

Heather N. Conner

Due Diligence Specialist

Qualifications

Ms. Conner has 18 years of experience in environmental programs, permitting, and engineering including Phase I Environmental Site Assessments, Phase II Subsurface Investigations, Transaction Screen Assessments, Property Condition Assessments, radon testing, specialized scope (FDIC asset liquidation, HUD, Fannie Mae and Freddie Mac), technical consulting, project management, Chesapeake Bay Critical Areas plan review and inspection, and regulatory records research and review. She has conducted over 3,000 nationwide Phase I environmental site assessments on sites ranging in nature from small commercial businesses to Superfund redevelopment areas. Ms. Conner is a self-employed due Diligence Specialist who works closely with various nation-wide environmental consulting firms, providing field work, technical report writing and review, and general guidance for Phase I assessment activities.

Experience

Project Manager and Site Assessor for the Phase I environmental site assessment of the Lanterman Development Center (LDC), a 900-acre, State-owned campus for the developmentally disabled located in the city of Pomona, California. With a rich 100-year history, assessment of the LDC involved the inspection of 21 client residences, an acute hospital with sewage lift station, an auditory clinic, a library, a cafeteria, a vocational training center, storage buildings, recycling center, garden center, various staff buildings including residential dorms and dwellings, administration building, staff training facility, research building, conference center, credit union, police and emergency services, motor pool, grounds maintenance facility, power plant with underground storage tanks and boiler room, machine shop, laundry services, paint/woodworking shop, auto repair building, gas station, car wash, motor pool, and hazardous materials and waste storage facilities. Recreational facilities assessed included an auditorium, school, day care facility, swimming pool, playgrounds, camp with concession stand, cabins, and an amphitheater, carousel, equestrian center with a petting zoo, track, and a ballpark. In addition to these structures, the LDC campus utilizes its own water distribution system, equipped with two large reservoirs, a pump house, and various on-site water wells.

Project Manager and Site Assessor for the Phase I environmental site assessment of the Beverly Center, an eight-story shopping center in the heart of Beverly Hills, California. The Beverly Center site was historically occupied by an amusement park and oil field, and is now home to more than 160 retail stores.

Project Manager and Site Assessor for the Phase I environmental site assessment of the City of Hope Medical Group building, located in Beverly Hills, California. This facility includes a restaurant, parking structure, and rooftop helicopter landing pad. An asbestos-containing material (ACM) Operations & Maintenance (O&M) Plan was also completed.

Project Manager and Site Assessor for the Phase I environmental site assessment of the Fess Parker Resort Hotel Development Property, historically developed with an ice plant, adjacent to a former railroad terminal, in the city of Santa Barbara, California. Site assessment activities included the review of numerous soil and groundwater assessment reports for activities conducted on the property over a 10-year period.

Project Manager and Site Assessor for the Phase I environmental site assessment of the US Foodservice commercial office, warehouse, automotive fleet facility, maintenance buildings, car wash, and fueling station, located in La Mirada, California.

Project Manager and Site Assessor for a Phase I environmental site assessment portfolio project of various Residence Inn Extended Stay Hotels throughout northern and southern California, with lead-in-water and radon testing.

Project Manager and Site Assessor for the Phase I environmental site assessment of the River Trail Apartments, built adjacent to three closed landfills in the city of Puyallup, Washington. The focus of the assessment was to verify the active methane gas mitigation measures taken to date by the City of Puyallup and to identify any current risks that the landfill posed to the on-site residents.

Technical Consultant and Remedial Support for Brownfields redevelopment of historical Berk Oil and Pacific Metal Craft sites, located in Bell Gardens, California. Retained by the Source Group, Inc. to offer support for ongoing soil and groundwater contaminant plume assessment and remediation activities.

Project Manager and Site Assessor for the Phase I environmental site assessment on the Christiana Mall in Newark, Delaware, built adjacent to an unpermitted dump site and including a long underground storage tank history.

Project Manager and Site Assessor for the Phase I environmental site assessment on the Hagerstown Airport in Hagerstown, Maryland, constructed as an aerospace parts manufacturing facility during World War II, with continued airport operations and assessment, remediation, and monitoring.

Project Manager and Site Assessor for the Phase I environmental site assessment on the former Pepsi Bottling Plant in Baltimore City, Maryland, formerly developed as part of an old cotton mill, and later with a radiator manufacturing facility and bottling plant. Ms. Conner provided an analysis of the available subsurface investigation data, with conversion of the values to the current Maryland Department of Environment's regulatory standards, and a comparison of the values with respect to the feasibility for site redevelopment for commercial/industrial use as compared to possible residential uses.

Project Manager and Site Assessor for various Phase I environmental site assessments for the construction of new mega warehouses along the fringes of the Aberdeen Proving Ground (APG) in Aberdeen, Maryland. The assessment activities included a full review of the APG Superfund records and guidance for emergent containments of concern that have impacted the area-wide groundwater, former underground storage tank removal activities, and current bulk fuel storage and fleet maintenance operations.

Project Manager and Site Assessor for various Phase I environmental site assessments for the Showboat Hotel and Casino in Atlantic City, New Jersey, developed since the 1800s with various mixed-use structures, and razed by the Atlantic City Housing Authority in the 1960s as part of a federal urban renewal grant incentive. Due to the removal of the historical structures during a time largely absent of environmental regulations, Ms. Conner helped to determine the environmental risk associated with the former on-site operations and identified the areas of concern on the parcels, prior to any new redevelopment activities.

Education

- B.S., 2001, Biology with a concentration in Environmental Science, Salisbury University, Salisbury, MD

Training & Certificates

- California Registered Environmental Assessor
- OSHA 40-Hour HAZWOPER Training Certificate
- 4-Hour Disaster Training Certificate
- Maryland Sediment Erosion Control Certificate
- Environmental Data Resources, Inc. Due Diligence at Dawn Annual Conference, 2006-2008
- California Department of Toxic Substance Control Annual Remediation Technology Symposium, 2008