

Appendix M  
Phase I Environmental Site Assessment

# 222 EAST SHILOH ROAD SONOMA COUNTY, CALIFORNIA

Phase I Environmental Site Assessment

Prepared for  
Confidential Client

August 2021



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SONOMA COUNTY, CALIFORNIA

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Confidential Client

August 2021

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# SECTION 1.0

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## Executive Summary

*Environmental Science Associates (ESA) compiled this executive summary using excerpts from the Phase I environmental site assessment report that follows. This executive summary may not provide all the information necessary to fully characterize the site and gain an understanding of the issues, nor does it detail the Phase I assessment and its findings. ESA does not recommend relying solely on this executive summary.*

This Phase I environmental site assessment was conducted on behalf of a confidential client for Assessor's Parcel Number (APN) 059-300-003 (subject property), located at 222 East Shiloh Road in Sonoma County, California (see **Figure 1, Subject Property**). This assessment was conducted in general accordance with guidance from the American Society of Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-13), 40 Code of Federal Regulations (CFR) Section 312.1, "Purpose, Applicability, Scope and Disclosure Obligations." This Phase I environmental site assessment was conducted to identify Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Conditions (CRECs) at the subject property (see Section 2.1 for definitions).

A commercial government records database service searched relevant federal, State, and local regulatory agency lists for listings of the subject property assessed in this report, and for nearby properties within the appropriate ASTM 1527 standard search distances. In addition, regulatory agency websites were checked to provide additional information. The subject property did not appear on any regulatory agency lists. None of the listed sites near the subject property are considered able to affect the subject property. **The search of regulatory records did not reveal any RECs, HRECs, or CRECs.**

The subject property was inspected on July 1, 2021. The subject property consists of vineyards, one residence, one storage building, one septic system, one solar panel array, four wells, and one dry creek. There were no observations of chemical spills, underground or aboveground storage tanks, waste pits or ponds, stained soil, unusual odors, or stressed vegetation. **No RECs, HRECs, or CRECs were observed relative to hazardous materials, hazardous waste, or chemical use, storage, or disposal.**

The property owner was interviewed regarding the past and current use of the property. The information he provided was incorporated into this assessment. He stated that vineyard equipment and chemicals used for the vineyard operations are not stored on the subject property; the storage building south of the residence stores equipment and chemicals for his domestic use. The one irrigation well south of the residence is powered by propane; all other irrigation wells and the domestic well are powered by electricity. The septic system inspection reports indicate the system is functioning properly. The subject property has never had above ground or underground fuel or oil storage tanks, waste pits or lagoons, or chemical spills; and prior to his ownership, portions of the subject property were used to grow prunes and occasionally graze cattle. **No RECs, HRECs, or CRECs were reported relative to hazardous materials, hazardous waste, or chemical use, storage, or disposal.**





SOURCE: Image adapted from GoogleEarth 2021

Confidential Project 202100489

**Figure 1**  
Subject Property

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# SECTION 2.0

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## Introduction

### 2.1 Purpose, Standards, and Definitions

On behalf of the Confidential Client, Environmental Science Associates conducted a Phase I environmental site assessment for the 222 East Shiloh property, located in unincorporated Sonoma County just south of the Town of Windsor, California (see Figure 1).

This Phase I assessment was conducted in general accordance with the American Society of Testing Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-13) (ASTM 2013) and the U.S. Environmental Protection Agency (EPA) Final Rule regarding Standards and Practices for All Appropriate Inquiries (70 *Federal Register* [FR] 66070, November 1, 2005; 40 Code of Federal Regulations [CFR] Part 312) (AAI Rule). EPA has stated that the newly revised ASTM E1527-13 is consistent with the AAI Rule (78 FR 79319, December 30, 2013). Specifically, this final rule amends the AAI Rule at 40 CFR Part 312 to reference ASTM E1527-13 and make clear that persons conducting all appropriate inquiries may use the procedures included in this standard to comply with the AAI Rule.

The purpose of this Phase I assessment is to enable the parties relying on it to satisfy one or more of the requirements for the innocent landholder defense to liability under the Comprehensive Environmental Response, Compensation, and Liability Act and to evaluate the potential for Recognized Environmental Conditions (RECs) at the Project site. Three types of RECs are defined by ASTM E1527-13, as listed below. The term *Recognized Environmental Conditions (RECs)* means:

The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

In addition, the updated ASTM E1527-13 defines the two categories cited below.

The term *Historical Recognized Environmental Conditions (HRECs)* means:

A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.

For a past REC to be considered an HREC, it must:

- Have already been remediated (or meet current standards without remediation);
- Not require use restrictions or engineering controls (e.g., cap, subslab depressurization system); and
- Meet current standards.

If the REC has use restrictions or engineering controls (e.g., cap, subslab depressurization system), the REC may be designated as a Controlled Recognized Environmental Condition (CREC), as defined below. Unlike HRECs, a CREC will be listed in the conclusions section of the Phase I assessment, along with other RECs. The purpose of this new category is to bring continuing obligations, such as use restrictions, maintenance requirements, and reporting requirements, to the forefront. The term *CREC* means:

A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.

RECs, HRECs, and CRECs are not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. In addition, business environmental conditions (e.g., subsurface crude oil pipelines) are noted but not considered RECs, HRECs, or CRECs.

The ASTM Standard practice also defines a “business environmental risk” as a risk that can have a material environmental impact on the planned use of a property.

## 2.2 Scope of Services

The following sections describe ESA's work scope:

- Section 2.0, *Introduction*, discusses the purpose for performing the Phase I assessment; the standards and definitions used for the Phase I assessment; and significant assumptions and limitations.
- Section 3.0, *Site Description*, compiles information concerning the location, legal description, and current and proposed uses of the subject property, along with a description of any structures and improvements at the time of ESA's assessment.
- Section 4.0, *Records Review*, includes ESA's review of various databases available from federal, State, and local regulatory agencies regarding hazardous materials use, storage, or disposal within or near the property considered in this assessment. Copies of relevant documents are included in the appendices of this report. Physical setting sources such as topography, soil, and groundwater conditions are described.
- Section 5.0, *Site Reconnaissance*, describes ESA's observations during reconnaissance of the subject property. The methodology used and limiting conditions are described.
- Section 6.0, *User-Provided Information*, documents information provided by the interviews conducted with the property managers.
- Section 7.0, *Findings and Opinions*, presents ESA's findings and professional opinions regarding the information contained in this report. It provides ESA's conclusions regarding the presence of RECs connected with the subject property and data gaps, if any, that could affect the recognition of RECs.
- Section 8.0, *Report Authors and Qualifications*, provides the signatures and qualifications of the report authors.
- Section 9.0, *References*, is a summary of the resources used to compile this report that supplement the information provided in the appendices.
- The appendices contain certain pertinent documentation regarding the subject property. Appendices A and B contain the report of regulatory agency database search results, as well as historical aerial photographs, historical topographic maps, and city directories. Fire insurance maps and an environmental lien search were not ordered because such records would not be produced for this rural property.

## 2.3 Limitations and Exceptions

No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs, HRECs, and CRECs in connection with a property. Conformance of this Phase I assessment with ASTM E1527-13 reduces, but does not eliminate, uncertainty regarding the potential for RECs, HRECs, and CRECs in connection with the subject property. While ESA has made every effort to discover and interpret available historical and current information on the property assessed within the time available, some potential always remains for undiscovered contamination to be present. ESA's report is a best-efforts collection and interpretation of available information, and cannot be considered wholly conclusive. This report and the associated work were provided in accordance with the principles and practices generally employed by the local environmental consulting profession. This is in lieu of all warranties, expressed or implied. No other warranty is expressed or implied. ASTM E1527-13 is included in this report by reference.

This Phase I assessment is based primarily on historical research, a database review, and a site reconnaissance of accessible areas. This Phase I assessment does not include "non-scope issues" as specified by ASTM E1527-13, such as surveys for the presence of the following items on or in the vicinity of the subject property: asbestos-containing materials, polychlorinated biphenyls (PCBs), radon, effects on indoor air quality, lead-based paint, lead in drinking water, industrial hygiene, health and safety, regulatory compliance, and high-voltage lines.

The conclusions presented are professional opinions based solely upon indicated data described in this report, visual site and vicinity observations, and the interpretation of the available historical information and documents reviewed, as described in this report. Unless ESA has actual knowledge to the contrary, information obtained from interviews or provided to ESA is assumed to be correct and complete. ESA does not assume any liability for information that was misrepresented to ESA by others or for items not visible, accessible, or present on the parcel during the time of the site reconnaissance. The conclusions are intended exclusively for the purpose outlined herein and the site location and project indicated. Any use or reuse of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of the user.

Opinions and recommendations presented herein apply to the site conditions existing at the time of this Phase I assessment and cannot necessarily apply to site changes of which ESA is not aware and has not had the opportunity to evaluate. Changes in the conditions of the parcel may occur with time due to natural processes or the works of man on the property or adjacent properties. Changes in applicable standards may also occur as a result of legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes beyond ESA's control. Opinions and judgments expressed herein are based on ESA's understanding and interpretation of current regulatory standards, and should not be construed as legal opinions.

# SECTION 3.0

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## Site Description

### 3.1 General Setting and Location

The subject property is located adjacent to the southern border of the Town of Windsor and east of Highway 101 in unincorporated Sonoma County, California. Figure 1 shows the current conditions of the subject property, along with items of interest. The subject property consists of the 68.6-acre APN 059-300-003. The subject property is surrounded by Old Redwood Highway to the west, East Shiloh Road and residential properties to the north, residences to the south, and vineyards to the east. The subject property is developed with one residence, a storage building, and vineyards. **Table 3-1** summarizes the subject property acreage, and Sonoma County land use zoning and General Plan designations.

**TABLE 3-1  
LOCATION AND ZONING**

Property Name	Assessor's Parcel Number	Acres	Zoning	General Plan	Structures
222 East Shiloh Road	059-300-003	68.6	Land Intensive Agriculture (LIA) with Combining Districts: B6 20, F1, F2, RC50/25, SR, VOH (see below)	Land Intensive Agriculture	One residence, one storage building, 3 water wells

**ZONING:**

B6 = Combining Districts = The adopted zoning maps shall specify the maximum permitted density, determined by gross acreage for all residential uses. Minimum front, side and rear yard requirements and the minimum parcel or lot size, if not otherwise specified, shall conform to the base district with which the B6 district is combined unless specifically approved otherwise by the planning commission

F1 = Floodway Combining District

F2 = Floodplain Combining District

RC50/25 = Riparian Corridor Combining District (minimum streamside conservation area shall be shown in the zoning database followed by the minimum setback for agricultural cultivation)

SR = Scenic Resources Combining District

VOH = Valley Oak Combining District

SOURCE: County of Sonoma 2021

### 3.2 Current Land Uses

The subject property contains vineyards and a residence.

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## **SECTION 4.0**

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### **Records Review**

The purpose of the records review is to obtain and examine records that could help to evaluate potential RECs, HRECs, and CRECs in connection with the subject property. This section documents the database records search and the evaluation of other records, summarizes information provided by the property owners, and describes the physical setting of the subject property.

#### **4.1 Standard Environmental Record Sources**

Federal, State, and local regulatory agencies publish databases of businesses and properties that handle hazardous materials or hazardous waste, including those properties with a known release of hazardous substances to soil and/or groundwater. These databases are available for review and/or purchase at the regulatory agencies, or the information may be obtained through a commercial database service. ESA contracted with a commercial database service to perform the government database search for listings within the appropriate ASTM standard minimum search distance (EnviroSite 2021). A detailed description of the types of information in each database reviewed and the agency responsible for compiling the data is included in the Radius Report provided as Appendix A, which includes a list of acronyms for the individual databases in the executive summary of the Radius Report.

ESA evaluated the listings with regard to the nature of potential chemicals of concern and the extent of known releases. In general, reported or potential releases likely to affect a property would include those located on or within a 1/8-mile radius of the subject property. ESA also considered additional factors such as chemical properties, regional knowledge of the site vicinity, groundwater flow direction, and available past regulatory documentation as part of the REC evaluation.

#### **4.2 Results of Regulatory Records Search**

Sites identified within the ASTM-specified search radius in the surrounding area are discussed below. The site locations are shown on maps with the records search report in Appendix A. In addition, to augment the regulatory records search, the State Water Resources Control Board (SWRCB) GeoTracker and California Department of Toxic Substances Control (DTSC) EnviroStor websites were accessed to review documents that describe the locations and status of sites with environmental issues.

The regulatory records search did not identify any listings of hazardous materials use or historical releases for the subject property.

**Site 1 - Heller, Robert** – The Robert Heller site is located at 445 Hembree Lane, approximately 0.3-mile to the west-southwest of the subject property. The site is a Cleanup Program Site, which was the location of a gasoline spill that was reported in August of 1989. The contaminated soil was remediated and the site was closed in September of 1989. The North Coast Regional Water Quality Control Board (RWQCB) has certified that the site was adequately remediated and does not pose a threat to people or the environment.

**Site 2 - High Fire** – The subject property is within 1-mile of a mapped fire hazard severity zone. There is no spill or violation associated with this site.

**Site 3 - Colonial Park Inc./Colonial Park Creek Maintenance Project** – The Colonial Park site is located at 5645 Old Redwood Highway, approximately 0.36-mile to the southwest of the subject property. The records list this site as a Leaking Underground Storage Tank (LUST) Site, in which a gasoline spill contaminated an aquifer that was used for drinking water. The spill was reported in January 1965. In July 1991, the site underwent remediation, which included excavating contaminated material, and the case was completed and closed in May 1997. The North Coast RWQCB has certified that the site was adequately remediated and does not pose a threat to people or the environment.

**Site 4 - Sonoma County Airport Express Inc./Yolo Trucking** – The Sonoma County Airport Express/Yolo Trucking site is located at 5807 Old Redwood Highway, approximately 0.36-mile to the west of the subject property.

The records list this site as a LUST Site, in which a diesel gasoline spill contaminated an aquifer that was used for drinking water. The spill was reported in January 1965. In April 1991, the site underwent remediation, which included excavating contaminated material, and was completed and closed in September 1997. The North Coast RWQCB has certified that the site was adequately remediated and does not pose a threat to people or the environment.

In 2016, California Health and Safety Code violation was issued due to failure to prepare and implement a Spill Prevention Control and Countermeasure (SPCC) Plan and a Tank Facility Statement or Business Plan; the site returned to compliance in July of 2017.

In 2019, another Health and Safety Code violation was issued for failure to complete a review and evaluation of the SPCC Plan at least once every five years and to have the plan certified by management or a professional engineer; the site returned to compliance in April of 2019.

**Site 5 - Shiloh Solid Waste Disposal Site (Faught Dump)** – The Shiloh Solid Waste Disposal Site (Faught Dump) is located at 5750 Faught Road, approximately 0.4-mile to the east of the subject property. The Faught Dump is a reported Land Disposal Site, which is listed as in site assessment as of June 2001 by the SWRCB GeoTracker database. Records on GeoTracker indicate that Faught Dump was a former burn dump and that the site is potentially contaminated with various waste oils (motor, hydraulic, and lubricating), although it is not clear what medium has been potentially contaminated. Given the nature of the dump site and the distance from the subject property, the former burn site is not expected to be able to affect the subject property.

**Sites - 6, 8, 9, and 10 Rodgers Creek Fault** – The subject property is within 1-mile of an established Earthquake Fault Zone and/or Seismic Hazard Zone, as designated by the State Geologist. There are no spills or violations associated with the fault zone.

**Site 7 - Healdsburg Fault** – The subject property is within 1-mile of an established Earthquake Fault Zone and/or Seismic Hazard Zone, as designated by the State Geologist. There are no spills or violations associated with the fault.

**Orphan Sites** – Sites not plotted due to poor or inadequate address information are referred to as “orphan sites” or “unmappable properties.” The records search identified three orphan sites:

- Buckeye Mine – The APN numbers place this mine near the far northeastern corner of Sonoma County, over 20 miles northeast of the subject property. At this distance, this mine would be unable to affect the subject property.
- SCDPW Larkfield Sewer – The Larkfield area is about one mile southeast of the subject property. At this distance, this sewer would be unable to affect the subject property.
- Standard Structures – This is a site somewhere between Shiloh Road and the Sonoma County Airport. This would place this site west of Highway 101, at least one mile west of the subject property. Given the distance, this site is not expected to be able to affect the subject property.

## 4.3 Other Records Reviewed

The regulatory agency records search also provides historical aerial photographs and historical topographic maps. Fire insurance maps, city directories, and an environmental lien search were not ordered because such records would not be produced for a rural property. The search results are discussed below.

### Historical Aerial Photographs

Historical aerial photographs are available for the years 1952, 1953, 1956, 1957, 1968, 1971, 1972, 1974, 1975, 1979, 1983, 1985, 1987, 1993, 1998, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020, and are included in Appendix B. The red arrows on the aerial photographs point to the location of the current residence.

In the **1952** aerial photograph, the subject property is partly developed with orchards and partly undeveloped open grasslands and trees. The present-day property owner believes that the orchards were prunes and that cattle occasionally grazed on the subject property. The north-to-south flowing creek bisects the subject property from north-northeast to south-southwest. East Shiloh Road is present along the north side of the subject property; Redwood Highway (now called the Old Redwood Highway after Highway 101 was constructed between 1957 and 1968) is along the western border of the subject property. A few structures are present on the subject property next to Old Redwood Highway west of the creek. These structures may have been residential or agricultural support of the orchards or both. The surrounding area is orchards or undeveloped land with a few scattered structures.

The **1953 and 1956** aerial photograph shows parallel lineations on the northeast portion of the subject property, suggesting the preparation for planting additional orchards. However, the 1956 aerial photographs show that the orchard was not installed. No other significant changes are visible.

The **1957** aerial photograph shows no significant changes on the subject property or in the surrounding area.

The **1968 through 1972** aerial photographs show no significant changes to the subject property. The area across the Old Redwood Highway has some residential development.

The **1974** aerial photograph shows parallel lineations suggesting hay or weed cutting on much of the eastern portion of the subject property. Some of the planted area just east of the creek is in a pattern suggesting the orchard has been replaced with a vineyard. The property just south of the subject property appears to be the present-day trailer and RV storage yard.

The **1979 through 1985** aerial photographs are of poor quality and show no obvious significant changes to the subject property. The surrounding areas across the Old Redwood Highway shows increasing development.

The **1987 and 1993** aerial photographs show the orchard in the far northwest corner of the subject property; all other orchards, and if present vineyards, have been removed. The structures next to Old Redwood Highway appear to still be present. A residential development has been built across East Shiloh Road across from the northwest subject property corner.

The **1998** aerial photograph shows all of the previous orchards and structures have been removed, along with all trees not lining the banks of the creek. The subject property appears to have been graded, dirt roads are visible in their present-day configuration, and the linear patterns appear to be consistent with the present-day alignment of vineyard rows. Grapes may have planted at this time and were still small plants.

The **2005 through 2020** aerial photographs show the subject property in its current configuration of vineyards with one residence and one storage building. The properties north across East Shiloh Road have more residences consistent with the present-day level of development.

## Historical Topographic Maps

Historical topographic maps are available for various portions of the subject property for the years 1920, 1933, 1940, 1955, 1993, 2012, 2015, and 2018, and are included in Appendix B. Note that the location of the present day residence on the subject property is identified with a red star.

The **1920** topographic map shows the subject property with orchards and the structure that was next to the property entrance on Old Redwood Highway. Old Redwood Highway and east Shiloh Road are present along the west and north boundaries, respectively. The surrounding area shows extensive agriculture and a few scattered structures.

In the **1933 and 1940** topographic maps, the creek is visible and its channel extends from the mountains to the northeast to Mark West Creek to the southwest. The structure at the Old Redwood Highway entrance to the subject property is visible.

The **1955** topographic map shows more development along the Old Redwood Highway and the present-day Highway 101 further west. The subject property has portions that are depicted as orchards and there are two structures by the property entrance. The property to the south is identified as trailer park.

The **1993** topographic map shows continuing development in the region. No changes are visible on the subject property.

The **2012 through 2018** are the more recent simplified style of topographic maps that show less detail. The creek is the only feature shown on the subject property.

## City Directories

The subject property is not listed in the city directories. The city directory listings for the local area are almost all for individuals that do not indicate a specific use. The only business-specific listing is for the Chalk Hill Winery on the 1991 directory, located at 257 East Shiloh Road about 1,200 feet northeast of the subject property along the east side of the creek. The winery is not listed on the regulatory records search discussed above. This indicates that the Chalk Hill Winery has not had any known spills or chemical use violations that could affect the subject property.

## 4.4 Physical Setting

The following sections provide information about the physical setting of the Project Area. Geotechnical information is not a required element of ASTM E1527-13 Phase I assessments and is not included in this Phase I assessment.

**Topography.** The subject property is within the Healdsburg, California, 7.5-minute quadrangle. The subject property is flat other than the creek that flows from north-northeast to south-southwest across the subject property. Elevations range from about 160 feet above mean sea level at the northeast corner of the subject property to about 140 feet mean sea level at the southwest corner of the subject property where the creek exits the subject property.

**Geology, Soils, and Hydrology.** The surface geology consists of Quaternary<sup>1</sup> alluvium. The soil unit is primarily the Zomora Series silty clayey loam, which consist of moderately well drained loam (EnviroSite 2021). Loam is a mixture of sand, silt, clay, and organic material.

**Flood Hazard.** FEMA has designated the creek and its floodplain as flood zone designation AE, which means the area has a 1 percent chance of being equaled or exceeded in any given year (FEMA 2008). The 1 percent annual chance flood is also referred to as the base flood or 100-year flood.

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<sup>1</sup> Quaternary time is from the present to 2.6 million years ago.

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## SECTION 5.0

# Site Reconnaissance

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### 5.1 Methodology and Limiting Conditions

Michael Burns, PG, CEG, CHG, from ESA conducted the site reconnaissance on July 1, 2021, to assess present conditions. Access was provided by the owner, Randy Clifton, and the realtor, Delia Nieto. Weather at the time of the site reconnaissance was sunny and clear. The site conditions discussed below are limited to readily apparent environmental conditions observed. Items of interest are shown on Figure 1.

### 5.2 General Site Setting

The subject property consists of one parcel split by an intermittent stream that flows north-northwest to south-southeast when flow is present; the creek was dry at the time of the site inspection. Most of the subject property consists of vineyards. One residence and one storage building are on the eastern half of the subject property. Most of the areas north and south of the subject property are in residential use. Vineyards are to the east. The Old Redwood Highway is along the western subject property border, with the corporate office of the Sonoma County Airport Express, a church, and residences on the west side of the highway. The observed conditions, along with photographs, are described below.

### 5.3 Site Observations

The vineyards cover most of the subject property. The vines are watered using drip irrigation. The photographs below and on the next page show typical views of the vineyards. No stained soil or stressed vegetation were observed anywhere in the vineyard areas.







The subject property has three vineyard irrigation wells shown in the photographs below. The two irrigation wells on the western part of the subject property are powered by electricity. The one irrigation well on the eastern part of the subject property is powered by propane, as shown in the bottom photograph. Minor oil staining was observed by the propane-powered well pump. The staining is minor in extent, does not extend to the edge of the pad, and is considered a de minimus condition.



The creek bisecting the subject property is shown in the photographs below. The creek banks have thick vegetation. The property owner noted that the creek only flows in the winter and is typically dry by June. No trash, stained soil, or stressed vegetation were observed.



The photographs below show the owner's residence and the domestic well located by the southeast corner of the house. The interior of the home was not inspected and is assumed to contain minor small quantities of typical home cleaning products. The domestic well is electrically powered. No stained soil or stressed vegetation was observed around the home or domestic well.



An equipment and materials storage building is located southeast of the residence and along the eastern border of the subject property. The building stores a tractor, a pickup truck, tools, irrigation materials, wine barrels, and small quantities of paints and thinners, pesticides, roofing patch tar, and chalking. No staining was observed on the floor or gravel areas.



The septic system for domestic waste is located just west of the home and is raised to provide adequate distance to groundwater. The septic system appeared to be in good working order with no sagging or wet areas, as shown below. A solar panel array is located just north of the septic system. No stained soil was observed under the transformers for the solar panel array.



The transformer on a power pole shown below has a blue “No-PCBs” sticker, meaning that the oil in the transformer does not contain polychlorinated biphenyls (PCBs).



The transformer shown below is at the entrance at the northeast corner of the subject property. No oil staining was observed on its concrete pad.



Two large-diameter metal pipes cross the creek near the center of the subject property, as shown below. However, the pipes are not connected to anything.



A driving reconnaissance of surrounding properties was conducted to look for adjacent properties that might have the potential to affect the subject property. The only property of interest is the Sonoma County Airport Express west and across Old Redwood Highway from the subject property. As shown below, this bus facility has a large above-ground diesel storage tank. The tank is in secondary containment, which would prevent spills from leaving the bus facility.



## 5.4 Results of Site Reconnaissance

There were no observations of chemical spills, underground or aboveground storage tanks other than the propane tank, waste pits or ponds, stained soil, unusual odors, or stressed vegetation. The propane tank is above ground and is not considered an environmental issue for future use of the subject property. The chemical use is of small quantities and no staining or stressed vegetation was observed. **No RECs, HRECs, or CRECs were observed relative to hazardous materials, hazardous waste, or chemical use, storage, or disposal.**



## SECTION 6.0

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### User-Provided Information

Mr. Randy Clifton, the owner of the subject property since 1996, was interviewed during the site inspection on July 1, 2021. Much of the information he provided has been incorporated into the previous sections. Mr. Clifton provided the following information:

- The equipment and chemicals (e.g., fuel and oils, pesticides, and herbicides) used for the vineyard operations are not stored on the subject property. Equipment and chemicals are brought to the vineyard on an as-needed basis, and are transported back to an offsite storage facility after use.
- The storage building south of the residence stores equipment (tractor, truck, and small tools) and chemicals (small containers and quantities of fuel and oils, paints and thinners, pesticides and herbicides, and other chemicals) for his domestic use.
- The one irrigation well south of the residence is powered by propane. All other irrigation wells and the domestic well are powered by electricity.
- Sanitary waste is routed to a raised mound septic system located west of the residence. The system consists of one 1,500-gallon concrete two-compartment primary septic tank and one 800-gallon one-compartment sump tank and pump. System inspection reports, provided in Appendix B, indicate the system is functioning properly.
- The subject property has never had above ground or underground fuel or oil storage tanks, waste pits or lagoons, or chemical spills.
- Prior to his ownership, portions of the subject property were used to grow prunes. In addition, cattle occasionally grazed the subject property.

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## SECTION 7.0

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# Findings and Opinions

## 7.1 Findings and Opinions

A commercial government records database service searched relevant federal, State, and local regulatory agency lists for listings of the subject property assessed in this report, and for nearby properties within the appropriate ASTM 1527 standard search distances. In addition, regulatory agency websites were checked to provide additional information. The subject property did not appear on any regulatory agency lists. None of the listed sites near the subject property are considered able to affect the subject property. **The search of regulatory records did not reveal any RECs, HRECs, or CRECs.**

The subject property was inspected on July 1, 2021. The subject property consists of vineyards, one residence, one storage building, one septic tank and leach field, one solar panel array, four wells, and one dry creek. There were no observations of chemical spills, underground or aboveground storage tanks, waste pits or ponds, stained soil, unusual odors, or stressed vegetation. **No RECs, HRECs, or CRECs were observed relative to hazardous materials, hazardous waste, or chemical use, storage, or disposal.**

The property owner was interviewed regarding the past and current use of the property. The information he provided was incorporated into this assessment. He stated that vineyard equipment and chemicals used for the vineyard operations are not stored on the subject property; the storage building south of the residence stores equipment and chemicals for his domestic use. The one irrigation well south of the residence is powered by propane; all other irrigation wells and the domestic well are powered by electricity. The septic system inspection reports indicate the system is functioning properly. The subject property has never had above ground or underground fuel or oil storage tanks, waste pits or lagoons, or chemical spills; and prior to his ownership, portions of the subject property were used to grow prunes and occasionally graze cattle. **No RECs, HRECs, or CRECs were reported relative to hazardous materials, hazardous waste, or chemical use, storage, or disposal.**

## 7.2 Data Gaps

ESA attempted to obtain reasonably ascertainable information regarding the subject property and the surrounding environs. There were no data gaps identified that could affect the identification of RECs, HRECs, or CRECs.

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## SECTION 8.0

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# Report Authors and Qualifications

### 8.1 Report Authors and Signatures

This section includes qualification statements of the environmental professionals responsible for conducting the Phase I assessment and preparing this report.

Mr. Michael Burns, PG, CEG, CHG, of ESA conducted the data review for the subject property, conducted the site reconnaissance, and prepared the Phase I environmental site assessment report. Mr. Burns has over 30 years of experience in environmental site investigations, characterizations, and assessments, including Phase I environmental site assessments.

The work conducted and the report written by Mr. Burns was reviewed by Ms. Jennifer Wade. Ms. Wade has over 12 years of experience in environmental site investigations, characterizations, and assessments, including Phase I Environmental Site Assessments.

Mr. Burns declares that, to the best of his professional knowledge and belief, he meets the definition of Environmental Professional as defined in 40 CFR §312.10. Ms. Wade declares that, to the best of her professional knowledge and belief, she meets the definition of Environmental Professional as defined in 40 CFR §312.10.

Mr. Burns has the specific qualifications based on education, training, and experience to assess a parcel of the nature, history, and setting of this parcel. With the assistance of Ms. Wade, he has developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Principal Analyst/Reviewer:

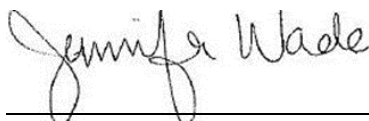


Michael G. Burns, PG #4532, CEG #1846, CHG #280

July 2021

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Senior Reviewer:



Jennifer Wade-Robertson, Program Manager

July 2021

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## SECTION 9.0

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### References

- ASTM. 2013. E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process*. ASTM International.
- Envirosearch. 2021. *Government Records Report, 222 East Shiloh Road, Santa Rosa, California 95403*. June 7, 2021.
- Federal Emergency Management (FEMA), 2008. *Flood Insurance Rate Map (FIRM) Panel 0569E*. December 2, 2008.
- Permit Sonoma, 2021. *Zoning and Parcel Report, APN 059-300-003*. Accessed on July 6, 2021, at <https://sonomacounty.ca.gov/PRMD/Services/Zoning-and-Parcel-Report/?APN=059-300-003&rp=MapSearch>.

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# Appendix A

## **Government Records Report**

This appendix is available upon request.  
Please contact the following person for  
a copy:

Chad Broussard  
Environmental Protection Specialist,  
Bureau of Indian Affairs  
Pacific Regional Office,  
2800 Cottage Way, Room W-2820,  
Sacramento, CA 95825  
telephone: (916) 978-6165  
e-mail: [chad.broussard@bia.gov](mailto:chad.broussard@bia.gov)

# Appendix B

## **Historical Aerial Photographs, Historical Topographic Maps, City Directories, and Septic System Inspection Reports**

This appendix is available upon request.  
Please contact the following person for  
a copy:

Chad Broussard  
Environmental Protection Specialist,  
Bureau of Indian Affairs  
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2800 Cottage Way, Room W-2820,  
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