRCB GeoTracker site.
- Development of a stormwater compliance program for the Oakland International Airport, including preparation of an airport-wide SWPPP, and training of tenants
- Prepared recommendations for investigation of, upgrades to, and maintenance on storm water treatment bioswales and retention areas at Oakland International Airport South Field.
- Completion of a soil and groundwater investigation in the vicinity of three former USTs
- GIS mapping of Port post-construction BMPs
- Landfill-gas-well installation and monitoring and maintenance of a methane detection system at the North Port of Oakland Former Refuse Disposal Site
- Landfill-gas, groundwater, and surface water monitoring at a former landfill site currently occupied by a golf course.
- Completion of 5-Year review for the remedial action implemented at Jack London Square Cinema
- Bike lane signage design and installation in the vicinity of the intersection of Harbor Bay Parkway and Ron Cowan Parkway, Alameda, CA
- Gauging of groundwater monitoring wells adjacent to an airport hangar to assess seasonal variations in groundwater elevation and flow direction, and the abandonment of one monitoring well at the site
- Soil and groundwater investigation using state-of-the-art in-situ technologies (UVOST®) in the vicinity of four decommissioned USTs at a Formerly Utilized Defense Site near the Oakland International Airport, resulting in the site being considered for closure under the RWQCB Low Threat Closure Policy.
- Odor and air quality assessment at the Oakland International Airport Service Animal Relief Area
- Preparation of a Work Plan for the decommissioning of a defunct groundwater extraction and treatment system at the Trailer-on-Flat-Car site

Flexible Brownfield Services, Phase I/II ESA and HBMSs, Multiple Properties Multnomah and Clackamas Counties, OR

Client: Oregon Metro Years of Service: 2018-current Budget: $150,000

Description: Oregon Metro has been the recipient of USEP Brownfield funding. Most recently they were awarded $15M. Terraphase was retained over two contract cycles to provide Brownfield support services including Phase I and II ESAs and numerous Phase I and II ESAs at large-acreage properties that have included farmland, farm buildings, and residential homes per ASTM E-1527 and ASTM E-1903 standards, have been completed since 2018. Possible sources of contamination have included dump sites, agricultural chemicals, USTs, septic tanks, HOTs, and dry wells. In 2019, Terraphase was contracted to provide a preliminary hydrogeologic assessment of TPH impacts at a water supply well located in East Portland. In 2021, Terraphase performed an HBMS and collected drinking water samples from a property being purchased by Metro for use as affordable housing. James Farrow is a trusted resource for Metro and has successfully managed a variety of environmental projects with Metro since 2012 under a variety of environmental on-call contracts.

Simpson Investment Company, Former Lumber Remanufacturing Facility, Arcata, CA

Client: Simpson Investment Years of Service: 2013-2023 Budget: $94,000

Description: Terraphase assisted Simpson Investment Company to obtain closure of their former remanufacturing facility located in Arcata, California. Terraphase took over the project from an incumbent consultant who had been performing routine groundwater monitoring of the site for many years. Terraphase reviewed that work and developed a strategy to approach the North Coast RWQCB Evaluation with a proposal for closure. After successful negotiations, including presentation of the data in a more comprehensive manner, Terraphase was able to convince the regulators that the site was ready for closure, following a limited investigation to confirm that a few data gaps that had not been previously addressed were of no concern. This project also included preparation of a Five-Year-Review Report and request for site closure, groundwater monitoring, groundwater treatment pilot study, well abandonment, agency negotiations, and preparation of a Site Closure Report. Site closure was negotiated with no active remediation.

Simpson Investment Company, Former Eureka Plywood Mill, Eureka, CA

Client: Simpson Investment Years of Service: 2007 -2018 Budget: $3,000,000

Description: The former Eureka Plywood mill made decorative redwood siding. In addition to chemicals normally associated with plywood mills, including petroleum hydrocarbons, formaldehyde, and other types of resins, PCP was used to protect the siding from fungal staining. One area on site and an adjacent drainage ditch that flowed into Humbolt Bay were affected by PCP, which also contains dioxins and furans which are more toxic. Mr. Lojo managed the investigation and cleanup of that and other portions of the site while at a previous firm. The site remediation work included permitting a sediment excavation to remove dioxins and petroleum hydrocarbons, and a wetland restoration effort conducted within the drainage ditch. The remedial design included excavation and off-site disposal of approximately 3,300 cubic yards of dioxin-affected sediment, and reconstruction of the wetland habitat on top of an impermeable liner needed to keep deeper residual contaminants in shallow groundwater from re-contaminating the wetland habitat. The remedial plan required extensive CEQA review and environmental permitting, including a USACE 404 permit, RWQCB 401 Water Quality Certification, and a California Coastal Development Permit. It also included a Humboldt Bay Harbor District Permit, City of Eureka Grading Permit, and a North Coast Railroad encroachment permit.

The remedial work was completed in 2009 and received an innovative design award from USACE. Terraphase was later requested by Simpson to obtain official regulatory closure of the site, which was completed in 2018, allowing Simpson to sell the property. Terraphase was retained by Simpson to obtain closure of the site work which had been in a long-term monitoring phase since completion of the remedial action. Terraphase successfully negotiated closure of the site with the North Coast Regional Water Quality Control Board in 2018, and only requires annual inspections now.

CHA: Comprehensive Brownfield Studies, Chiloquin, OR

Client: City of Chiloquin Years of Service: 2022-current Budget: $400,000

Description: CHA's Keith Ziobron and Sam Urban helped establish and are currently managing the City of Chiloquin's Brownfield program, which has leveraged a series of state and federal funding sources, including:

2021 Business Oregon Assessment grant for the pre-acquisition due diligence of the former Markwardt Brothers Garage site, a property that was transferred to the City of Chiloquin by the Klamath County ($56,000)

FY2021 EPA Community-wide Assessment grant ($300,000)

FY2022 EPA Cleanup grant for the former Markwardt Brothers Garage ($402,500)

2023 Business Oregon Cleanup grant for removal of asbestos-containing debris associated with the collapsed Chiloquin Mercantile Building ($220,000)

FY2024 Business Oregon Cleanup grant to supplement EPA Cleanup grant for the Markwardt Brothers Garage ($200,000)

As a rural community with a population of just under 800, the referenced funding, which totals almost $1.2 million, will enable the City of Chiloquin to catalyze redevelopment in the blighted downtown area. More specifically, the city's Brownfield program will clean up two key properties centrally located in the city and assess upwards of 10 other properties. The funds will also be used to develop reuse/disposition strategy plans for two to three additional properties, including a 20-acre former lumber mill. CHA's combined contracts with the city are just over $400,000 under multiple agreements. They recently completed the cleanup of the Chiloquin Mercantile site and the cleanup of the Markwardt Brothers Garage this summer. Oregon DEQ provided a no-further action ruling for the cleanup of the Markwardt Bothers Garage which facilitated the award of a $16M EPA Community Change Grant.

Klamath Falls Oregon Lumber Mill Site, Legacy Liability Strategic Support, Maintenance Dredging, and Soil and Sediment Management | Collins

Client: Collins Pine Company Years of Service: 2017 - present Budget: $140,000

Description: Terraphase provides strategic support services to Collins, managing legacy environmental liabilities at a 660-acre sawmill and timber processing facility originally constructed by Weyerhaeuser in 1929. The site now operates as a hardboard and particleboard mill with associated process and furnish storage areas, and maintenance and administrative operations. The facility is an ODEQ cleanup site with documented releases affecting soil, groundwater, sediment, and surface water. Contaminants of concern include pentachlorophenol, polychlorinated biphenyls, dioxins, lead, petroleum hydrocarbons, asbestos, and chlorinated hydrocarbons. Under this contract, Terraphase provides environmental risk management, regulatory coordination, and stakeholder engagement. Key projects completed to date include:

- Performed a sediment investigation and subsequent dredging design, permitting, and implementation for two firewater intake areas in the Klamath River.
- Prepared a data gaps assessment to evaluate historical environmental activities performed for legacy environmental liabilities and provide third party review of human health and ecological risk assessment, to identify areas requiring further investigation.
- Led and participated in strategic stakeholder meetings with stakeholders to assess current status of environmental liabilities to support pursuing no further action with ODEQ.
- Developed reserve estimates for future environmental management and remediation efforts.
- Prepared a Sediment and Soil management plan to manage future handling of soil, groundwater, and sediment at the Site.

Value added: Terraphase brings high-level expertise and strategic problem-solving to help Collins effectively manage environmental liabilities while supporting ongoing operations. By integrating liability management with operational needs, Collins can mitigate risk and identify efficiency for future development within areas governed by the Soil and Sediment Management Plan. With the experience in wood-processing legacy environmental issues, Terraphase provides specialized knowledge across soil, groundwater, soil vapor, surface water and sediment.

CHA: Columbia Pacific Economic Development District (Col-Pac) Brownfield Program, OR

Client: Columbia Pacific, OR Years of Service: 2021-current Budget: $160,000

Description: Keith Ziobron, PE, leveraged a Business Oregon Interim Planning Grant (IPG) to facilitate the development of Columbia Pacific Economic Development District's (Col-Pac's) Brownfield Program. To initiate the program, Keith facilitated four stakeholder meetings with leadership from Col-Pac's four-member counties and ultimately determined that it would be best for Col-Pac to apply for a Revolving Loan Fund Grant and Tillamook-wide assessment grants. The IPG funded the development of the three winning FY2022 grant applications. Furthermore, CHA is currently managing ColPac's EPA revolving loan.

Former Weyerhaeuser Log Yard Site Characterization, Lebanon, OR

Client: Nixon Peabody Years of Service: 2024 to present Budget: $600,000

Description: Terraphase was retained for due diligence and site characterization at a 120-acre former sawmill and plywood plant in support of obtaining a prospective purchaser agreement (PPA) with Oregon Department of Environmental Quality (ODEQ) prior to purchase and redevelopment of the property as a Health Sciences University. Terraphase worked with the ODEQ to conduct an extensive investigation to address data gaps from previous investigations, as identified in the Work Plan reviewed and approved by ODEQ to identify and assess potential remedial measures necessary to redevelop the Site. The property was vacant at the time of site characterization, but formerly included a landfill, plywood plant, railroad spur, sawmill, log yard, several large log ponds. Terraphase reviewed historical documentation and prepared a work plan summarizing the available data and proposing a scope of work to fill the data gaps. Terraphase implemented the ODEQ-approved work plan which included the collection of soil samples from 45 test pits, groundwater samples from 22 borings, and soil gas samples from 16 temporary vapor points; the installation, development, and sampling of 6 piezometers; and a geophysical survey which included terrain conductivity, ground penetrating radar, and resistivity surveys. The results of the investigation were presented to ODEQ and the PPA was accepted for the Site. Terraphase is currently working with ODEQ to develop the scope of the supplemental investigation and potential Remedial Action Plan.

Treasure Island Redevelopment Project Environmental Due Diligence and Construction Compliance San Francisco, CA

Client: Treasure Island Development Group Years of Service: 2010-Current Budget: $8,270,000 to date

Description: Treasure Island is one of the largest development sites in the San Francisco Bay Area, which will showcase 8,000 new residential homes, mixed-use space for retail and commercial ventures, and over 300 acres of public parks and open space. The residential plan includes a diversity of homes from townhomes to mid-rise and high-rise towers. The master developer, Treasure Island Development Group (TIDG), is currently redeveloping the former Naval Station Treasure Island, which includes Treasure Island and Yerba Buena Island. During the entitlement process, Terraphase Engineering Inc. (Terraphase) provided environmental due diligence support of land parcels to be transferred from the Navy to the developer under a Feasibility to Transfer (FOST), implemented as part of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) process. To date, approximately 430 acres of land parcels have been transferred from the Navy and approximately 67 acres on Treasure Island are currently being investigated by the Navy for eventual transfer. Terraphase attends the Base Realignment and Closure (BRAC) Cleanup Team meetings, on behalf of TIDG, to assess and advise on outstanding environmental issues for the remaining land parcels. Following the initial land parcel transfer process and prior to the start of construction, Terraphase prepared a comprehensive Soil and Groundwater Management Plan (SGMP) (formally accepted by regulators) in 2016 to comply with the California Environmental Quality Act (CEQA) Final Environmental Impact Report (FEIR) Mitigation Measures, Regional Water Quality Control Board (RWQCB) and Department of Toxic Substances Control (DTSC) land-use restrictions, and San Francisco Department of Public Health (SFDPH) requirements. The

SGMP, which was updated in 2023, addresses all aspects of construction including soil and groundwater management protocol for environmentally and non-environmentally restricted sites, soil import criteria (approximately 2.5-3 million cubic yards is required), contractor training, unknown conditions response, and dust and stormwater compliance practices. Terraphase provides the following services to TIDG during construction: Phase I Environmental Site Assessments (ESAs), import soil review, environmental planning, regulatory support, and on-site oversight, including soil excavation for lead-based paint within building dripline areas, excavation and grading activities within environmentally restricted areas, site-wide dust monitoring compliance, hazardous materials assessment, and construction dewatering. Terraphase also supports vertical lot developers with these same services on Treasure Island and Yerba Buena Island.

Remedial Design & Construction, Installation Restoration Site 3, Former Naval Fuel Depot Point Molate Richmond, CA

Client: City of Richmond Years of Service: 2013-present Budget: $2,500,000

Description: Since 2013, Terraphase has served as the environmental engineering consultant to the City of Richmond for the remediation and redevelopment of the former fuel depot. We have executed over 50 work orders in the last 10 years. Our work has included preparing the design of the remedial solution and oversight for the execution of the remedial action that would allow for redevelopment of the property. At IR Site 3, the Navy operated a waste oil pond, resulting in extensive petroleum impacts to the soil and groundwater. Characterization included advancing over 100 borings and developing a novel approach to assess mobility of petroleum products in the subsurface. We developed a Feasibility Study and Remedial Action Plan, which were presented to the community through a public outreach process. We regularly meet with the local community group regarding site remedial activities. We prepared remedial design documents and provided oversight of the $13.5 million removal action for petroleum-contaminated soil along the waterfront, including excavation of 200,000+ tons of waste soil contaminated with petroleum, lead, and PAHs. We continue to develop and update cost estimates to support residential redevelopment of the site. We also continue to conduct groundwater performance monitoring.

E. Projects References

The following references are provided that can vouch for the quality and timeliness of our work:

Client	Project	Contact Person	Telephone	Email
TEI: Treasure Island Development Group	Treasure Island Redevelopment, CA	Rick Coats, TIDG	(408) 642-9047	Rick.Coats@tisf.com
TEI: Oregon Metro	SW Barbour and Lake Oswego Phase I ESAs	Brian Harper	(575) 571-5503	brian.harper@oregonmetro.gov
TEI/CHA: Tillamook County	Wheler, 3rd Street, Bewley Phase I and II ESAs	Chris Chiola	(503) 842-3408	cchiola@co.tillamook.or.us
TEI: Nixon Peabody, LLP	Lebanon Mill, OR	Alison Torbitt	(415) 984-5008	atorbitt@nixonpeabody.com
TEI: Collins Pine	Klamath	Frank Torresy		

TEI: Simpson Investment Company	Simpson Investment Company	Ms. Betsy Stauffer, Esq., General Counsel	(360) 620-7333	Betsy.Stauffer@Simpson.com

F. Experience Working with Local Agencies

The proposed Terraphase team provides the District with professional staff who have earned the respect of federal, state, and local agencies (see below).

Terraphase Agency Experience

- Bay Area Air Quality Management District
- California Coastal Commission
- California Department of Fish and Wildlife
- California Department of Toxic Resources Control
- California Regional Water Quality Control Board – North Coast
- Department of Defense
- National Oceanic and Atmospheric Administration
- Resource Conservation and Recovery Act
- Toxic Substances Control Act
- US Army Corps of Engineers (USACE)
- US Bureau of Reclamation
- US Coast Guard
- US EPA Regions 9 & 10
- US Forest Service

Terraphase has operated in California since 2010, and senior staff assigned to this contract have worked with the RWQCB for over 30 years. During this time, they have successfully investigated and closed over 20 sites with reported releases to soil and groundwater. As Highlighted above, Terraphase has extenisvie experience working with the North Coast Regional Water Quality Control Board and has received closure on several former industrial sites in the area.

G. Sub-consultant Information

Terraphase will also subcontract required services that we do not provide in-house, such as government records searches, drilling services, geophysical surveys, laboratory analysis, and waste disposal to qualified and trusted partners on prior ESAs. Preference will be given to the inclusion of DBE and local firms including:.

Gregg Drilling, LLC is a 100% Native American-owned, 8(a) Certified contractor specializing in drilling, testing, and remediation services. As a DOD Indian Incentive Program (IIP) eligible company, Gregg Drilling has been providing high-quality drilling services since 1985. The company offers a comprehensive range of environmental and geotechnical site investigation services, including drilling, cone penetration testing (CPT), ultra-violet optical screening tool (UVOST) technology, and other real-time, high-resolution subsurface investigation methods. Their expertise extends to both onshore and offshore drilling projects. Recognized as an industry leader and innovator, Gregg Drilling delivers efficient performance, exceptional service, and a strong commitment to safety for government and private sector clients. Their UVOST vertical profiling tool provides real-time data on fuel-related nonaqueous phase liquids (NAPLs), enhancing site characterization and contaminant delineation for more effective environmental assessments.

In addition to Gregg Drilling, LLC, we've identified the following local subcontractors (see next page).

Subcontractor	Local Firm	DBE Cert. Type	Work Task
(Native Owned) Gregg Drilling	No	8(a) Certified 100% Native American Owned	UVOST, Direct Push Services, high-resolution subsurface investigation methods
CHA Consultants	No	none	Grant Administration, Remedial Planning
Kelly O'Hern Associates	Yes	None	Topographic surveys, ALTA surveys, Hazardous site locating for land use restriction documents.
North Coast Environmental Construction	Yes	None	Phase II investigation field support. Test pits, testing labor assistance.
William Rich & Associates	Yes	None	Cultural Monitoring

We anticipate fees to Gregg Drilling will likely exceed 20% of the total contract amount, and that at least 10% will be allocated to the other three local firms.

3 Project Understanding and Approach

A. Project Understanding

Terraphase understands that the purpose of this RFQ is to select a qualified consultant to conduct site investigation activities for the approximately 270-acre Redwood Marine Terminal I site (RMT I; "Project Area"), in Samoa, California. The assessment and subsequent remediation are critical for the Humbold Bay Offshore Wind Heavy Lift Marine Terminal Project, which aims to redevelop the site into a multipurpose port supporting offshore wind energy.

Scope of Work

The project includes:

- Overall project management.
- Phase I Environmental Site Assessments (ESAs) to be conducted for five parcels within the Project Area.
- Phase II ESAs where recognized environmental concerns (RECs) are identified.
- Followup sampling and analysis plans (SAPs), and initial remediation planning documents including Analysis of Brownfields Cleanup Alternatives (ABCAs), and Corrective Action Plans (CAPs) will be prepared.

Site Overview

The Project Area spans upland and nearshore parcels, with historical industrial activities dating from the late 1800s through the 1990s, primarily focused on lumber milling and shipping. The Project Area currently consists of vacant land, timber storage areas, abandoned infrastructure, and hazardous materials. Ten parcels are incorporated within the Project Area that include:

Current Owner	Assessor's Parcel Number
Humboldt Bay Harbor, Recreation & Conservation District	401-031-040
Humboldt Bay Harbor, Recreation & Conservation District	401-031-078

Humboldt Bay Harbor, Recreation & Conservation District	401-112-024
State of California	401-112-011
Samoa Pacific Group, LLC	401-031-083
California Redwood Company	401-031-054
California Redwood Company	401-031-061
California Redwood Company	401-112-013
Schneider	401-031-071
Sniper Enterprises, LLC	401-112-029

Environmental Concerns and Investigation Needs

Previous investigations indicate that historical operations have impacted soil, groundwater, soil vapor, and sediment with hazardous substances. While some environmental investigations have been conducted, the full extent of contamination remains undefined.

A brief review of Phase I ESAs performed for five of the ten parcels within the Project Area identified the need to investigate the following hazardous substances: lead, dioxin/furans, petroleum hydrocarbons, chlorinated hydrocarbons, and PAHs. Additional identified hazardous substances to investigate including PCBs and asbestos, were also recommended for further investigation. Additional areas of concern and hazardous substances may be identified as part of the proposed scope of work.

Terraphase's Qualifications

Terraphase has extensive experience in Brownfield ESA and remediation services including:

- Characterization and remediation of soil, groundwater, soil gas, air, surface water, sediment, and building materials using cost-effective and appropriate technologies.
- Remediation monitoring, cost estimation, and risk assessment to ensure site cleanup
- Production of accurate and cost-effective Phase I ESAs and targeted Phase II ESAs based on their findings.
- Hazardous building materials surveys (HBMSs) for lead in paint, asbestos, PCBs.
- Environmental construction oversight services to support successful remediation and development.
- Terraphase brings proven experience working with local government agencies and municipalities on similar brownfield development contracts, ensuring responsive, high-quality, and cost-effective consulting services. We are committed to executing the project activities on schedule and within budget, delivering results that meet the District's expectations.
- Terraphase is well-positioned to support the District's efforts by leveraging our expertise in site assessment, remediation, and environmental compliance to help advance the redevelopment of RMT I as part of the broader Humbold Bay Offshore Wind Heavy Lift Marine Terminal Project.

B. Project Approach

Terraphase is committed to the completion of the following Scope of Work outlined in the RFP. A summary of the tasks identified in the RFP, along with our approach, is provided below

Task 1: Overall Project Management

Terraphase will lead this project with a team of experienced professionals committed to efficient execution, regulatory coordination, and stakeholder engagement. The project will be managed by Amber Koster, PE, who will serve as the Project Manager and primary point of contact for all communications with District staff, regulatory agencies, and stakeholders. Her expertise includes regulatory coordination, environmental site investigations, permitting, planning, staffing, and budget tracking. Supporting the project is Andy Lojo, PG, the Qualified Environmental Professional (QEP) for this contract, bringing deep technical expertise to the project, along with Keith Ziobron, PE (CHA), who will assist in project oversight and management.

Upon contract award, Terraphase will schedule a kickoff meeting with stakeholders to align project expectations and establish clear communication protocols. This meeting will set the foundation for monthly status updates, ensuring transparency and keeping all parties informed throughout the project. The project management team will coordinate closely with District staff, regulatory agencies, and other stakeholders to ensure a smooth and efficient project execution that meets all required deadlines and objectives.

Managing a complex environmental project requires a structured and adaptable approach. Terraphase has extensive experience working with municipal clients and government agencies, managing a range of work scopes, procedures, site access requirements, budgets, deliverables, and quality expectations. The Project Manager will oversee contract and budget management, resource allocation, schedule oversight, milestone tracking, subcontractor coordination, and quality assurance. Our team is skilled in executing projects under strict budget limitations and time constraints, developing cost-effective solutions that align with project funding structures.

To maintain financial accountability, Terraphase utilizes Ajera, an internal project management and cost accounting system that provides real-time budget tracking and expense monitoring. Additional planning and task management tools, including Microsoft Project and Microsoft Planner, will support scheduling, progress tracking, and clear team communication.

This structured and proactive project management approach ensures that all aspects of the project are executed efficiently, transparently, and in alignment with project goals while maintaining high-quality results.

Task 2: Phase I Environmental Site Assessment

Terraphase understands that Phase I Environmental Site Assessments (ESAs) have not yet been conducted for five key parcels within the Redwood Marine Terminal I (RMT I) Project Area. These include three parcels associated with California Redwood Company (APNs: 401-031-054, 401-031-061, 401-112-013), one parcel associated with Schneider (APN: 401-031-071), and one parcel associated with Sniper Enterprises, LLC (APN: 401-112-029). In accordance with the RFQ, Terraphase will conduct Phase I ESAs for these parcels following EPA's All Appropriate Inquiry (AAI) Rules (40 CFR Part 312) and ASTM International Standard Practice (ASTM E1527-21). Findings from these assessments will be consolidated into two reports—one covering the California Redwood Company parcels and another covering the Schneider and Sniper Enterprises, LLC parcels—comprehensively documenting site conditions, historical land use, and potential environmental concerns while ensuring compliance with regulatory requirements.

In addition to conducting new assessments, Terraphase will review previously completed Phase I ESAs for parcels owned by the Humboldt Bay Harbor, Recreation & Conservation District, State of California, and Samoa Pacific Group, LLC. These reports will be analyzed to confirm key findings, address any potential data gaps, and ensure all environmental conditions within the Project Area are fully documented. A memorandum will be prepared summarizing the environmental status of all ten parcels and providing recommendations for Phase II ESAs where necessary.

With extensive experience conducting Phase I ESAs on sites with complex ownership histories and diverse industrial uses, Terraphase is adept at assessing properties that have undergone multiple transfers, evolving land uses, and historical industrial operations. Our assessments include visual site inspections, interviews with past and present property owners and operators, historical and governmental record reviews, evaluation of data gaps, and analysis of environmental concerns that may impact fair market value. Given the historical use of the Project Area—primarily for lumber-related operations—Terraphase will develop a coordinated strategy for Phase II ESAs to ensure efficiency and cost-effectiveness. To reduce costs and streamline field activities, assessments will be strategically scheduled, grouping similar tasks across different parcels and conducting drilling activities simultaneously when feasible.

Terraphase also recognizes the importance of regulatory oversight and transparency in tracking environmental assessment progress. Property profile forms will be completed for all ten parcels to document ongoing environmental assessment and cleanup efforts for EPA reporting. These forms will be reviewed and updated as needed at the request of the District.

With deep expertise in real estate transactions, regulatory compliance, and environmental risk assessment, Terraphase works on behalf of buyers, sellers, and lenders to provide objective evaluations that help clients manage risk and make informed decisions. Our experience spans a wide range of property types, including urban commercial and industrial sites, mill sites, manufacturing facilities, plating facilities, gasoline service stations, automobile dealerships, dry cleaners, residential properties, and natural areas. By leveraging our experience and strategic approach, Terraphase will support the District in ensuring environmental due diligence is completed efficiently, accurately, and in compliance with regulatory requirements.

Task 3: Phase II Environmental Site Assessment

Terraphase understands that at least four Phase II Environmental Site Assessments (ESAs) will be conducted as part of this project, with the potential for additional assessments based on findings from the memorandum prepared during Phase I ESA activities (Task 2). To ensure a streamlined and efficient approach, the scope of each Phase II ESA will be detailed in Sampling and Analysis Plans (SAPs), which will be tailored to the specific area of investigation. These assessments will be supported by key deliverables, including a Quality Assurance Project Plan (QAPP), Health and Safety Plan (HASP), and an Unanticipated Discovery Plan. To meet project timelines, initial preparation of these documents will begin concurrently with Phase I ESA activities, ensuring a smooth transition between phases.

With extensive experience conducting soil and groundwater investigations across diverse environmental settings, Terraphase has successfully completed assessments in urban areas, parks, industrial and commercial sites, ports, electrical generating facilities, and waterways. Our investigations have addressed a broad spectrum of contaminants, including petroleum hydrocarbons, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), metals, pesticides, dioxins, and radionuclides. We employ proven field methodologies to ensure cost-effective, high-quality data collection, utilizing appropriate sampling techniques for soil, groundwater, sediment, surface water, soil vapor, and air. Our field efforts may include subsurface investigations, soil borings, grab sampling, composite and statistical sample collection, remediation system installation, and operations and maintenance (O&M). Supporting these activities, Terraphase prepares work plans, SAPs, HASPs, and QAPPs to maintain compliance with state and federal regulations, including ASTM E1903-97 and EPA guidance.

Terraphase also recognizes the importance of cultural resource considerations in environmental site assessments and remediation. Cultural monitors will be utilized as needed throughout these activities, ensuring that all fieldwork is conducted in compliance with applicable historic preservation and tribal consultation

requirements. In addition to working with William Rich and Associates, Terraphase has in-house expertise through our Cultural Resources Group, which is led by an archaeologist with over 35 years of experience in California and other states. Our team meets the Secretary of the Interior's Professional Qualifications for Archaeology (36 CFR Part 61) and regularly completes:

- Background research through the California Historical Resources Information System (CHRIS)
- Consultation with the Native American Heritage Commission (NAHC)
- Field surveys, resource documentation, and evaluation for potential listing on the California Register of Historical Resources and the National Register of Historic Places
- Consultation with state, federal, and local agencies, Native American communities, and other stakeholders
- Preparation of reports in compliance with California Environmental Quality Act (CEQA), National Historic Preservation Act (NHPA), and National Environmental Policy Act (NEPA) for use in State Historic Preservation Office (SHPO) and agency consultations

When cultural resources require further investigation beyond survey and identification, Terraphase archaeologists can provide archaeological site excavation, construction monitoring, rapid response to discoveries made during construction, and, through subconsultants, formal architectural history assessments.

All Phase II ESAs will be conducted in accordance with the latest ASTM standards, including Phase II ESA Method E1903. Terraphase has also developed Contaminated Media Management/Disposal Plans, QAPPs, and SAPs in compliance with USEPA and state regulatory frameworks. A draft report will be prepared for each investigation, documenting investigative methods, validated data, boring logs, and laboratory analytical reports. Figures depicting boring and sampling locations will be provided, along with conclusions, recommendations, and cost estimates for further investigation or remedial action.

Terraphase specializes in tailoring site investigation and remediation strategies to fit site-specific conditions, property end-use objectives, and regulatory requirements. By working closely with regulatory agencies, we ensure that our approaches balance compliance with cost-effectiveness while addressing client goals. Our team has successfully implemented environmental investigations across a wide range of regulatory frameworks, including CERCLA, RCRA, DOD, and DOE remedial investigations. Our expertise includes advanced soil sampling techniques (direct-push, hollow-stem auger, sonic drilling), offshore sediment sampling (Vibracore), and groundwater and pore-water sampling (Hydropunch, passive diffusion bags, centrifugation).

To enhance data accuracy and efficiency, we utilize real-time field screening technologies, such as XRF technology for lead and arsenic, and employ novel in-situ characterization methods, including Membrane Interface Probe (MIP) and Laser-Induced Fluorescence (LIF) for source zone and plume characterization. Our team also conducts source identification through forensic chemistry, soil-vapor and indoor-air investigations, stormwater sampling, and geophysical testing. In addition, we provide specialized waste characterization and trace metal clean sampling using the "clean hands, dirty hands" technique for sensitive redox metals like selenium, arsenic, and chromium.

Upon completion of the Phase II ESAs, Terraphase will develop a remediation strategy that aligns with site conditions, contaminant profiles, and regulatory requirements. Our approach prioritizes cost-effective and practical solutions that meet funding constraints while ensuring regulatory compliance. By integrating field expertise, regulatory knowledge, and innovative investigation techniques, Terraphase is prepared to efficiently execute Phase II ESAs and develop remediation plans that address site-specific challenges while optimizing project resources.

Task 4: Remediation Planning

Terraphase will evaluate site conditions following the completion of Phase II Environmental Site Assessments (ESAs) to determine the necessity for additional Sampling and Analysis Plan (SAP) addendums to refine cleanup strategies and conduct further site characterization. These activities will support the analysis of cleanup alternatives and the development of a Corrective Action Plans (CAPs) to guide site remediation efforts. Our team will engage in ongoing coordination with the EPA, the Regional Water Quality Control Board (RWQCB), and key stakeholders to ensure the collaborative development of an effective and regulatory-compliant cleanup strategy. By integrating stakeholder input early in the process, we will ensure that the selected remedial approach aligns with project objectives, site conditions, and long-term land use plans.

Terraphase has successfully designed and implemented remediation strategies across California and nationwide, assisting clients in navigating complex cleanup challenges. Our approach is based on a deep understanding of federal and California environmental regulations, allowing us to develop site-specific remediation goals that consider both immediate and long-term environmental outcomes. Our expertise includes a wide range of in-situ and ex-situ remedial technologies designed to address contamination in soil, groundwater, and vapor intrusion pathways. We employ in-situ treatment techniques such as stabilization, soil vapor extraction, bioventing, and enhanced biodegradation to remediate contaminants at the source. Where excavation is required, we oversee soil removal, disposal, and engineered containment solutions such as slurry walls and caps. For groundwater remediation, we utilize air sparging, chemical oxidation, permeable reactive barriers, and dual-phase extraction to effectively treat volatile organic compounds (VOCs), petroleum hydrocarbons (TPH), chlorinated solvents, and metals.

To support the remediation planning process, Terraphase will prepare technical documents that detail the selected cleanup strategy and compliance framework. The key deliverables for this phase may include additional SAP addendums to refine sampling strategies and guide further site investigations, an Analysis of Brownfields Cleanup Alternatives (ABCA) to evaluate remedial options and select the most effective and sustainable approach, and CAPs outlining the remediation strategy, implementation framework, and regulatory compliance measures. Throughout the process, Terraphase will ensure that all cleanup decisions are aligned with regulatory requirements and stakeholder expectations, while prioritizing cost-effectiveness and long-term site viability. By leveraging our technical expertise, regulatory knowledge, and collaborative approach, we will deliver a clear, actionable cleanup plan that supports both environmental restoration and future land use development.

C. Project Management

We can provide the District with a motivated, highly responsive management team continuously focused on meeting or exceeding the client's needs and fulfilling project demands. The proposed professional team has a proven track record of effectively managing multiple projects under on-call agreements and has familiarity with different work scopes, procedures, deadlines, site access requirements, expectations for budget, deliverables, quality, and responsiveness typical of subsurface assessment projects. As discussed above, our designated PM, Amber Koster, has successfully managed numerous similar contracts. Andy and other key team members understand through experience that in working for public agencies there must be awareness at all phases of the project for the potential for public scrutiny and interest. They recognize the need to accurately track time and expenditures to justify responsible use of public funds and to work safely. They know that for environmental projects it is especially critical to consider long-term implications related to risk and liability. Andy will also provide technical leadership and be responsible for the

overall quality of our services and will work with an assigned Task Lead on budgeting, allocation of as-needed additional staff, subcontractors, including certified DBE firms, invoicing, and scheduling. Our management approach will include an initial communication with the District to determine project goals and objectives. Once the goals and objectives are established, we will prepare a project scope and schedule, identify resources, agree on project deliverables, and develop a cost estimate for District approval. Task Order management also includes coordination with jurisdictional and/or regulatory agencies, managing our subcontractors, cost and schedule control, invoicing, filing, and miscellaneous office tasks.

Work Quality: Terraphase takes work quality control very seriously and creates repeat client business. We have developed a sound and defensible approach to conducting the field work, provide clear direction to technical staff, and validate the accuracy of assumptions, conclusions, and recommendations in the final report. James Farrow, PG, CHg, the designated Project Quality Manger (PQM), will be responsible for document quality to confirm accuracy of data, reporting consistency, and adherence to client preferences. A summary of our quality assurance/quality control (QA/QC) Program is provided below:

QA / QC Program

Development of Work Scope/Cost	• Utilization of scope templates and standardized budget estimating worksheets. QA/QC by QA Manager.
Project Staffing	• Assign staff dedicated to the contract based on qualification, experience, and appropriate billing rate to control cost, and maintain consistency in data collection/reporting.
Field Data Collection	• Field data collected in e-format to minimize error and time spent transcribing field data (pictured). • Use of standardized sample identification. • Calibrate and test field equipment. • Internal QA/QC on laboratory data and submission in EDD format. • Conduct field audits. • Collection/analysis of adequate trip, field, and duplicate samples.
Data Management	• Use of ESdat to manage and present data in tabular and figure format.
Report Preparation and Distribution	• Use of standardized reporting templates. • Use of Project Coordinator for document editing. • QA/QC by QA Manager.
QA Record Keeping/ Corrective Action	• Collection of QA Records to improve on performance.

Health and Safety: The health and safety (H&S) of our workers, clients, and surrounding communities is paramount to our work. Our commitment to job safety extends beyond our own employees, to our subcontractors, our clients, and the community. The Terraphase H&S team includes a mix of certified safety professionals and project managers, resulting in a very practical H&S program that follows, and often exceeds, Occupational Safety and Health Administration (OSHA) and industry standards, while still allowing our projects to be run efficiently and cost-effectively. Our staff complete industry-required OSHA and Department of Transportation (DOT) training courses, as well as other safety courses that provide the tools necessary to safely plan and implement projects. Our staff are expected to follow the Terraphase safety standards in the office, on the road, and at our job sites. Terraphase strongly believes in Stop Work Authority, which empowers all personnel to stop work if unsafe conditions may exist. Our staff are trained to follow specific H&S procedures to help assess potential risks and mitigate recognized hazards through effective risk management. We encourage the reporting of near-misses and recognize their importance in the prevention of job-site incidents. Site-specific HASPs are also a component of Terraphase's H&S policy and are required for any project that involves field work. Our site-specific HASPs are written in general accordance with OSHA standards, 29 Code of Federal Regulations Subsection 1910.120 for Hazardous Waste Operations and Emergency Response (HAZWOPER) sites, as appropriate, based on size and length of the project.

D. Project Challenges

Terraphase brings the District many years of experience in assessment and remediation planning using USEPA Brownfield grant funds. We are therefore familiar with the report and administrative requirements and funding limitations. We are also familiar with the likely contaminants of concern associated with the property in question for redevelopment. Based on this experience some of the challenges anticipated include the following:

Working within budget constraints. Funding is limited and therefore cost control measures will be included as described in Section 5. We also have the experience, through CHA, to assist the client with additional grants applications.

Site access issues/tenant. We are familiar with access limitations that can present themselves when working at shoreline and Port facilities. We can assist with right of entry agreements and be sensitive to information sharing.

Project schedule and client responsiveness. We commit to it as discussed in Section 4.

Public visibility. We understand that this project may have public visibility. We are familiar with working in situations with high scrutiny by community action groups and the local community. We work with the project stakeholders to identify how to work with third parties to mitigate negative perception.

Travel and availability. We are proud of our record of client responsiveness and have included staff with the availability to manage and execute all aspects of the project. We have also successfully worked in remote locations and subsidized travel costs.

Third party communications. We are sensitive to the project communication with third party interests including tribes.

Task allocation and uniformity of reporting. Terraphase can provide all key environmental services requested and have included trusted local subcontractors to assist. We have templates for QAPP, SAP and ESA reports that have met USEPA approval. Terraphase can also provide the following services not specifically asked for but that might be required during the subsequent phases of development:

- **Hazardous Building Materials Surveys (HBMS):** Terraphase offers a wide range of HBMS services that are often a component of environmental due diligence. Our accredited practitioners provide assessment services in compliance with USEPA and Occupational Safety and Health Administration (OSHA) regulations to properly manage the disturbance or removal of substances considered hazardous in building materials, including asbestos-containing materials, lead-based paint (LBP), polychlorinated biphenyls (PCBs), mold, universal waste, and other regulated materials while protecting workers and building occupants.
- **Geotechnical Services:** Terraphase geotechnical engineers can provide the full gamut of geotechnical engineering services in support of structural design. Specifically, our experts have extensive experience with geotechnical feasibility studies, seismic hazard studies, liquefaction settlement mitigation, and foundation design. Terraphase geotechnical engineers have designed foundations for very large structures with unusually large floor loads. We have performed slope stability analyses for natural slopes, man-made slopes, embankment dams, and slopes in municipal solid waste. We have also designed pre-loads with wick drains to mitigate foundation settlement. Terraphase experts have experience with investigation, design, and failure investigation of tailings piles.
- **Human Health and Ecological Risk Assessments:** Terraphase's team of health scientists brings technical expertise and practical experience to the assessment of risks to human health and the environment in a variety of decision-making contexts, including potentially contaminated sites. Our experts provide risk assessment services to support the investigation and remediation of sites accurately - and as early as possible in the process - at sites across the United States. This often involves the analysis of exposure to a broad range of chemicals under unique scenarios, allowing clients to justify and implement risk management actions expeditiously, as needed, to ensure that human health and the environment are protected.

  Risk assessment can be an extremely powerful tool for supporting the site investigation and remediation process. From determining the need for and extent of sampling, to developing alternatives to active remediation, our risk assessors focus on helping clients manage liability through the implementation of optimized site-specific risk-based closure strategies. In advocating for our clients, we consider the full range of technical, regulatory, and legal options available for risk-based characterization and remediation. We also help our clients and their partners with the full scope of site characterization and remediation services. This includes strategic conceptualization, site investigation, data management, design of remedial action objectives and cleanup goals, tailoring of institutional and engineering controls to enable site redevelopment, and communication with regulatory agencies, the public, and other stakeholders. Through this comprehensive support, Terraphase has gained a strong reputation for helping clients find cost-effective, risk-based solutions for remediation and risk management action.
- **Land Remediation:** Our remediation experience includes the application of a broad range of remedial technologies for soil and groundwater clean-up including the following:

- In-situ groundwater treatment
- Enhanced biodegradation
- Sparging and vapor extraction
- Removal of metals and organics using permeable reactive barriers
- Chemical oxidation
- Precipitation of metals, including hexavalent chromium
- Electrical resistance heating
- Ex-situ groundwater treatment
- Ex-situ soil bioremediation
- In-situ soil treatment
- Physical containment (engineered caps, slurry/sheet pile walls)
- Stabilization/solidification
- Soil-vapor extraction
- Bioventing
- Electrical resistance heating
- Soil excavation and off-site disposal
- Dual-phase extraction
- Cap design
- Stormwater management
- Construction quality assurance
- Reactive barriers

Terraphase engineers and geologists have designed and successfully implemented cost-effective remediation strategies and have assisted our clients in negotiating creative and innovative remediation programs. We work to develop site-specific goals and take into account the life-cycle implications of proposed remedial alternatives to reach a successful project conclusion for our clients. Our capacity to approach complex remediation challenges is based on strong technical knowledge of both traditional and innovative remedial technologies and knowledge of federal and state regulations. We have broad experience in developing and applying remedial strategies for sites affected by metals, chlorinated VOCs (CVOCs), petroleum compounds, pesticides, PCBs, PAHs, and radionuclides. Our experience and capabilities span a wide range of environmental investigations, including RIs at CERCLA, RCRA, DoD, and Department of Energy (DoE) sites. Our remediation experience includes a broad range of remedial technologies including soil-vapor extraction, soil excavation and disposal, and in-situ groundwater treatment (bioremediation and oxidative compounds). In support of soil and groundwater remediation, Terraphase prepares engineering plans and specifications, obtains necessary permits, and provides construction management services, air monitoring, treatment system O&M, groundwater monitoring, construction quality assurance (CQA), and cap and landfill inspection services. Our remediation services include the development of Remedial Investigation/Feasibility Studies (RI/FSs) and Corrective Action Plans (CAPs), which include the evaluation and cost estimation of remedial options. Terraphase is routinely asked to provide third-party review of remedial documentation and to provide field investigation/remedial implementation oversight.

4 Commitment to Schedule

Terraphase understands that the schedule is 1.5 years (6 quarters) starting when the firm contract is to be signed (tentatively March 24, 2025). Terraphase understands the necessity to meet the deadlines set forth by the District such that identified milestones as part of the Humboldt Bay Offshore Wind Heafy Lift Marine Terminal Project are met. Terraphase will work with the District to meet the schedule described in the RFQ, pending cooperation with the District.

Upon notice to proceed, Terraphase will work with the District and other stakeholders to schedule the kick off meeting. To be able to meet the deadlines, where possible Terraphase will coordinate multiple activities. For example, During preparation of the Phase I ESAs, the QAPP, HASP, UDP, and SAPs drafts will also be prepared. During report prep for the Phase II ESAs, the SAP addendums, ABCA, and CAP materials can begin.

As described in Section 3, Terraphase employs use of project management software to manage schedules and concurrent activities; Float resource management software to identify project needs and staff availability; and weekly staffing meetings within each office to understand upcoming project deadlines. Terraphase has

experience with managing scheduling regarding turnaround times for laboratory data/data validation, and regulatory timeframes.

5 Cost Control Methodology

Terraphase understands that the District has been awarded a $500,000 Brownfields Assessment Grant to complete the scope of work, and that a portion of the grant will be used for administrative purposes to the District and regulators. Terraphase understands that there is not the capacity to absorb additional costs. A summary of our cost control methodology is provided below.

Real-Time Budget Tracking and Cost Control

We utilize **Ajera**, our internal project management and cost accounting system, to provide real-time updates on project costs and expenditures. This enables our project managers to closely monitor spending, track budget performance, and make data-driven decisions to prevent overruns. Additionally, our team employs **earned value analysis (EVA)** to assess project progress against budgeted costs, allowing early detection of potential financial risks and proactive corrective actions.

To further enhance project oversight, **Terraphase is integrating project management software** into our project management framework, improving task tracking, communication, and resource allocation.

Proactive Planning and Efficient Execution

A well-structured approach to project planning and execution helps us optimize cost efficiency while maintaining high-quality deliverables. Our strategies include:

- Comprehensive Planning & Communication:
    - Internal project scoping and scheduling meetings to align work with budget constraints
    - Project kick-off meetings to clarify objectives, expectations, and budget constraints
    - Monthly itemized invoicing with budget and schedule updates
    - Regular project updates via email or phone to maintain transparency
    - Post-project evaluations to identify areas for cost and process improvement
- Resource Optimization & Cost Efficiencies:
    - Strategic Staffing – Assigning well-trained junior staff for appropriate tasks while leveraging senior staff oversight to ensure efficiency without excessive costs
    - Local Workforce Utilization – Assigning fieldwork to local staff to minimize travel expenses
    - Subcontractor Cost Control – Competitive bidding among pre-qualified subcontractors and negotiating discounted rates with a 10% markup rate
    - Discounted Rates – Providing the District with reduced rates that include business overhead and similar charges
- Technology-Driven Efficiencies:
    - Electronic Field Data Collection – Enhancing accuracy and reducing manual data entry costs
    - Use of Reporting Templates – Standardizing documentation with USEPA-vetted templates to reduce preparation time and ensure compliance
    - Innovative Sampling Techniques – Implementing composite soil sampling and Multi-Incremental Sampling (MIS) to streamline data collection and analysis, reducing unnecessary sampling costs
- Sequencing of Work for Cost Optimization:
    - Early Coordination with Subcontractors – Ensuring timely mobilization to avoid delays and associated cost escalations

- Focused Data Collection – Collecting only necessary data to meet project objectives, avoiding excessive sampling and redundant analyses

Commitment to Cost-Effective Project Delivery

Terraphase treats the District's funds as our own, emphasizing cost discipline and value-driven decision-making. Our structured approach to **budget tracking, resource management, technological efficiencies, and strategic planning** ensures that the project remains within budget while delivering high-quality, defensible work products.

By integrating these measures, we can confidently support the District in achieving its project goals while maximizing the impact of its grant funding.

All work except for Phase I ESAs will be performed under an estimated Time and Materials budget. The budgets and written cost proposal will be prepared within a few days of receiving a Task Order based on subcontractor availability. This estimated cost will not be exceeded unless authorized by the client due to scope change or other reasonable unforeseen events such as drilling conditions. In many cases a lower cost may be realized though project efficiencies. Fixed fee costs can also be provided if requested by the District's PM. Terraphase uses earned value analysis as part of our budget tracking efforts to ensure that quality deliverables are provided within budget and to identify potential project overruns early in the project schedule. Additionally, we will provide the District with discounted rates, inclusive of business overhead expenses and similar charges, and will assign the appropriate staff to project tasks based on experience and rate. Subcontractor tasks will be bid between qualified firms to also control costs.

The following table summarizes methods for minimizing project costs to optimize the use of the grant funds.

Treat District money like our own!	Use of discounted rates
Shoreline mill site relevant experience	Use of subcontractor discounted rates w/ 10% mark-up rate
Use of well-trained junior staff	Maximize use local staff to minimizing travel time
Electronic field data collection	Real-time accounting
Focus on planning to ensure sufficient and not excessive data is collected.	Use of reporting templates and procedures previously vetted by USEPA

6 Local Teaming Partners

We have included the following local teaming partners on our Team:

- William Rich and Associates, based in Bayside, California, providing cultural monitoring services.
- Kelly-O'Hern Associates, based in Eureka, California, providing surveying services.
- North Coast Environmental Construction in Eureka, California, for Phase II field support including test pit excavations and field labor.

7 Evaluation of Standard District Contract

Terraphase has no exceptions to the standard agreement and has no known conflicts to this contract. Terraphase can also meet the insurance requirements for this contract. Certificates can be provided upon

Andrew M. Lojo, PG

Senior Principal Geologist

Andrew Lojo is a Professional Geologist and Lead Inspector Assessor with over 35 years of experience serving public and private sector clients throughout California and Oregon. Based in Oakland, Mr. Lojo has managed numerous complex environmental projects, including large investigations for Water District clients, environmental due diligence for commercial and residential developers and public school districts, plus, manufacturing, mid-stream petroleum, chemical, Agricultural forest products, legal, insurance, l sectors. Andy has extensive experience with fuel spill emergency response investigation and remediation, soil, groundwater and sediment investigation and remediation, complex hazardous building materials construction support, and numerous environmental litigation support cases. Mr. Lojo has represented clients as an expert witness in numerous petroleum remediation cases and several hazardous building materials–related construction problem matters. Andy has experience on sites with fuel, solvent, pesticides, metals, semivolatile organic compounds, polychlorinated biphenyls, and dioxins/furans.

Andy has extensive regulatory experience representing clients in California and Oregon He has negotiated site closures and assessments with the San Francisco, Central Valley, and North Coast Regional Water Quality Control Boards (RWQCBs), Department of Toxic Substances Control (DTSC), Environmental Protection Agency (EPA), California Department of Fish and Wildlife (CDFW) (Office of Spill Prevention and Response (OSPR), U.S. Coast Guard (USCG), and various Bay Area County Environmental Health Departments and Water Agencies. Andy has assisted clients with permitting various complicated remedial construction projects with U.S. Army Corps of Engineers (USACE; 404 permits), RWQCB (401 Certifications), the Division of State Lands (access agreements), and the California Coastal Commission (Coastal Development Permit).

Andy has a strong technical background in remedial construction work; excavation and grading; shoring and slot trenching; landfill capping; geotechnical testing; construction management; numerous drilling technologies; soil, groundwater, surface water, and stormwater sampling techniques; soil-vapor investigations; indoor air assessments; cone penetrometer, ultraviolet (UV), and laser-induced fluorescence investigation techniques; and hydrocarbon forensic evaluation. He has served as the Incident Command Operations Section Chief on several large fuel emergency response projects in California.

Education

BS in Geology, San Francisco State University, 1988

Years of Experience

35

Joined Terraphase

2016

Professional History

Terraphase Engineering Inc., Senior Principal Geologist, 2016 – present

Antea Group, Senior Consultant /Oakland Office Manager, 2012 – 2016

AMEC Geomatrix, Senior II Geologist, 2007 – 2012

Brown and Caldwell, Managing Geologist, 2005 – 2007

LFR Levine Fricke, Principal Geologist, 1995 – 2005

Innovative and Creative Environmental Solutions, Senior Project Geologist, 1994 – 1995

Levine Fricke, Staff – Project Geologist, 1988 – 1994

Licenses/Registrations

Professional Geologist, California #6034

California Department of Public Health Certified Lead Inspector/Assessor #LRC-00000012

Certification/Training

40-Hour HAZWOPER

8-Hour HAZWOPER Refresher

Project Experience

East Bay Municipal Utility District, GES Contract, Various Sites, (2020 – present)

Project Manager. Project manager for Terraphase's EBMUD General Environmental Services contract. Mr Lojo currently serves as Project Manager and emergency response coordinator under our existing contract with EBMUD for General Environmental Services. Mr. Lojo has responded on short notice to several emergency situations including potential asbestos exposure during demolition activities at the Brentwood pumping station, potential flooding issues at the Walnut Creek Water Treatment Plant, biological assessment support for the Alamo and Rodeo water line breaks, assessment of stream impacts from a potential antifreeze release into a creek in Moraga, and several urgent support needs related to potential heavy rain impacts on WWTP operations. Mr. Lojo also provides senior technical support for site investigation work, including the Orinda Water Treatment Plant expansion.

East Bay Municipal Utility District, Industrial Hygiene and Environmental Sampling Services Contract, Various Sites, District Wide (2024 – present)

Project Manager. Mr Lojo has assisted EBMUD as project manager for the asbestos and lead based paint assessment work in support of large maintenance improvement projects at the Oakland WWTP. He is also assisting with the preparation of District wide GIS mapping for the presence of ultramafic rock units, to prove the district advance guidance on when they need to include testing for naturally occurring asbestos (NOA)at their jobsites. This District Wide interactive map will allow the district to quickly determine which areas can be safely worked int without risk of encountering NOA, and which areas will require further assessment first. We are also beginning a new project to perform a thorough NOA assessment of District recreational lands and roads in the John Bull and Chrome Mountain areas. The results of this investigation will provide EBMUD with data on potential employee exposure risk to NOA, during normal work activities in this known ultramafic rock containing area.

San Jose Water Company, San Jose California (2018 – present)

Principal. Mr. Lojo is currently assisting San Jose Water District with the assessment of a former reservoir and filtration plant located at the base of Alamitos Reservoir. Our work included a thorough soil and hazardous building materials assessment for the site, preparation of the Site Assessment Report and preparation of a Remedial Action Plan. The plant will be decommissioned by removal of one steel and one redwood water reservoirs, associated piping and infrastructure including abatement of asbestos, PCBs, mercury (from the altitude valves), and shallow soil with elevated levels of arsenic. Following removal of the site features and soil, the site will be restored to grade with clean import fill and closed under regulatory oversite of Santa Clara County Department of Environmental Health

Contra Costa Water District, Various Sites, Concord, CA (2003 – 2012)

Project Manager. Managed several environmental projects for the Contra Costa Water District, including a soil remediation project relating to the removal of a water tank at the Heather Farms Reservoir site, a soil investigation project at the Murchio reservoir site, and a preliminary groundwater quality investigation at the Randall-Bold Water Treatment Plant. Managed the preliminary groundwater quality assessment prior to issuance of Final Waste Discharge Requirements for the site by the Central Valley RWQCB.

As-Needed Environmental Services Contract, Oakland, CA, City of Oakland (2000 – 2004)

Project Manager. Project manager for two projects for the City of Oakland. The projects included senior-level review of the groundwater sampling program of the public works maintenance yard, and management of the cleaning of storm drains near Mandela Parkway. The storm drain cleaning project included removal of sediment and debris from the line using a Vactor jetter truck, filtration of the sediment from the water using phase separator bins, and transportation and disposal of the sediment as hazardous waste due to its lead content.

MTBE Pilot Study, Santa Clara Valley Water District, Santa Clara County, CA (1997 – 1998)

Field Project Manager. Directed and managed field activities for a $1 million investigation as part of the Santa Clara Valley Water District's methyl tertiary butyl ether (MTBE) pilot study. Many important occurrence, fate, and transport conclusions were drawn from this study, which included performing soil gas cone penetration testing and soil/groundwater sampling at approximately 30 active gasoline stations (without hitting a single underground utility) throughout Santa Clara County. The most striking of these conclusions was that MTBE is present in groundwater beneath approximately 50 percent of gasoline stations that meet current (1998) gasoline station upgrade standards, with no known releases.

Landfill Closure, Hamilton Airforce Base, Novato, U.S. Army Corps of Engineers, CA (1993 – 1995)

CQC Officer. Managed field activities as the contractor quality control (CQC) officer for the Hamilton Air Force Base, Landfill Number 26 closure project. Responsible for overseeing all project activities required to cap the former 33-acre base landfill, including initial grading of the landfill and relocation of waste materials, constructing a low-permeability clay liner, installing a geosynthetic liner system, installing a groundwater extraction system, constructing storm drainage and road improvements, monitoring soil gas and perimeter air quality, geotechnical testing, liner testing, and constructing a 30-acre on-site mitigation marsh. Initiated and maintained the U.S. Army Corps of Engineers' three-tiered quality control system.

request. Terraphase is also unaware of any conflict of interest in performing the services requested. Andy Lojo is a qualified individual within Terraphase that is authorized to sign contracts and has evaluated the District's standard contract.

8 Fee Schedule

In accordance with the RFP requirements, as amended in Addendum 1 (dated February 18, 2025), Terraphase has provided a fee schedule as a separate submittal as part of the proposal . The fee schedule will be sent via email dated no later than February 28, 2025.

Closing

Terraphase is grateful for this opportunity to present our qualifications, and we look forward to providing Brownfield Assessment Consulting Services to the District. If you have any questions about Terraphase, or if you would like additional information about our team, please contact Andy Lojo at andy.lojo@terraphase.com.

Erica Whiting, LG

Associate Geologist

Erica Whiting has over 18 years of environmental consulting experience, leading site investigation and remediation projects across the U.S. in industries such as chemical, manufacturing, mining, wood products, and oil & gas. Her expertise includes geochemical evaluations, water quality assessments, conceptual site modeling, statistical analysis, natural attenuation, active remediation, and advanced data analytics to optimize system performance. She has managed groundwater extraction and treatment systems, overseen National Pollutant Discharge Elimination System (NPDES) permits for treated groundwater and surface water, and developed groundwater monitoring programs. Additionally, she has supported innovative projects involving natural source zone depletion (NSZD) and digital twin technologies.

Erica has reviewed environmental liability portfolios for acquisitions, evaluating site cleanup activities, future work needs, and reserve estimates. Her work included reviewing documentation, preparing summary reports, developing cost estimates, and recommending actions to address insufficient reserves, helping clients effectively manage liabilities.

In California, Oregon and Washington, Erica has led projects in due diligence, groundwater source control remediation, groundwater monitoring, site investigation, maintenance dredging, and independent soil and groundwater cleanup actions. Proficient in tools like Microsoft Project, Asana, and JIRA, she ensures efficient project delivery, milestone tracking, and stakeholder alignment.

Erica focuses on developing high-quality deliverables that balance client goals with regulatory requirements. Her clear, structured reporting and technical accuracy support progress toward environmental compliance and liability management.

Education

BA in Geology, University of Colorado Boulder, 2005

Years of Experience

17

Joined Terraphase

2024

Professional History

Terraphase Engineering Inc., Associate Geologist, 2024 – Present

Environmental Resources Management, Inc., Principal Consultant, 2017 – 2024

Arcadis U.S., University Recruiter, 2013 – 2015

Arcadis U.S., Project Geologist, 2007 – 2013

Jonas and Associates, Inc., Environmental Scientist, 2006 - 2007

Licenses/Registrations

Licensed Geologist, Washington #24032744

Certification/Training

OSHA 40-hour HAZWOPER

OSHA Site Supervisor Training

eRailSafe

Certificate in Copyediting, 2018, University of California San Diego

Project Experience

Remedial Investigation, Oregon, Former Wood Products Manufacturing Property (2024 – Present)

Technical Lead. Led technical activities for a site investigation and remediation project at a former wood treatment facility with organic and inorganic constituents of concern. Led soil, groundwater, and soil gas assessments under extremely tight deadlines, meeting an expedited investigation timeline to support the development of a Prospective Purchaser Agreement. Directed data collection, evaluation, and stakeholder coordination while providing technical oversight to ensure compliance with regulatory requirements.

Groundwater Source Control, Oregon, Former Petroleum Storage and Oils Manufacturing (2023 – 2024)

Project Manager and Technical Lead. Managed ongoing operations and maintenance, groundwater monitoring, and transition zone monitoring activities associated with a groundwater source control measure at an industrial property adjacent to the Willamette River under agreed order. The groundwater source control remedy includes a below ground surface barrier wall, and an air sparge system for chlorinated and petroleum volatile organic compounds including light nonaqueous-phase liquids (LNAPL).

Groundwater Source Control Measure, Oregon, Former Chemical and DDT Manufacturing (2017 – 2021)

Project Manager and Technical Lead. Oversaw source control operations including a 1,500-linear-foot below-ground barrier wall and pump-and-treat system, to manage upland impacts. Directed a team, including on-site field technicians, to perform operations and maintenance of the continuously operating system. Managed NPDES permit compliance for treated

discharge water and stormwater. Implemented digital twin technology and predictive analytics to streamline data collection and assessment, enabling faster operational decisions, cost reductions, and improved efficiency in reporting.

LNAPL and Petroleum Hydrocarbon Phytoremediation, Michigan, Former Paint Manufacturer (2017 – 2021)

Technical Lead. Assessed the technical performance of phytoremediation paired with MNA and NSZD as remediation strategies for a former paint manufacturing facility impacted by elevated chlorinated hydrocarbons, petroleum hydrocarbons, and LNAPL in soil and groundwater. The evaluation demonstrated the effectiveness of the remedy in enhancing the degradation of petroleum hydrocarbons and LNAPL.

Remedial Investigation, Washington, Former Chemical Manufacturing (2017-2019)

Technical Lead. Developed a work plan to conduct additional site delineation to refine the conceptual site model and address comments on Remedial Investigation reporting for a 17-acre site within the Lower Duwamish Waterway area and a PRP for the Lower Duwamish Superfund Site. The site's historical activities included wood preservation, charcoal production, and chemical manufacturing. Work was conducted under an Agreed Order.

Monitored Natural Attenuation Technical Evaluation, California, Former Sawmill (2012)

Technical Team Member. Performed literature review for constituents of concern at a former sawmill plant including chlorinated hydrocarbons, chlorinated phenols, petroleum hydrocarbons, dioxin/furan compounds, atrazine, and arsenic to understand natural attenuation processes. Performed statistical analysis of constituent data to evaluate plume stability, and review of geochemical parameters to identify potential biodegradation processes in groundwater to aid in natural attenuation of constituents of concern. The evaluation was used in conjunction with remedial strategy.

Groundwater Monitoring Program Optimization, California and US, Gas Station Sites (2011 – 2023)

Technical Lead. Evaluated a portfolio of over 80 hydrocarbon sites employing MNA remediation strategies to identify opportunities for cost savings. Applied linear regression and Mann-Kendall, along with geochemical evaluations, to assess the effectiveness of MNA as a remedy, identify data gaps, and provide recommendations to optimize monitoring programs.

Groundwater Monitoring, California, Former Paint Manufacturing Facility (2007 – 2013)

Field Staff and Task Manager. Implemented groundwater and monitoring program for former paint factory site with volatile organic compound (VOC) and arsenic impacts in groundwater before and after final remedy for the site. Prior to final remedy, a pump and treat system was in operation for over 20 years to remove impacted groundwater from the site. As part of the final remedy, monitored natural attenuation was selected as the remedial alternative for remaining impacts to groundwater above cleanup goals. Work included sample plan preparation, coordination with analytical lab, field staff management, groundwater monitoring report preparation, and evaluating concentration trends for site constituents of concern in accordance with MNA remedy requirements.

Presentations

Whiting, Erica; Slater, Todd J.; Robinson, Brendan, P.E.; Deeny, Kevin; LeFrancois, Michael 2022. *Using Advanced Data Analytics to Reduce Management Cost, Compliance and Operational Risks of a Groundwater Source Control Remedy*. Presentation, Twelfth International Conference on Remediation and Chlorinated and Recalcitrant Compounds, Battelle, Palm Springs, California, 2022.

Whiting, Erica; Robinson, Brendan P.E.; Slater, Todd J. *Application of Advanced Monitoring and Data Analytics to a Groundwater Source Control Remedy*. Session Chair: Modernizing Remediation Systems, Northwest Environmental Business Council Remediation Conference. 2020.

Whiting Erica; Gaito, Steven; Cohen, Elizabeth. *Demonstrating Natural Source Zone Depletion of Light Nonaqueous-Phase Liquids as a Remedial Alternative*. Poster Presentation, Ninth International Conference on Remediation of Chorinated and Recalcitrant Compounds, Monterey, California, 2014.

Shakeel N. Jogia, PE, PMP, CCM, QSD

Principal Engineer

Mr. Jogia is a civil engineer and program manager with 25 years' experience in leading delivery of challenging civil infrastructure and environmental remediation engineering and construction programs with intensive stakeholder outreach, including: design of water conveyance and treatment facilities, sea level adaptation shoreline protection measures, green infrastructure/stormwater conveyance and treatment improvements, site planning and design, and construction program management and quality administration for complex civil engineering and construction programs.

At Terraphase, Mr. Jogia leads the company's Site Engineering Service Area, covering the company's site civil engineering, geotechnical engineering, stormwater infrastructure design, and construction project management services.

Project Experience

Vapor Intrusion Mitigation System (VIMS) Design and Construction Quality Assurance (CQA), Oakland CA, Developer Client (2023 – present)

Senior Engineering Review, CQA Program Development. Design manager, senior reviewer, and program development during engineering design and CQA of a VIMS for a 15,000 square foot, 5-story, new residential development. Mr. Jogia provided senior engineering review of design documents, assisted in the planning and coordination of regulatory submittals and design review meetings, and led coordination of the VIMS design with development architectural and engineering designs. Mr. Jogia led development and scoping of the CQA program, and managed implementation of the Terraphase VIMS CQA program during development construction. Mr. Jogia also provided focused support to help resolve engineering and design issues during VIMS and development construction, including working with the project team, contractors, the developer, and regulatory agency when site conditions or development construction details required fast-response evaluation and revision of the VIMS design.

Chlorinated Solvent Groundwater and Vadose Zone Remediation and VIMS OM&M, Milpitas CA, Industrial Client (2023 – present)

Program Management Subject Matter Expert (SME). Program management SME for a complex remediation project consisting of in-situ remediation of groundwater, soil, and soil gas at a former industrial site which has been redeveloped into high-density housing. Mr. Jogia provides program management expertise, including program schedule management, deliverables planning and status monitoring, scope management, and cost management for the entire program, including development and delivery of the site remediation Feasibility Study, design of the enhanced in-situ bioremediation groundwater remedy, active VIMS OM&M, and soil vapor treatment system testing.

Drainage Improvements and Sedimentation Basin Design, Briones Reservoir, Orinda CA, East Bay Municipal Utility District (2024 – present)

Design Manager and Lead Engineer. Task lead and design engineer for hydrological analyses and design of drainage improvements and stormwater sedimentation basins for the East Bay Municipal Utility District (EBMUD) 13-acre District-Owned Soil Stockpile (DOSS) at the EBMUD Briones Reservoir. The Briones DOSS complex serves as a receiving

Education

B.Sc. in Environmental Engineering, University of California, Riverside

Years of Experience

25

Joined Terraphase

2023

Professional History

Terraphase Engineering Inc., Principal Engineer, present

PIVOX Corporation, Director, Program Management, 2022 – 2023; Principal, 2015 – 2022; Senior PM, 2011 – 2015

CH2M Hill, Inc., Project Engineer, 2006 – 2011

Geomatrix Consultants, Inc., Staff – Project Engineer, 2000 – 2006

Licenses/Registrations

Professional Civil Engineer, CA: #69108, NV: #032257

Qualified SWPPP Developer, California, No. 23296

Certification/Training

PMP (Project Management Professional), PMI, No. 3271222

CCM (Certified Construction Manager), CM Certification Institute, No. 33995

Construction Quality Management for Contractors, USACE/NAVFAC

40-Hour Hazardous Waste Operations and Emergency Response Training

8-Hour Supervisor's Health and Safety Training

Respiratory Protection Training & Fit Testing (CCR Title 8 Section 5144)

yard for soil generated during EBMUD construction and maintenance projects and as a source stockpile area for sand and aggregate base. The DOSS is permitted under the State Water Resources Control Board Construction General Permit. Mr. Jogia led the engineering design of drainage improvements across the entire DOSS to accommodate EBMUD's planned upgrades and long-term expansion of the DOSS. Mr. Jogia completed hydrological analyses of the DOSS to develop drainage areas and estimate run-off quantities and led the design of two new sedimentation basins to provide detention and sedimentation of all DOSS run-off prior to discharge into the Briones Reservoir and surrounding regional parkland. The design was delivered in a design-build approach working collaboratively with EBMUD and the earthwork contractor to design and construct the drainage improvements before the 2024-2025 rainy season, meet EBMUD's operational and compliance requirements, incorporate access improvements requested by construction stakeholders who will be using the DOSS, and incorporate access improvements requested by park rangers for improved access to nearby parkland.

Ground Enhancement Stabilization Pilot Test, San Leandro, CA, City of San Leandro (2024 – present)

Task and Design Manager. Task lead and design engineer for the planning, design, and implementation of field pilot-scale testing of sludge-soil-cement stabilization of accumulated sludge stored within the former polishing pond at the City's wastewater treatment plant. The project objective is to stabilize the surface of the pond to achieve a long-term unconfined compressive strength to allow future construction of a treatment wetland atop the stabilized surface. Mr. Jogia reviewed the findings of earlier bench-scale testing of multiple sludge-soil-cement mixes, designed the pilot-scale test, including developing test mix designs and shallow soil mixing methodologies, developed a work plan to implement the test, identified and prequalified specialty contractors to potentially implement the test, prepared bid documents to competitively procure pilot test implementation, and selected the implementation contractor in collaboration with the City. Mr. Jogia managed the implementation of the test, including leading the Terraphase QA effort, serving as the project Point-Of-Contact with the City, and managing the test contractor. The test provided valuable information on the optimal design mix, post-stabilization strength, and time required to meet the required strength. This information will be used to design the full-scale stabilization project to be implemented in 2025.

Construction Program Management, Stakeholder Coordination, and Design-Build Engineering, San Bernardino County, CA, Major Utility (2016 – 2023)

Multiple Project Management and Technical Roles. Mr. Jogia served many critical functions, including Principal Engineer for Construction Engineering and Construction Program Manager, during design and construction of an innovative in-situ groundwater remediation system designed to deliver organic carbon to the subsurface to promote reduction of hexavalent chromium in groundwater.

Construction Program Manager. Mr. Jogia managed a team of construction engineers and managers that programmatically developed and implemented >$150M contract value construction of groundwater injection and extraction wells, underground pipelines, water treatment process facilities, and electrical power systems – the largest such project in the western United States. Using Construction Manager-At Risk, design-build, and design-bid-build deliveries, Mr. Jogia coordinated, and collaborated with contractors, engineers, and the owner for health and safety management, project engineering, project quality assurance/quality control (QA/QC), stakeholder management, and regulatory compliance throughout the construction of the project.

The project installed over 50,000 linear feet of single- and dual-contained fusion-welded high-density polyethylene (HDPE) pipeline, ranging in size from 2 to 12 inches, in a wide range of challenging physical settings in the lower Mojave Desert.

Principal Engineer for Construction Engineering. Mr. Jogia led the project's constructability design review, risk management, construction planning, and engineering cost estimate development during the 60, 90, and 100 percent design phases of a >$150MM contract value in-situ groundwater remediation and water treatment system project that included over 700 design drawings and over 1,500 pages of technical specifications.

James R. Farrow, RG, PG, CHg, LHG, CEM

Principal Hydrogeologist

Mr. Farrow has over 30 years of environmental consulting experience in Oregon, Washington, California, Nevada, and Arizona. He has specific expertise in Phase I and II environmental site assessments (ESAs), hazardous building materials surveys (HBMs) environmental permitting, land redevelopment, groundwater hydrogeology/water resources, contaminant fate and transport, environmental geology, sediment characterization, environmental compliance auditing/permitting, and organic hydrogeochemistry with experience in hydrology and groundwater flow modeling. Many projects have been related to Brownfield redevelopment. Brownfield redevelopment projects have followed USEPA protocols including the preparation of Quality Assurance Project Plans (QAPPs), Sampling and Analysis Plans (SAPs), Health and Safety Plans (HASPs), and other reporting. James is also a member of the Oregon Brownfield Coalition.

Mr. Farrow has also conducted and managed a wide variety of high-profile hazardous waste site investigations, including sites with multiple responsible parties, complex hydrogeology and fate and transport, fractured rock, multiple contaminants, and co-mingled plumes. He has prepared and managed numerous Phase I ESAs and Regulatory Compliance Audit Reports throughout the U.S. This work involved detailed research of agency and governmental records for information regarding historical and present site and surrounding area land utilization as well as analysis and interpretation of hydrogeological site conditions. He has participated in site inspections of industrial, commercial, residential, and service-based properties. Mr. Farrow has conducted and managed a variety of Phase II ESAs for soil and groundwater petroleum hydrocarbon, chlorinated hydrocarbon contamination, methyl tert-butyl ether (MTBE), and perchlorate.

Mr. Farrow has also managed the completion of numerous site assessment reports, quarterly sampling reports, cleanup progress reports, feasibility studies, pollutant discharge monitoring reports and the preparation of numerous proposals with detailed cost estimates. Mr. Farrow has also managed the design, implementation, and reporting of remedial investigation/feasibility study (RI/FS) and remedial action programs at a number of sites.

Mr. Farrow has provided litigation support in the form of data analysis, potential responsible party (PRP) identification, liability allocation, and report preparation and made several declarations to support his findings on a number of multimillion dollar contaminant groundwater impact cases. Mr. Farrow has provided expert services to several prominent environmental law firms, the State of New Hampshire Attorney's Office, the Los Angeles County Counsel's Office, the Orange County District Attorney's Office, Suffolk County Water District, and the City of Santa Monica Attorney's Office.

Education

BS in Geology, Bristol University, 1984

MSc in Hydrogeology, UCL, 1994

Years of Experience

30

Joined Terraphase

2015

Professional History

Terraphase Engineering Inc.

Landau and Associates

Worley Parsons

Komex

H2O Science Inc

Remedial Action Corporation

Licenses/Registrations

Registered Geologist, G2135, 2006 Oregon

Professional Geologist/Hydrogeologist, 2578, 2006 Washington

Professional Geologist, 6788 1998 California

Certified Hydrogeologist, 679, 1999, California

Professional Geologist, 46376, 2007 Arizona

Certified Environmental Manager, EM2461, 2020, Nevada

Certification/Training

OSHA 40-Hour HAZWOPER Training. 1991

OSHA 8-Hour HAZWOPER Refresher, 2021

Boards

NW Association of Environmental Professionals

Representative Project Experience

Various Locations, Tillamook County, OR (2023 – present)

QA/QC Manager. As a subcontractor to CHA Companies, management of the completion of 4 Phase I and II ESAs at a former lumber mill, paint-brush manufacturing facility, radio transmission facility and farm as part of a USEPA Brownfield Community-wide Assessment Grant.

Various Locations, Portland, OR, Metro (2020 – present)

Project Manager. Management of a Brownfield Flexible Services contract using USEPA Grant funding for the redevelopment of urban blighted property for affordable housing. In 2020 and 2021, Phase I ESAs and HBMS was performed for a former hotel and commercial properties in SW Portland being acquired by Metro for redevelopment as affordable housing. In 2024, a phase II ESA was performed for a commercial property in N. Portland.

Various Locations, Portland, OR, City of Portland Bureau of Environmental Services (BES) (2020 – present)

Project Manager. Current management of an on-call site assessment contract with the City Bureau of Environmental Services (BES). In 2021, the following project were completed:

- Soil excavation oversight and hazardous disposal management services were provided in association with lead impacted soil encountered during the Willamette Crossing project, a water pipeline infrastructure project. Numerous Phase II ESAs from 2006 to 2010.
- Soil characterization at the City Water Treatment Plant, and Beneficial Use Determination (BUD) for export of approximately 70,000 cubic yards of soil to Portland International Airport.

Management and completion of site assessment activities were completed as part of EPA funded City Brownfield redevelopment projects including the June Key Delta Community Center in northeastern Portland, a former gasoline service station and recipient of an Oregon Brownfields Award for 2012.

Washington and Clackamas Counties, David Evans and Associates (2015 – present)

Project Manager. Project management and completion of Hazardous Materials Corridor Study (HMCS) services to the Tualatin Valley Water District (TVWD), the City of Hillsboro and the City of Beaverton as a subconsultant to David Evans and Associates along the proposed alignment of the Willamette Water Supply Project (WWSP) pipeline. The WWSP project is in the preliminary design stage for the construction of a water pipeline to deliver drinking water from the Willamette River to the Cities of Hillsboro and Beaverton. The objective of the assessment is to evaluate the entire 35-mile-long alignment for potential hazardous conditions that might be encountered during construction so that areas of contamination can be managed to limit exposure, soil and groundwater waste can be correctly handled, and liability and project costs can be controlled. Approximately, 40 Phase I ESAs, 25 Phase II ESAs and 5 Hazardous Building Material Surveys (HBMS) have been conducted at sites proposed for water treatment facilities, reservoirs and other construction related properties.

Ellensburg, WA, Cinnabar Capital (2021)

Project Manager. Project management of a third-party review of a Phase I ESA and the design and completion of a Phase II ESA for a large acreage rural property as part of pre-acquisition due diligence activities. Phase II ESA activities included water well sample collection, lake sediment sampling, and soil sampling for a variety of contaminants.

Various USFS Locations, OR and WA, USDA Forest Service (2018 – present)

Project Manager. Project management of an on-call HazMat Contract for site assessment and hazardous material investigation and disposal at a variety of US Forest Service facilities in WA and OR. Since 2020, James has managed the quarterly sampling and reporting at a gasoline release site in Lakeview Oregon. This project has included ORC sock installations for enhanced natural attenuation and a DEQ 5-Year Review Report.

Mary Berry Pitzer Tacoma, Tacoma, WA, Allan Matkins (2018 – 2023)

Project Manager. Project management of site assessment and remediation of PCE release at a former-dry cleaners in Tacoma Washington. Site assessment activities have included soil gas, indoor air, soil and groundwater sample collection. A SVE pilot test was conducted to evaluate this method of soil contamination remediation. Construction of an ozone sparge/SVE remediation system began in 2022.

Bly and Chiloquin, OR, EPG LLC (2019 – 2020)

Project Manager. Project management and review of Preliminary Site Screening Evaluation and Phase I ESA for vacant sawmill sites in S. Oregon proposed for development as solar energy power plants. Both sites were large acre multiple parcel former Weyerhaeuser mill sites with lumber processing and limited wood treatment activities.

Various Location in OR and WA, Prologis (2020 - Current)

Project Manager. Project management and technical review of five large acreage industrial property Phase I ESAs as part of environmental due diligence activities. Sites have included a semi-conductor facility, a quarry and a road maintenance repair facility.

Green and Orange Lines, Portland, OR, TriMet (2009 – 2011)

Project Manager and Technical Reviewer. Technical review of numerous Phase I (65) and II (30) ESA reports prepared as part of TriMet's due diligence for property acquisition for Portland - Milwaukie Light Rail Green and Orange Line expansions. This work was conducted under two on-call contracts for environmental services.

Confidential Site, WA, BPA (2014)

Project Manager. Project management and senior review of site assessment and cleanup of a dump site that released diesel and volatile organic compounds (VOCs) into soil and groundwater. The site assessment phase took a year and was conducted under Ecology's Voluntary Cleanup Program (VCP) guidance. Multiple field investigations involved soil borings and depth discrete groundwater sampling. Site cleanup involved soil excavation and confirmation soil sampling.

Collins Pine Sawmill, Klamath, Klamath County Economic Development Agency (2016)

Project Manager. Project management and completion of a Phase I ESA at a 527-acre at the Collins Pine Sawmill property located in Klamath Falls for the Klamath County Economic Development Agency (KCEDA). The site consisted of wetlands and agricultural land with associated farm buildings adjacent to an active lumber mill. One onsite REC was identified, as well as a number of environmental concerns including onsite settling ponds related to the lumber mill and other offsite and adjacent historical lumber mill features, including a burn landfill, and PCBs and semi-volatile organic compounds in river sediment. The ESA was conducted to support the development of an industrial complex.

Portland, OR, Port of Portland (2014)

Senior Reviewer. Senior review of hazardous building materials survey conducted on two large commercial buildings. Building materials samples were analyzed for lead and polychlorinated biphenyls (PCBs) in paint, and lead and asbestos in building materials. The project involved multiple follow-up surveys during building demolition activities.

Various Locations, Portland and Gresham, OR, Metro (2011 – 2019)

Project Manager. Management and technical review of over 20 Phase I and II ESAs as part of Metro's due diligence for natural area acquisition. The sites investigated were generally over 100 acres in size and outside the city limits. In 2019, a contaminant hydrogeological evaluation was performed for a water well in E. Portland.

Sandy, OR, Metro (2014)

Project Manager. Feasibility assessment of practical options for water supply at a proposed remote elephant center for the Portland Zoo. Options analyzed included water wells, surface water, city water, and rainwater. The assessment included an investigation of water rights, preliminary engineering costs, and waste-water handling.

Troutdale Reynolds Industrial Park (TRIP), Troutdale, Port of Portland (2012 – 2014)

Project Manager. Project management of stormwater sampling activities conducted at the Troutdale Reynolds Industrial Park as part of a Biological Opinion permitting process. The project also involved an assessment of the possible infiltration of fluoride-impacted groundwater into catch basins, bio-swales, laterals, and the main stormwater drain line that would have an impact on stormwater discharge permitting.

N. Portland, OR, Kleen Blast/CanAm (2014 – 2020)

Project Manager. Management and senior review of a Phase I ESA, stormwater permitting/management, and the development of a scope of work at a large industrial site for Department of Environmental Quality (DEQ) Consent Decree actions. Additional project work at this facility includes 1) Providing assistance with the selection of a facility for disposal of approximately 7,500 cubic yards of stockpiled soil treated for lead that required the completion of a Soil Disposal Report; confirmation soil sampling after stockpile disposal that required the preparation of a SAP, HASP, and QAP; and Cleanup Progress Reports, and 2) Development of a stormwater Management Plan, implementation of BMP activities, employee stormwater training and improvements in the design of stormwater management.

Confidential, Portland, OR, City of Portland (2014)

Project Manager. Senior review of underground storage tank (UST) excavation, initial site assessment, and waste disposal of a transformer oil UST at a former electrical utility property. Waste characterization and profiling included solvents, petroleum hydrocarbons, and PCB compounds and followed state and Toxic Substances Control Act (TSCA) regulation.

Various, Portland, OR, City of Portland Dept. Facilities & Parks and Recreation (2011 – 2014)

Project Manager. Management and senior review of over 15 HBM surveys performed under an on-call contract. Facilities surveyed included maintenance facilities, stadiums, and a 911 call center. Many surveys had to be performed at active occupied facilities; therefore, actions were taken to minimize disturbance and exposure.

Portland, OR, Planet Granite (2013)

Project Manager. Phase I and II ESA including soil gas, soil, and groundwater sampling as part of site redevelopment project on a former industrial property in northwestern Portland.

Cayote Dry Cleaner, Vancouver, WA, Neal Properties (2011 – 2020)

Project Manager. Project management and technical review of site assessment activities, including depth discrete groundwater sampling, multiple well installations, and soil-vapor sampling, to delineate the lateral and vertical extent of a dissolved phase plume of perchloroethylene (PCE) sourced from a release(s) from a former dry cleaners. Assessment activities were followed up in 2017 with enhanced reductive dechlorination (ERD) of PCE in groundwater using substrate and bio-augmentation injections.

Portland, OR, Portland Hospital Service Corp. (2013)

Project Manager. Project manager for development of a Preliminary Assessment (PA) and Expanded PA (XPA) work plan at an industrial laundry facility related to Oregon DEQ PRP status for impact to the City of Fairview Drinking Water Well Field. The XPA consisted of multiple soil borings and deep well installations using a sonic drilling rig.

Confidential Location, WA, City of Vancouver (2014 – 2016)

Project Manager. Management and hydrogeological technical support and field oversight for a project involving an assessment of threat to a drinking water well from shallow groundwater impact by a large gasoline spill. The project included the development of a site conceptual hydrogeologic model, a third-party review of environmental data collected by the responsible party (RP) and the monitoring and sampling of deep monitoring wells for TPH, BTEX and fuel oxygenates.

Port of Vancouver, WA, Port of Vancouver (2014)

Project Manager. Project and contract management for on-call site assessment services. Projects have included the 200-acre Moorage 5 Hickey property Phase I ESA and Portside Properties environmental due diligence. Project involved an assessment of hydrogeological and contaminant conditions in the area of the Alcoa/Evergreen facility with regard to the fate and transport of identified contaminants.

Port of Vancouver, WA, Port of Vancouver (2014)

Project Manager. Technical assistance related to closure permitting and environmental due diligence related to a pulp and paper landfill and associated lagoon.

Portland OR, Colliers International (2013)

Project Manager. Phase I and II ESA management and technical review of reporting at local development projects at former industrial and commercial properties.

Confidential, Portland, OR, Hugh Development (2013 – 2014)

Project Manager. Management and technical review of Phase I and II ESA assessments for local land development at former gasoline service station and industrial properties.

Confidential, SE Portland, OR, Works Partnership Architecture (2014)

Project Manager. Phase I and II ESA management and technical review at local development projects on former industrial and commercial property in southeastern Portland.

Various Locations, Vancouver Housing Authority (2013 – present)

Project Manager. On-call contract management and technical review of over 15 Phase I ESA and 10 HBM Survey projects for land redevelopment projects and the construction of low-income housing.

Portland, OR, Port of Portland (2013 – 2015)

Project Manager. Management of an ESA and remediation on-call contract with the Port of Portland and completion of approximately 15 Phase I and 10 Phase II ESAs at large active industrial properties, primarily at the Hillsboro and Troutdale Airports. Site investigations included geophysical surveys, Geoprobe® and hollow-stem auger soil sample collection, and discrete-depth groundwater sample collection.

Various Locations, OR, Loretz Bruun Construction (2008 – 2010)

Project Manager. Phase I and II ESAs and regulatory negotiation. Management and completion of site assessment activities as part of Brownfield redevelopments of former industrial and commercial properties in Portland and Klamath Falls.

Portland, OR, Prosper Portland (Portland Development Commission) (2008 – 2009)

Project Manager. Management of on-call contract and technical review of Phase I and II ESA Reports prepared as part of Portland Development Commission due diligence for property acquisition and redevelopment.

Abstracts and Presentations

- Brown, Anthony, Farrow, J.R.C., Rodriquez, R.A., Johnson, B.J., and Bellomo, A.J., 1997, Methyl tertiary butyl ether (MtBE) contamination of the city of Santa Monica drinking water supply, in Stanley, Anita, ed., Petroleum Hydrocarbons and Organic Chemicals in Ground Water-Prevention, Detection, and Remediation Conference, Houston, Tex., Nov. 12-14, [Proceedings]: Houston, Tex., Nat. Groundwater Assoc., and American Petroleum Institute, p. 35-59.
- Brown, Anthony, Farrow, J.R.C., Rodriguez, R.A., and Johnson, B.J., 1998, Methyl tertiary butyl ether (MTBE) contamination of the city of Santa Monica drinking water supply - an update, in The Southwest Focused Ground Water Conference-Discussing the Issue of MTBE and Perchlorate in Ground Water, Anaheim, Calif., June 3-4, 1998, Proceedings: Anaheim, Calif., National Ground Water Association, p. 16-25.
- J. Rohrer, S. Ross, A. Brown, and J. Farrow, 2004. Perchlorate History, Source Identification, Remediation and Costs. NGWA, Groundwater and Environmental Law Conference.
- A. Brown, J. Farrow, J. Rohrer and Andy Gray, 2004. Dealing with Emerging Groundwater Contaminants. CSDA Annual Conference.

Julie Lynne Welch, REPA

Principal Engineer – Due Diligence

Julie Lynne Welch has over 30 years of experience managing multi-site real estate due diligence portfolios for various entities, including local agencies, developers, banks, and commercial, industrial, and private clients. Ms. Welch qualifies as an "Environmental Professional" per ASTM International 2021 guidelines and U.S. Environmental Protection Agency (USEPA) "All Appropriate Inquiry" requirements and has extensive experience managing multi-site real estate portfolios for land use, transportation, utility, water and energy planning, and residential, commercial, industrial and infrastructure projects.

Project Experience

San Diego Community-wide Brownfield Assessment, Southeast San Diego and City Heights – City of San Diego

Project Manager. To meet the City of San Diego's goal of revitalizing neighborhoods and improving economic conditions, Ms. Welch provided environmental consulting services for meeting regulatory compliance, minimizing environmental liability, resolving environmental issues, and protecting human health and the environment. Ms. Welch served as the Project Manager for the preparation of Phase I ESAs, conducting Phase II ESAs, and other environmental consulting services as needed. This project was funded with a grant from the US EPA Brownfields Program to identify sites for additional environmental review, completion of Phase I ESAs, and completion of Phase II ESAs**.**

Brownfield Area-Wide Planning Project for Village at Market Creek, Southeast San Diego – Jacobs Center for Neighborhood Innovation

Project Manager. Ms. Welch provided environmental consulting services for the US EPA Brownfields Area Wide Pilot Program for the Jacobs Center for Neighborhood Innovation project. The Brownfields Pilot Program is a US EPA funded Brownfields grant designed to facilitate community involvement in developing an area-wide plan for brownfields assessment, cleanup and subsequent reuse. Ms. Welch provided community support services by attending and presenting at a series of community meetings designed to educate community members and discuss community issues with the public.

Phase I and Phase II Environmental Site Assessments and On-Call Consulting Contract, City and County of San Francisco, California – San Francisco Mayor's Office of Housing and Community Development/SFMOHCD (2013 – 2016; 2018 – 2020)

Senior Program Manager. Ms. Welch was responsible for the preparation of various due diligence reports for the City of San Francisco from 2013-2016. During that time Ms. Welch completed over 30 Rental Assistance Demonstration (RAD) Phase I ESAs and 15 Phase II ESAs for the San Francisco Mayor's Office of Housing and Community Development. These assessments were completed for the housing rehabilitation projects as part of the HUD Rental Assistance Demonstration grant that the City and County of San Francisco was awarded. Ms. Welch also served as the Senior Program Manager for an 2018-2020 On-call Environmental Consulting Contract with San Francisco Mayor's Office of Housing and Community Development.

Education

BS in Environmental Engineering, Rensselaer Polytechnic Institute (RPI)

Years of Experience

29

Joined Terraphase

2024

Professional History

Terraphase Engineering Inc., Principal Engineer, 2024 – present

Rincon Consultants, Inc., Director of Due Diligence, 1995 – 2024

New York State Dept. of Environmental Conservation, 1994 – 1995

Licenses/Registrations

Registered Environmental Property Assessor (REPA), National Registry of Environmental Professionals, #14066029011231127

Certification/Training

Hazardous Materials Management Certificate, University of California, Santa Barbara, 1998

UCSD Business Management Certificate, University of California, San Diego, 2007

40-Hour Hazardous Waste Operations and Emergency Response Certification

Affiliations

International Right of Way Association (IRWA)

- Orange County Chapter 67, Environmental Chair (2024)

- San Diego Chapter 11, Board Member – Secretary (2018 to 2019), Environmental Chair (2013 – present)

Phase I ESAs – Various Commercial Warehouses and Office Buildings, Northern and Southern California – New York Life Real Estate Services (2015 – 2020)

Program Manager. Ms. Welch was responsible for technical support and oversight of various Due Diligence reports in support of New York Life Real Estate Services portfolio in Southern and Northern California.

Phase I and Phase II Environmental Site Assessments, Third Party Review, Borrow Site Assessments, and Site Remediation, Northern and Southern California – Richmond American Homes (2006 – 2019)

Program Manager. Ms. Welch was responsible for preparation of various Due Diligence reports for Richmond American Homes and conducted hundreds of reports, including Phase I ESAs written within extremely tight, less than 2-week turnaround time.

Former Industrial Laundry Facility – Phase I ESA, Interstate 110 and Pasadena Avenue, Los Angeles, California – Mountains Recreation & Conservation (2022)

Director of Due Diligence. Ms. Welch provided technical support and oversight for the preparation of a Phase I ESA for a proposed park adjacent to Interstate 110 and a Los Angeles Metropolitan Light Rail line. This 2.8-acre property in the City of Los Angeles, which is under consideration for redevelopment as a public park, was formerly used as a gasoline station (1950s-1980s) and a commercial drycleaning facility (1920s-1980s). Currently the release site is under regulatory oversight by the California Department of Toxic Substances Control for assessment and monitoring of volatile organic compounds in soil vapor and groundwater. This Phase I ESA identified environmental consequences associated with the property and presented assessment and/or remediation recommendations.

Los Angeles River Ecosystem Restoration Reach 6 Potential Acquisitions Project – 13 Parcel Phase I ESA, Los Angeles, California – City of Los Angeles Department of Public Works, Bureau of Engineering (2024)

Director of Due Diligence. Responsible for preparation of one Phase I ESA document for a series of 13 nearby parcels located along the LA River for City of Los Angeles Department of Public Works, Bureau of Engineering. This report was organized to provide a separate assessment and summary section for each of the 13 parcels to aid in purchase transaction negotiations.

William Mead Public Housing Development – Phase I ESA, Los Angeles, California – Housing Authority of the City of Los Angeles/HACLA (2022)

Director of Due Diligence. Ms. Welch was responsible for preparation of a Phase I Environmental Site Assessment (ESA) for the William Mead Public Housing Development property and the Ann Street Elementary School property. The report identified the lengthy history of industrial activity at the site that resulted in wide-spread soil impacts, as well as numerous adjacent releases sites that may have impacted local groundwater with volatile organic compounds and other chemical constituents. This included an active California Department of Toxic Substances Control Cleanup Site, a former onsite oil refinery facility, an oil storage building, a former onsite oil company facility, three former onsite single-track railroads, a former onsite gas and oil station, and project location within a City of Los Angeles methane buffer zone. The Phase I ESA provided the Housing Authority of the City of Los Angeles with enough environmental information to determine the next steps towards redevelopment of the property.

Phase I ESAs, On-Call Consulting Agreement – Housing Authority of the City Los Angeles (HACLA; 2021 – 2023)

Director of Due Diligence. Supervised preparation of Phase I ESAs for our on-call contract with the Housing Authority of the City of Los Angeles. Provided technical support and oversight for multiple Phase I ESAs for various apartment building projects on Brynhurst, Van Nuys, Roscoe, Alvarado, and at Jordan Downs – H2aH2b and P1S7; as well as the following portfolios:

- Eight Project Sites in Canoga Park, Northridge, Tujunga, And Los Angeles
- Ten Project Sites in Los Angeles (completed within 1-Month Period)

Adrienne Venegas, RG

Senior Staff II Geologist

Adrienne Venegas is a Senior Staff I Geologist with a Master of Science in Geology from Portland State University. She received her Geologist-in-Training license from the Oregon Board of Geologists in 2018. Ms. Venegas has 7 years of professional environmental and geotechnical consulting experience that includes planning and performing Phase I and II environmental site assessments (ESAs) and remedial investigations, geotechnical investigations, and various geologic hazard analyses in Oregon and Washington. Adrienne is familiar with collecting soil, groundwater, soil vapor, and stormwater samples, and GIS and data analysis.

Education

BS in Geology, Louisiana State University, 2017

MS in Geology, Portland State University, 2023

Years of Experience

7

Joined Terraphase

2023

Professional History

Terraphase Engineering Inc., Senior Staff II Geologist, 2025 – present; Senior Staff I Geologist, 2023 – 2024

Carlson Geotechnical, Geotechnical Staff II, 2021 – 2023

AECOM, Geologist I, March – October 2020

Carlson Geotechnical, Geotechnical Staff I, 2018 – 2020

Certification/Training

Registered Geologist, 2024

Geologist-in-Training, 2018

Nuclear Density Gauge Training, 2019

HAZWOPER – 40 hour, 2023

Project Experience

Escuela Viva Lombard Phase I ESA, Portland, Oregon, Portland Metro (2025)
Senior Staff II Geologist. Conducted a Phase I ESA performed as part of due diligence prior to potential transaction.

Phase II ESAs, Multiple Sites in Clackamas County, Oregon, Carollo Engineers (2024 – 2025)
Senior Staff II Geologist. Conducted Phase II ESAs at properties identified as environmental concerns along a proposed sanitary sewer alignment prior to construction. Site assessments consisted of soil and groundwater sampling to evaluate petroleum hydrocarbons, volatile organic compounds, and metals impacts.

UGCW Mines EECA, Wallowa-Whitman National Forest, Oregon, USFS (2024)
Senior Staff I Geologist. Conducted a site characterization for an engineering evaluation/cost analysis (EECA) for the Upper Granite Creek Water Shed Mines to develop alternatives for the removal action, compare costs, and provide recommendations. Site characterization involved collection of soil, sediment, and surface water samples; GIS field and desktop mapping; and x-ray fluorescence measurements.

Former Weyerhaeuser Log Yard and Plywood Mill Site Investigation, Lebanon Oregon, WesternU Oregon Property LLC (2024 – present)
Senior Staff I Geologist. Conducted a site investigation to assess potential residual chemical impacts associated with the former sawmill, log yard, and plywood plant prior to potential redevelopment. The site investigation included soil, groundwater, and soil vapor sampling, geophysical surveying, and the installation of piezometers.

Phase I and II ESAs, Multiple Sites in Tillamook County, Oregon, Tillamook County (2023 – 2024)
Senior Staff I Geologist. Conducted Phase I and Phase II ESAs at former industrial and agricultural properties performed as part of due diligence prior to potential redevelopment. Site assessments consisted of sub-slab and soil vapor, soil, river sediment, and groundwater sampling to evaluate hydrocarbons, dioxin and furans, volatile organic compounds, metals, and pesticides impacts.

NW Pipe & Casing (Superfund Site) Phase II ESA, Clackamas County, Oregon, Carollo Engineers (2023)
Senior Staff I Geologist. Assisted in a site assessment including soil and groundwater sampling to delineate chlorinated volatile organic compound impacts prior to sewer pipeline improvements and groundwater flow modeling to evaluate the potential influence of pipeline construction to the plume.

Juvenile Justice Complex Underground Injection Control Systems Geotechnical Investigation, Portland, Oregon, Multnomah County (2023)

Senior Staff / Geologist. Oversaw drilling activities and collected soil samples as part of a geotechnical investigation to delineate the infiltration capabilities of on-site Underground Injection Control systems. Facilitated geotechnical analysis of soil samples, including sieve and moisture analyses, the results of which were used to model infiltration rates of on-site soils.

Campus Bay Groundwater Monitoring Well Installation, Richmond, California, Zeneca (2023)

Senior Staff / Geologist. Assisted in the installation of groundwater monitoring wells for in-situ groundwater treatment for volatile organic compounds. Wells were installed using direct push, hollow-stem auger, and sonic drilling methods.

Mary Berry Pitzer Tacoma Site Assessment and Remediation, Tacoma, Washington, Allen Matkins (2023)

Senior Staff / Geologist. Assisted in site assessment and remediation of a tetrachloroethene (PCE) release and oversaw the construction of an ozone sparge/soil-vapor extraction (SVE) remediation system at a former dry-cleaner in Tacoma, Washington. This included soil-gas, soil, and groundwater sample collection and ongoing semi-annual groundwater and soil-gas monitoring.

Well Rehabilitation Oversight, Toppenish, Oregon, Confidential Utility Client (2023)

Senior Staff / Geologist. Oversaw rehabilitation of pumping wells. The rehabilitation processes involved video logging, brushing the well screens, pumping to remove the accumulation of sediment from the well bottom, and the implementation of air shocking/isolated pumping. Specific capacity and pump testing were performed to evaluate improvement.

Facility Stormwater Inspections, Multiple Sites in Oregon, Confidential Shipping Client (2023)

Senior Staff / Geologist. Performed monthly inspections to identify factors that could potentially contaminate stormwater discharge, sampled of the facilities' stormwater discharge, and reported observations and recommendations for housekeeping and best management practices to meet the regulatory compliance goals.

Clackamas Area Interceptor Hazardous Materials Corridor Study, Clackamas, Oregon, Carollo Engineers (2023)

Senior Staff / Geologist. Assisted in the evaluation of sites along the proposed 5-mile sewer alignment to identify potential areas where contaminated soil and/or shallow groundwater may be encountered during sewer system construction and limited Phase I ESAs were warranted. This included a review of available federal, state, and local agency environmental records; a review of available historical aerial photographs and topographic maps; a review of available environmental reports; and a reconnaissance.

Port of Portland Terminal 4 Mooring Structures, Portland, Oregon (2022)

Geotechnical Staff II. Performed a geotechnical investigation and geologic hazard analysis for proposed mooring structures to evaluate seismic hazards at the site, including earthquake-induced liquefaction, slope stability, and lateral spread analyses. This included cone penetrometer tests, seismic site class determination, modeling liquefaction, slope stability, and lateral spread, and developing recommendations for use in design and construction.

Canemah House, Oregon City, Oregon (2022)

Geotechnical Staff II. Managed and performed a geotechnical investigation and geologic hazard assessment for a proposed residential development located within a landslide complex to evaluate seismic hazards at the site, including earthquake-induced liquefaction, landsliding, and surface rupture due to faulting or lateral spread. This included coordinating field efforts, reconnaissance, observing test pits, collecting and analyzing soil samples, seismic site class determination, a qualitative evaluation of seismic hazards, and developing recommendations for use in design and construction.

Keith Ziobron, PE

Brownfield Program Practice Lead

Keith has over 30 years of experience in environmental engineering. His expertise includes Brownfield funding, assessment and redevelopment, remediation services, environmental compliance and permitting, and planning/ economic development-related services. Keith has secured and managed USEPA grant funding since 2001, including 16 USEPA grants within the past five years. He has successfully led the implementation of community-wide assessment, revolving loan fund, clean-up, and coalition assessment grants.

City of Perry, Georgia, FY2018 EPA Community-wide Brownfield Assessment Grant.* Project manager/principal-in-charge that managed the implementation of the city's $300,000 US EPA Brownfields Community-wide Assessment Grant. Nine Phase I and seven Phase II ESAs were completed, facilitating the transfer and redevelopment of several key properties. One of these key properties is a former strip center that housed a furniture store and dry cleaner. The grant-funded due diligence services enable the city to understand the environmental liabilities associated with the property to build a business case for site acquisition. Residual-impacted soils on the property will be addressed using funds from an FY2023 Cleanup grant. The site will be repurposed as a public park, thereby turning a blighting force on the community into an amenity.

City of Atlanta, Georgia, Brownfield Program Services.* Project manager/ principal-in-charge that managed the city's Brownfield program, which was funded by multiple USEPA grants, including a $300,000 FY2017 EPA Brownfields Assessment grant and a $5M Brownfields Revolving Loan Fund (BRLF) grant (includes multiple supplemental funding awards). Important initiatives funded by these USEPA grants included a comprehensive Phase II ESA of a 1.5-mile corridor for the Atlanta Beltline Westside Greenway project, a tank removal for a non-profit organization, and cleanup planning and oversight for asbestos abatement at the Pratt-Pullman Yard facility. The city's BRLF grant funded the cleanup of numerous sites that otherwise would not have been developed, including Pratt-Pullman Yard, RDA to Cascade (former dry cleaning site), and a portion of the Atlanta Beltline.

City of Albany, Georgia, Brownfield Program Services.* Project manager/ principal-in-charge that managed the city's Brownfield program, which was funded by multiple EPA grants, including a $300,000 FY2018 Community-wide Assessment grant, $1.3M Brownfields Revolving Loan Fund (BRLF) grant, and a $500,000 FY2021 Community-wide Assessment grant. In all the referenced grants funded in excess of 12 Phase I ESAs, nine Phase II ESAs, numerous community engagement meetings, the development of several cleanup plans, or analysis of Brownfield Cleanup Alternatives reports (ABCAs). Further, the BRLF recently funded a $400,000 abatement program relative to the building at 207 Pine Avenue. This 80,000 SF former office building is being re-purposed as a boutique hotel that will catalyze additional development in downtown Albany.

South Central Oregon Economic Development District (SCOEDD), Brownfield Program Services.* Project manager/principal-in-charge that managed the development and implementation of two Brownfield Coalition Assessment grants for SCOEDD. The grants have brought $1.2M of funding into rural Lake County, Oregon. Since the award of the initial grant, 14 Phase I ESAs, nine

Education

University of Connecticut, CT, B.S. in Chemical Engineering

Registrations & Certifications

Professional Engineer: GA, NY, VA

Memberships & Affiliations

Member and Former Treasurer – Georgia Brownfield Association

Former Treasurer and Founding Board Member – Alabama Brownfields Association

Former Membership Chair and Southeast Conference Education Committee Chair - Air and Waste Management Association Georgia Chapter

Former Natural Resources and Environmental Shared Interest Group Chair – Georgia Economic Developers Association (GEDA)

Advisory Board Member - Lifecycle Building Center

Strategic Planning Committee Chair – Chattahoochee Nature Center

**Completed prior to joining CHA*

lead-based paint and asbestos surveys, 11 Phase II ESAs have been completed, and nine public engagement meetings have been held. The grant programs have also funded a county-wide GIS-based development opportunity inventory, reuse plans for two lumber mill sites, a development demand analysis plan, and two disposition strategy plans. All six successful property transfers have occurred due to the funded due diligence work. Based on the momentum garnered by the coalition assessment grants, SCOEDD is considering applying for Brownfield Revolving Loan Fund grant.

Harney County, Oregon, Brownfield Program Services.* Project manager/principal-in-charge that managed the development and implementation of an FY2020 Brownfield Coalition Assessment grant for Harney County. Since the award of the grant, 11 Phase I ESAs, nine lead-based paint and asbestos surveys, and 11 Phase II ESAs have been completed, and five public engagement meetings have been held. The grant programs have also funded a county-wide GIS-based development opportunity inventory, the development of a Brownfield economic development district plan, and a site disposition strategy plan for the Lincoln School site. The Lincoln School Site Disposition strategy plan vetted the reuse of the site and provided an additional basis for preparing an FY2023 cleanup grant application for the property.

City of Chiloquin, Oregon, Brownfield Program.* Project manager/principal-in-charge that coordinated the development of the city of Chiloquin's Brownfield program. Keith assisted with the development of the following winning grant applications, as well as the implementation of said grants:

- Business Oregon Brownfields Redevelopment Fund Grant for Phase I and Phase II of the historic Markwardt Building ($54,000)
- FY2021 Community-wide EPA Brownfield Assessment Grant ($300,000)
- Business Oregon Brownfield Revolving Loan Sub-grant for Cleanup of the Chiloquin Mercantile Site ($150,000)
- FY2022 EPA Cleanup Grant to address environmental concerns as the historic Markwardt Brothers Building ($402,500)

In less than two years, Keith's efforts brought over $900,000 into this impoverished town of fewer than 800 residents. The assessment, cleanup, and redevelopment of the properties that are the subject of this funding will catalyze development in downtown Chiloquin and provide venues for community resources and business. The assessment dollars provided by the initial Business Oregon grant provided the information necessary for the city to acquire the Markwardt building and the former site of the Chiloquin Mercantile building from Klamath County and understand the full scope of the cleanup required to facilitate reuse. Once the environmental concerns associated with the Markwardt and Mercantile buildings are addressed, the planned redevelopment includes an indoor farmer market, workforce development/small business incubator, and a youth center. Each of the reuse concepts would serve a critical need in the community.

City of Greenville, Brownfield Program Services.* Project manager/principal-in-charge that managed the implementation of the city of Greenville, Mississippi's FY2018 and FY2021 Community-wide Brownfield Assessment grants. Since the award of the first grant, 13 Phase I ESAs, seven lead-based paint and asbestos surveys, and 10 Phase II ESAs have been completed. Nine public engagement/ stakeholder meetings have been held. The Phase I and II assessments of the former Matcor facility (a blighted industrial facility) provided a developer with the information necessary for an industrial agricultural business to purchase and renovate the facility. This effort led to the creation of over 60 high-paying local jobs.

**Completed prior to joining CHA*

Other initiatives included the development of an analysis of brownfield cleanup alternatives report for the former Elks building, the development of reuse plans for the former Southside Park Apartments site, and the development of a Brownfield Economic Development District plan for the city, which will serve as a roadmap for the revitalization of the city's historic downtown.

Kellogg Company, Multi-media Environmental Compliance Services.* Project manager/principal-in-charge that manages several compliance initiatives at the Atlanta Kellogg EGO Waffle Plant, including:

- SPCC Plan Development
- Storm Water Pollution Prevention Plan Development
- Fulton County Hazardous Materials Management Permitting
- Above Ground Storage tank integrity testing
- Wastewater treatment system improvements

Georgia Power, Environmental Investigations at Multiple Facilities.* Project manager that managed several environmental investigations and remedial options analyses at multiple facilities, including:

- Remedial Options Analysis for Arsenic in Ground Water, Plant McManus, Brunswick, Georgia
- Comprehensive Solid Waste Management Unit Assessment, Plant Branch, Eatonton, Georgia
- Substation Environmental Assessment, Plant Yates, Newnan, Georgia

Compliance and Due Diligence Services.* Principal-in-charge of Forward Air's due diligence and compliance program. Keith managed on-call environmental services for two years to Forward Air in Georgia, Oklahoma, Texas, Ohio, Tennessee, and Pennsylvania. The services included:

- Due diligence for property transfer
- SPCC Plan Development
- Storm Water Pollution Plan Development
- Tank compliance assessments
- Environmental regulatory compliance mitigation

In addition to these services, Keith oversaw the development of a network-wide GIS-based environmental compliance tool/management system, including over 60 Forward Air facilities.

**Completed prior to joining CHA*

Humboldt Bay Harbor, Recreation and Conservation District

Addendum Acknowledgement Form

Project Name: Redwood Marine Terminal I Brownfields Assessment

Addendum to: Request for Qualifications (dated 1/29/25)

Addendum No.: 1 **Date of Addendum:** 2/18/2025

All Bidders for the subject project are hereby informed that this Addendum forms a part of the Contract Documents, and modifies the original drawings, specifications, and/or Contract Documents.

Receipt of this Addendum shall be acknowledged by all prime bidding contractors in the space below and on form provided with the bidding documents.

By signing this form, the undersigned hereby acknowledges the receipt of this Addendum.

Firm Name: Terraphase Engineerign, Inc.

Representatives Name: Andrew M. Lojo

(this person must have legal authority to enter into a bid for this firm)

Business Address: 1300 Clay Street, Suite 1000, Oakland, Ca. 94612

Business Phone No.: (510) 845-1850 Ext. 77

Business Fax: (510) 380-6304

Representative's Signature: Andrew M. Lojo Digitally signed by Andrew M. Lojo Date: 2025.02.28 15:57:21 -08'00'

Date Signed: February 28, 2025

By signing, I represent that I have reviewed the specifications, plans, and Contract Documents, including this Addendum, and it is my opinion that this Addendum has provided clear communication as to the expectations of such.

A COPY OF THIS ADDENDUM ACKNOWLEDGEMENT FORM MUST BE PROVIDED WITH YOUR BID SUBMISSION.

Addendum-1 Summary

Project Name:	**Redwood Marine Terminal I Brownfields Assessment**		
Addendum to:	**Request for Qualifications (dated 1/29/25)**		
Addendum No.:	**1**	**Date of Addendum:**	**2/18/2025**
Project Manager:	**Erik Nielsen, P.G., C.H.G.**		
Firm Name:	**SHN Consulting Engineers & Geologists, Inc.**		
		City, State	**Eureka, CA**
Street Address:	**812 W. Wabash Ave.**	**Zip:**	**95501-2138**

The purpose of this Addendum is to issue clarifications, revisions, or corrections to the plans, specifications, or other Contract Documents for the aforementioned project.

All Bidders for the subject project are hereby informed that this Addendum forms a part of the Contract Documents, and modifies the original drawings, specifications, and/or Contract Documents.

Receipt of this Addendum shall be acknowledged in the space provided on the acknowledgement form included at the beginning of this Addendum and on the form provided with the Bidding Documents.

Bid Due Date: (no change) Date: February 28, 2025 Time: 4:00 p.m.

This Addendum consists of:

1-page	**Addendum Acknowledgement Form preceding this page to be returned with Bid Submittal**
2-pages	**Plan Revisions and Addendum Summary**
3 pages	**Total**

Bidder should confirm that all of the above items have been received.

This Addendum is being distributed as follows:

This Addendum is being e-mailed to all Planholders and Interested Parties. This Addendum is being published at all locations the bid documents are located.

I. THE FOLLOWING REVISION IS MADE TO THE RFQ:

Revision 1 issued to the Fee Schedule in the RFQ as requested under Item 10.b.8.a to consist only of the following:

> **Each Respondent shall include a fee schedule as a separate submittal as part of the Proposal. The fee schedule can be sent via email or in a separate sealed envelope to be post marked no later than February 28, 2025. The fee schedule content shall be in table format listing the position and range of hourly rates for anticipated project team members.**

II. RESPONSE TO QUESTIONS

Question 1: Is SHN allowed to bid on this work?

Response 2: SHN is not allowed to bid on this work.

Question 2: If they are, I want to make sure it is ok for me to contact them about potential teaming for this?

Response 2: See response 1 above, SHN will not be teaming with partners for this work.

Question 3: What firm performed the two Phase I ESAs that were completed in June 2022?

Response 3: Toerock Associates, Inc. and Tetra Tech, Inc.

Question 4: Did the Harbor District draft the USEPA grant proposal in-house or was it prepared by a consultant? If it was prepared by a consultant, can you provide the name of the firm?

Response 4: The Harbor District drafted the proposal in-house with the assistance of SHN (District Engineer).

Question 5: What databases are currently available, and will they be provided to the winning consultant?

Response 5: Harbor District files available for the project site will be provided to the consultant awarded the work.

Question 6: Are CAD and GIS files available for the winning consultant to use in production of their figures?

Response 6: GIS files are available for use to the consultant awarded the work.

Question 7: Will the deliverables within the Remediation Planning also need to be finalized?

Response 7: Finalized remediation planning will be dependent on the funding available to complete this task.

Question 8: Since the need for a Phase II ESA depends on the findings of the Phase I ESA, can you provide guidance on how to estimate costs for the Phase II ESA within the fee schedule?

Response 8: Please see the revision provided to interested parties on February 14, 2025, and summarized in Plan Revisions above.

Question 9: It would be appreciated if the Harbor District would share a list of preferred subcontractors?

Response 9: There is no list of Harbor District preferred subcontractors.

Question 10: Are the two Phase I ESAs completed for the project available for viewing prior to the bid submittal date?

Response 10: The Harbor District provided a link to the completed Phase I ESAs for the project to interested parties on February 14, 2025.

END OF ADDENDUM

Humboldt Bay
Harbor, Recreation and Conservation District
(707) 443-0801
P.O. Box 1030
Eureka, California 95502-1030

STAFF REPORT - HARBOR DISTRICT MEETING

April 10, 2025

TO: Honorable Board President and Harbor District Board Members

FROM: Chris Mikkelsen, Executive Director

DATE: March 31, 2025

TITLE: **Consideration of Initial Fiscal Year 2025-2026 Budget Preparation Step 1 - Preliminary Goals for Woodley Island Marina, Fields Landing Boat Yard, and Related Dredging**

STAFF RECOMMENDATION: Staff recommends that the Board direct staff to implement the proposed 2025-2026 Fiscal Year Budget Preparation Schedule and receive a report on the proposed capital expense projects for Woodley Island Marina, Fields Landing Boat Yard and Dredging.

SUMMARY: Beginning at the April 10th meeting, staff will present the Capital expense projects under consideration for the 2025-2026 fiscal year and the projected costs of each. These items do not include the recurring maintenance and operations costs, which will be presented in the final draft budget brought to the commission for approval in June.

DISCUSSION: Staff recommends utilizing the following schedule to review goals, revenue, and expenditures by programmatic activity. These meetings will double as strategy sessions, which will be used by the Board, Executive Director**,** and District Staff to clearly understand where each activity is financially and what we can reasonably accomplish within our financial means. Staff will work with the Budget Subcommittee to prepare the budget and bring the complete budget to the Board for approval.

Date	Meeting Type	Purpose
April 10	***Regular***	***A) Preliminary Goals, Income, and Expenditures:*** ***1. Woodley Island Marina*** ***2. Fields Landing Boat Yard*** ***3. Dredging***
May 8	Regular	A) Preliminary Goals, Income, and Expenditures: 1. Redwood Marine Terminal I 2. Redwood Marine Terminal II 3. Shelter Cove
June 12	Regular	A) Preliminary Goals, Income, and Expenditures: 1. Port Operations 2. Conservation and Recreation Programs 3. Administrative Services 4. General Operating and Staffing 5. Follow-up discussion from previous budget meeting topics B) Adopt Preliminary Budget
July 10	Regular	Budget Adoption and Transmission to the County Board of Supervisors

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STAFF REPORT – HARBOR DISTRICT MEETING

April 10, 2025

TO: Honorable Board President and Harbor District Board Members

FROM: Mindy Hiley, Director of Administrative Services

DATE: April 1, 2025

TITLE: District Draft Audit Received for the Fiscal Year Ending June 30, 2024

RECOMMENDATION: For information purposes, staff is sharing with the Board that the Draft Audit for the Fiscal Year ending June 30, 2024, has been received and is under review by the Executive Director and the District Treasurer.

BACKGROUND: Independent auditor reports are prepared once annually, currently by Harshwal & Company LLP for the fiscal year ending June 30th, 2024. From time to time the District issues a request for qualifications for audit services to ensure equal opportunities and qualified professional preparation and representation.

DISCUSSION: The District is pleased to receive the draft audit report as has begun its initial review and desires to present the final audit report to the Board of Commissioner at the Regular Board of Commissioner Meeting scheduled for May 8, 2025.