


APPENDIX F:
PHASE I ENVIRONMENTAL SITE
ASSESSMENT





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PHASE I ENVIRONMENTAL SITE ASSESSMENT

**7842 Hembree Lane
Windsor, California 95492
Sonoma County APN 163-080-047**

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1.0 EXECUTIVE SUMMARY

The following is the Phase I Environmental Site Assessment (ESA) report on the property located at 7842 Hembree Lane in Windsor, California and described as Sonoma County Assessor's Parcel Number (APN) 163-080-047. Figures with various views of the property described above including topography and parcel boundaries are presented in Appendix A. Hereafter in this report, the property described above will be referred to as the subject site or subject property. This ESA was performed by REALM Engineering (REALM) to identify Recognized Environmental Conditions (RECs) associated with the subject property or adjoining parcels.

This ESA was completed for Mr. Doyle Heaton, representing Fallon Point Associates, DRG Builders, Inc. (Client and User) in conformance with American Society of Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527–13).

The purpose of this report is to provide information regarding RECs on or near the subject site. In general, this ESA follows the guidelines established by the American Society for Testing and Materials' (ASTM's) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E1527-13). This ESA is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser protection as described in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and the California Health and Safety Code; that is the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice as defined at 42 U.S.C. 9601(35)(B)".

The Scope of Services for this ESA consisted of four tasks:

- Task 1: Research and review of regulatory information
- Task 2: A site reconnaissance of subject and nearby properties
- Task 3: Interviews of persons with knowledge of subject and surrounding property
- Task 4: Preparation of this ESA report

1.1 SITE DESCRIPTION AND CURRENT USE

The subject site, located at 7842 Hembree Lane in Windsor, California and further identified by Sonoma County APN 163-080-047, is comprised of one irregular-shaped approximately 5.19-acre parcel of land. The subject site is located as shown on the attached Location Map, Figure 1 in Appendix A; general site features including property boundaries are as shown on Figure 2 in Appendix A. Site photographs depicting current subject property conditions, and land use in the vicinity are included in Appendix B.

The subject site is an undeveloped parcel of land with no structures or other aboveground improvements and there are no reported active uses of the subject property besides informal walking paths traversing the property presumably used by area residents.

1.2 STANDARD AND ADDITIONAL ENVIRONMENTAL RECORDS SEARCH

The subject property is not identified in regulatory agency files or databases as having issues of environmental concern and there is no indication of the historical or current use, storage or disposal of hazardous materials or wastes at the subject site. Further, there is no indication of the presence of dump sites at the subject property.

Based on a review of available regulatory information, due to their distances and groundwater flow-directions relative to the project site, the nature of their reported release and/or information obtained from a review of available regulatory files, there are no documented offsite facilities within Environmental Data Resources' (EDR) specified search radii which appear to represent a threat of adverse environmental impact to the subject site. A detailed discussion of regulatory agency files reviewed, and offsite facilities identified on the databases searched by EDR is presented in Section 5.0.

A Certified Unified Protection Agency (CUPA) is a local agency that has been certified by CAL EPA to implement the six state environmental programs within the local agency's jurisdiction. The Sonoma Fire and Emergency Services Department (CSFESD) is the designated CUPA for the project area. The CSFESD did not possess any records for the subject site pertaining to past or present underground or aboveground fuel tanks, hazardous materials releases, emergency response events or other issues which would indicate an environmental risk at the subject property.

1.3 PHYSICAL SETTING

The subject site is located in the southeastern portion of the Town of Windsor in an area consisting primarily of residential properties. The central business district of the Town of Windsor is located approximately 1 mile to the northeast of the subject site. A cluster of commercial businesses are located approximately 3,300 feet to the southeast of the property, and immediately surrounding the subject site are residential properties and a community park to the east. The nearest surface water body is Pool Creek, located approximately 1,700 feet to the southeast of the project site. An ephemeral stream which traverses the middle and southern portions of the project site was observed to be dry at the time of the preparation of this Phase I ESA. Topography at the subject property is relatively flat with an approximately average surface elevation of 123 feet above mean sea level (msl). According to the EDR Radius Report, the project site is not located in a Special Flood Hazard Area (Overview and Details Maps, Appendix A).

The following physical setting sources were utilized:

- *Geology of Northern California*, California Division of Mines and Geology – Bulletin 190

- *Evaluation of Groundwater Resources: Sonoma County; Geologic and Hydrologic Data, Bulletin 118*
- *U.S. Geological Survey. Healdsburg, 7.5 Minute Topographic Quadrangle*
- *Google Earth*

1.4 HISTORICAL USE OF SUBJECT PROPERTY

The project site appears to have originally been used for agricultural uses dating back to at least 1933, the earliest available historical documentation. However, although historical information prior to 1933 was not available, use of the subject site for agricultural purposes likely dates back to at least the late 1800s to early 1900s, consistent with regional land use patterns. Historical aerial photographs from 1942 up through 1983 indicate the subject property as being planted with orchards on a majority of the parcel. By the time of the 1993 aerial photograph, a majority of the orchards previously visible at the project site appear to have been removed and the project site is indicated to be vacant land with scattered trees, shrubs and other low-lying vegetation, and season grasses. The subject site has remained a vacant lot with no apparent active uses to the present day.

The use of the subject site is generally well documented without any significant data gaps. Due to the passage of time, there is a lack of available previous property owners and historical documentation regarding past uses of the property which represents a data gap. However, from the available information it appears that the use and history of the subject property is well known, and this data gap is seen as insignificant.

1.5 RECOGNIZED ENVIRONMENTAL CONDITIONS

Recognized Environmental Conditions (RECs) are defined by ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to a 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 the course of performing this ESA, REALM did not identify any RECs associated with the subject property or any of the adjoining parcels.

1.6 DE MINIMIS CONDITIONS, DATA GAPS AND VAPOR ENCROACHMENT CONCERNS

Data Gaps & Data Failures

During the preparation of this Phase I ESA, REALM did not encounter any data failure or data gaps that would diminish REALM's ability to provide an opinion on a release or potential release of hazardous substances at the subject property.

Vapor Encroachment Concerns

REALM conducted an evaluation for vapor encroachment concerns (VECs) using methodology established in ASTM Standard of Practice E2600-10. Based on a review of available soil and

groundwater data from regulated facilities in the subject site vicinity, using the methodology referenced above, and lack of any documented releases of petroleum hydrocarbon or VOC releases at the subject property, a Vapor Encroachment Concern at the project site can be ruled out.

De Minimis Conditions

REALM did not encounter any *de minimis* conditions associated with the subject property during the preparation of this Phase I ESA with the exception of the historical orchard, which was present at the subject property, and discussed in greater detail in Section 5.1.1 of this document.

1.7 CONCLUSIONS

REALM has performed this ESA in conformance with the scope and limitations of ASTM Standard Practice E-1527-13 of the property located at 7842 Hembree Lane in Windsor, California with Sonoma County APN 163-080-047. Any exceptions to, or deletions from, this practice are described in Section 2.4 and 2.5 of this Report. This assessment has revealed no evidence of REC in connection with the subject property.

This report is governed by the Limitations set forth in Sections 2.4 and 2.5 of this report. This Executive Summary is not to be used without the accompaniment of the entire report.

2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this ESA is to establish whether there are RECs on or near the subject property. RECs are defined as those contaminants identified in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. RECs are defined as follows:

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. RECs are additionally defined as any hazardous substances or petroleum products that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures, on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions. (ASTM E1527-13)

Pursuant to the ASTM Standard of Practice E1527-13, RECs do not include asbestos-containing materials (ACMs), lead-based paint (LBP) or other non-CERCLA-related conditions (i.e. radon gas, lead in drinking water, mold, indoor air quality, etc.). However, an evaluation of the potential for VECs to be present at the subject site was conducted, using methodology established in ASTM Standard of Practice E2600-10, the results of which are included in Section 1.6 above.

2.2 SCOPE OF SERVICES

The scope of services for this ESA generally follows the Standard Practice for Environmental Site Assessments (ASTM E1527-13). Accordingly, it is intended to focus on the contaminants defined by CERCLA, and petroleum products. As such, “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in 42 USC 9601(35) (B) is applied. However, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this ESA.

The scope of services includes inspection of the site and area for RECs, and acquisition of information that can be obtained from regulatory agency files that are obtainable without accessing the archives of the various agencies. Accordingly, it cannot be guaranteed that all files are examined or that every possible condition is evaluated.

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The records review includes files available at State, County and/or City offices listed in Section 5.2 of this report. In some cases, the status of a site is established from telephone interviews of staff persons in these offices. For nearby leaking underground storage tank (LUST), Drycleaners, SLIC and other Cleanup program sites, information available online at GeoTracker and/or actual case files may be reviewed, as deemed appropriate. The site reconnaissance includes observation of nearby properties from locations on the site, or public roadways. Interviews, including those of persons known or suspected of being familiar with the history of the site, persons reasonably available at the time of the site inspection(s), and on occasion, by telephone when such interviews are possible were performed.

The scope of services for this ESA does not include a survey for, or analyses of, construction materials that may contain asbestos; however, any obvious indications of its presence are reported. Neither does the scope of services include a survey for, or analyses of, onsite structures for lead-based paint or other non-CERCLA-related conditions (i.e., radon gas, lead in drinking water, mold, indoor air quality, etc.). For buildings constructed prior to 1981, the Code of Federal Regulations (29 CFR 1916.1101 and 29 CFR 1910.1001) presumes asbestos-containing materials (ACMs) to be present in numerous types of building materials. In buildings constructed after 1978, it is unlikely that lead-based paint (LBP) is present. No structures are present at the subject site. Therefore, asbestos containing materials and LBP are not expected to be present.

2.3 SIGNIFICANT ASSUMPTIONS

This ESA is intended to assess the environmental conditions of a specific parcel of real estate. It is also intended to constitute appropriate inquiry for purposes of the CERCLA-innocent landowner defense; however, it is not intended to be limited to that purpose. Finally, this ESA is intended to reflect a commercially prudent and reasonable inquiry designed to recognize the environmental conditions of a property.

2.4 LIMITATIONS AND EXCEPTIONS

The scope of services performed to complete this ESA was limited in nature. While this type of work is considered to be valuable in the preliminary evaluation of the possibility of the site being impacted by hazardous substances or petroleum hydrocarbons, it may not reveal releases of these substances that have occurred. Additionally, site conditions can change with time, and this ESA is not intended to predict how those changes will impact the property. The limited nature of an ESA prevents it from being considered to be a risk assessment. Additionally, the scope of services does not include a determination of the extent of business environmental risk or the possible public health impact of known or suspected hazardous substance(s) or petroleum products.

This service has been performed in accordance with generally accepted environmental investigation practices for similar studies conducted at this time and in this geographic area. No other guarantees or warranties, expressed or implied, are provided.

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It is understood by the parties hereto that the party who has requested this ESA will use it to evaluate site environmental conditions. REALM intends no other use or disclosure. Client agrees to hold REALM harmless for any inverse condemnation or devaluation of said property that may result if this ESA or information generated from it is used for other purposes. This ESA is issued with the understanding that it is to be used only in its entirety.

2.5 USER RELIANCE

This ESA is intended for use only by Mr. Doyle Heaton, representing Fallon Point Associates, DRG Builders, Inc., and/or their assignees. If other parties wish to rely on it, please have them contact REALM so that a mutual understanding and agreement of the terms and conditions for its use can be established.

2.6 INVOLVED PARTIES

The subject property, known as 7842 Hembree Lane in Windsor, Sonoma County, California, and, at the time of preparation of this Phase I ESA, was owned by the Charles L. Ingham TR. REALM was retained by Mr. Doyle Heaton, representing Fallon Point Associates, DRG Builders, Inc. to conduct this ESA to identify RECs in connection with the subject property.

2.7 DATA GAPS AND DE MINIMIS CONDITIONS

Data Gaps

Data gaps occur when required information is missing despite the good faith efforts made by the environmental professional to gather such information. An attempt was made to obtain readily available historical sources at appropriate time intervals back to at least the 1940s, or first reported development of the subject property. Data gaps in our historic research, which range from between 1933 and 2021, were encountered. Data failure occurs when a significant (10 years or more) gap of time exists between two historic sources and a reasonable effort has been made to obtain additional sources of information. In addition, no historical information was available prior to 1933 for the subject site. Although data failure with respect to historic research, as defined in the ASTM standard, has occurred, it does not diminish REALM's ability to provide an opinion on a release or potential release of hazardous substances at the subject property. These data gaps are not considered significant and do not affect the ability of REALM's environmental professional to identify whether a given issue is a REC.

De Minimis Conditions

REALM did not encounter any *de minimis* conditions associated with the subject site during the preparation of this Phase I ESA with the exception of the historical orchard, which was present at the subject property, and discussed in greater detail in Section 5.1.1 of this document.

3.0 SITE DESCRIPTION

3.1 SITE LOCATION AND LEGAL DESCRIPTION

The subject site is located at 7842 Hembree Lane in Windsor, California and further identified by Sonoma County APN 163-080-047, and is comprised of one irregular-shaped approximately 5.19-acre parcel of land. Figures with various views of the subject site, including approximate parcel boundaries are included in Appendix A.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The subject site is an undeveloped parcel of land with scattered oak trees, some overgrown fruit trees associated with a historical orchard and seasonal grasses. The subject property is located in the southeastern portion of the Town of Windsor in an area consisting primarily of residential properties. The central business district of the Town of Windsor is located approximately 1 mile to the northeast of the subject site. A cluster of commercial businesses are located approximately 3,300 feet to the southeast of the property, and immediately surrounding the subject site are residential properties and a community park to the east.

3.3 CURRENT USE OF THE PROPERTY

The subject property is an undeveloped parcel of land with no structures or aboveground improvements with no active uses with the exception of informal paths traversing the property presumably used by neighboring residents.

Site photographs depicting current site conditions and views of adjacent properties are presented in Appendix B.

3.4 DESCRIPTIONS OF IMPROVEMENTS

3.4.1 Structures

The project property is currently undeveloped land with no structures or improvements.

3.4.2 Roads

The site is accessed off of Cornell Street which borders the northern boundaries of the property; there are no roads at the subject site.

3.4.3 Heating and Cooling Systems

There are no heating and cooling systems at the subject site as it is undeveloped land with no structures.

3.4.4 Sewage Disposal

There are no reported septic systems at the subject site.

3.4.5 Water Supply

There are no wells reported to be located at the subject site.

3.4.6 Utilities

There are no utilities at the subject site as it is undeveloped land with no structures.

3.5 CURRENT USE OF THE ADJOINING PROPERTIES

The subject site is bordered by Cornell Street, beyond which are single family residential homes to the north, single family homes and Hembree Lane to the west, single family homes to the south, and Robbins Community Park to the east.

4.0 USER-PROVIDED INFORMATION

4.1 TITLE RECORDS, ENVIRONMENTAL LIENS, ACTIVITY AND USE LIMITATIONS, SPECIALIZED KNOWLEDGE, VALUE REDUCTION FOR ENVIRONMENTAL ISSUES, COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The purpose of this section of the ESA Report is to identify tasks that will help identify the possibility of RECs in connection with the subject property. In general, the tasks are:

- 1). Searches for Environmental Liens;
- 2). Valuation Reduction for Environmental Issues; and
- 3). Assessments of Specialized Knowledge.

These tasks do not require technical expertise and Environmental Professionals do not normally perform these tasks. These tasks are the responsibility of the Client and/or User. However, EDR performed a search for environmental liens and activity and use limitations under an Inquiry dated July 9, 2021 (Appendix I). The EDR lien search report states that no environmental liens or activity and use limitations (AULs) were identified for the subject site. In addition, the user indicated no knowledge of any environmental cleanup liens filed or recorded against the property or site activity

and no knowledge of AULs that are in place on the site or that have been filed or recorded in a registry.

4.2 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

An assessment of the relationship of the purchase price to the fair market value of the subject property, assuming there is no contamination on the site, is required under 40 CFR Part 312, Section 312.29 to maintain innocent landowner defense. The sections from the federal document are summarized below:

- 1). Persons to whom this part is applicable must consider whether the purchase price of the subject property reasonably reflects the fair market value of the property, assuming there is no contamination on the property; and
- 2). Persons who conclude that the purchase price of the subject property does not reasonably reflect fair market value, if the property were not contaminated, should consider whether or not the differential in purchase price and fair market value is due to the presence of releases or threatened releases of hazardous substances.

No current appraisal reports were provided to REALM for review. However, anecdotal information gained during interviews and a review of available information indicates that there is no value reduction for environmental reasons.

4.3 ASSESSMENT OF SPECIALIZED KNOWLEDGE

Assessments of any specialized knowledge or experience on the part of the purchaser or landowner is required by 40 CFR Part 312 Section 312.28 to maintain the innocent landowner defense. The sections from this document have been summarized below for clarity:

- 1). Persons to whom this part is applicable must take into account, their specialized knowledge of the site, the area surrounding the site, conditions of surrounding properties, and any other experience deemed relevant to the inquiry, for the purposes of identifying conditions indicative of releases or threatened releases at the site.
- 2). All appropriate inquiries are not complete unless the results of the inquiries take into account the relevant and applicable specialized knowledge and experience of the persons responsible for undertaking the inquiry.

The user indicated no specialized knowledge or experience that is material to RECs in connection with the subject property.

4.4 REASON FOR PERFORMING PHASE I

A Phase I ESA is typically performed to provide landowner liability protections (LLPs) under CERCLA; these protections include bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. In addition to satisfying one of the requirements to qualify for an LLP to CERCLA liability, another reason for performing a Phase I ESA might include the need to understand potential environmental conditions that could materially impact the operation of the business associated with the parcel of commercial real estate. This ESA is being performed to evaluate whether or not property uses have created any environmental or other nuisance conditions which would indicate a REC.

4.5 PROPERTY MANAGER AND OCCUPANT INFORMATION

The subject property is currently undeveloped, vacant land, there are no occupants.

5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORDS

EBA contracted EDR to conduct a comprehensive Federal, State, and local environmental records search for the project site and properties within a one-mile radius of the project site boundary. The purpose of the database search was to identify potential exposure to the subject property from various environmental concerns and/or hazardous materials releases. The Environmental Record Search (ERS) consists of a map showing the location of the identified sites relative to the project site, a summary listing the identified sites by street names, and a final report describing the sources investigated and the resulting findings. It should be noted that the findings are those noted on the regulatory database(s) and that accuracy and completeness of record information varies among information sources, including government sources. The ERS findings are supplemented by interviews with owners/occupants/employees, and local government officials, as necessary. Agency records review and historical data review are also used to ascertain the potential environmental significance of sites reported in the ERS. In some instances, to avoid an exhaustive discussion of the numerous sites identified by EDR, the facilities are discussed together, and conclusions consolidated. The lists of the databases accessed and reviewed includes but is not necessarily limited to those listed in the attached July 7, 2021, EDR Radius Map Report. Results of the record search are presented in Appendix C and the database search results are discussed in the following sections.

5.1.1 Summary of Findings of EDR Database Search

Listed below are the relevant findings of the EDR database search within the minimum radius search distances of the property as specified by ASTM E1527-13, Section 8.2.1.

Subject Property

According to the EDR report, the subject property is not listed on any of the databases searched by EDR.

A review of historical information indicates that a prune orchard was historically present at the project site from at least the early 1930s until sometime in the late 1980s to early 1990s, when most of the trees in the orchard appear to have been removed from the property. While information regarding past agricultural uses at the orchard was not available, it is likely that industry-standard agricultural chemicals and fertilizers were applied to the prune orchard consistent with recommended practices. Application of pesticides in accordance with applicable laws and labeling requirements is generally considered an acceptable agricultural practice. Published information indicates that application of pesticides to row crops does not result in the application of chemicals that would constitute a REC. Pesticide accumulation in near-surface soils is not generally considered a soil contamination problem requiring cleanup, as long as their application is conducted in accordance with applicable laws and labeling requirements. As such, this historical property use is considered a *de minimis* condition. By definition, *de minimis* conditions do not present a material risk of harm to public health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs (ATSM, 1527-13).

REALM did not observe any evidence of distressed vegetation or other environmental concerns related to these historical property uses at the time of the site reconnaissance.

Offsite Properties

The EDR records search identified numerous offsite environmentally regulated facilities within the requested search radii of the subject site, many of which are leaking underground storage tank (LUST) and Cleanup Program Site (CPS) facilities. Of the EDR database listings, the LUST and CPS listings typically pose the greatest threat of an impact as these database listings are the result of an unauthorized release of hazardous chemicals to the environment. There are no LUST or CPS-SLIC sites with open cases within an approximately 2,000-foot radius of the project site.

The facilities which are closest to the project site, and/or which warrant additional discussion are discussed in detail below.

Fedco, 7756 Hembree Lane (Closed 05/10/1988)

REALM understands that 750-gallon gasoline underground storage tank (UST) was removed from this property in March 1988 under regulatory permit and oversight. According to a review of available information, the former UST appears to have been located approximately 450 feet to the south/southwest of the subject property. Confirmation soil samples collected from the bottom of the UST pit were reportedly non-detect (ND) for all target analytes. A grab-groundwater sample collected from the UST pit reported gasoline and associated constituents above laboratory reporting limits (LRLs). However, these results were below respective regulatory screening levels. Based on

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the reported lack of obvious impacts to the UST at the time of its removal, lack of reported soil impacts, and low concentrations of reported constituents in the groundwater sample, no further action was required by the governing regulatory agencies. Based on this information, and the distance of the former UST to the subject site, this historical release does not represent a threat of significant impact to the subject property.

Those sites which have received Closed Status, have been closed with regulatory concurrence, indicating that site investigation and/or cleanup has been conducted to the satisfaction of the pertinent regulatory oversight agency(s), indicating that the unauthorized releases from these facilities have been stopped, the original source material removed to the extent practicable, the extent of the soil and/or groundwater impact defined and an evaluation of the potential for the releases from these facilities to impact any nearby sensitive receptors has been conducted to the satisfaction of the State Water Board. As such, with this information, combined with the results of the VEC screen, these facilities do not represent a threat of significant impact to the subject property.

Based on topographic considerations, their distances from the site and/or status (i.e., closed), and/or the types of issues that caused them to be listed on the databases, additional database listings in the EDR report that were not identified above are not considered likely to have a significant potential to adversely impact the subject property.

5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

To enhance and supplement the EDR reports, data base searches for active sites, local records and/or additional state and tribal records were independently searched through their various websites. These records are reasonably ascertainable, and sufficiently useful, accurate and complete for the objective of the records review. Other environmental records sources contacted for information pertaining to the subject property were as follows:

- U.S. EPA (<http://www.epa.gov/region09>)
- California Environmental Protection Agency, Department of Toxic Substances Control (<http://www.calepa.gov/>) and (<http://www.envirostor.dtsc.ca.gov/public/>)
- County of Sonoma Fire & Emergency Services Department (<https://sonomacounty.ca.gov/Fire-and-Emergency-Services/>).
- County of Sonoma Department of Health Services (<https://sonomacounty.ca.gov/Health/Environmental-Health-and-Safety/>)
- California State Water Resources Control Board (<http://geotracker.swrcb.ca.gov/>).

Unified Program

The Unified Program is the consolidation of several state environmental programs into one program under the authority of a Certified Unified Program Agency (CUPA); these can be a county, city, or

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JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

The programs generally consist of the Hazardous Materials Business Plan/Emergency Response Plan, Hazardous Waste, Tiered Permitting, Underground Storage Tanks, Aboveground Storage Tanks (SPCC only) and the Uniform Fire Code Hazardous Materials Management Plan.

A CUPA is a local agency that has been certified by CAL EPA to implement the state environmental programs with the local agency's jurisdiction. EBA submitted a records review request to the County of Sonoma Fire & Emergency Services Department (CSFESD), which is the CUPA agency responsible for the following programs:

- Hazardous Materials Business Plans (HMBP);
- Hazardous Waste Generator;
- Underground Storage Tanks;
- Accidental Release Prevention;
- Aboveground Petroleum Storage Tanks; and
- The Uniform Fire Code as related to hazardous materials.

The CSFESD possessed no files for the subject site.

California State Water Resources Control Board GeoTracker Database

The GeoTracker web site is an online information repository for environmental cleanup sites that is administered and overseen by the State Water Resources Control Board. The GeoTracker site was consulted to determine if either the project site or surrounding properties were identified in this environmental database as having environmental concerns. The project site was not identified. Regulated properties in the project site vicinity are listed on GeoTracker. For those properties which warranted additional review, REALM evaluated available information on GeoTracker, the results of which is discussed above in Section 5.0.

North Coast Regional Water Quality Control Board

The NCRWQCB is the state-appointed regional agency responsible for overseeing LUST investigations and has jurisdiction of all matters related to water. The NCRWQCB did not possess any files for the subject property.

County of Sonoma Department of Health Services – Environmental Health Department

This agency did not possess any file records for the subject site.

Sonoma County Permit & Resource Management Department

This agency did not possess any file records for the subject site.

Town of Windsor

The Town of Windsor did not respond to REALM’s request for public file reviews at the time of publication of this Phase I ESA Report.

California Department of Toxic Substances Control EnviroStor Database

The EnviroStor web site was consulted to determine if either the project site or surrounding properties were identified in this environmental database as having environmental concerns. The project site was not identified. No surrounding sites were identified within at least a 2,000-foot radius of the project site.

5.3 PHYSICAL SETTING

The subject site is located in the southeastern portion of the Town of Windsor in an area consisting primarily of residential properties. The central business district of the Town of Windsor is located approximately 1 mile to the northeast of the subject site. A cluster of commercial businesses are located approximately 3,300 feet to the southeast of the property, and immediately surrounding the subject site are residential properties and a community park to the east. The nearest surface water body is Pool Creek, located approximately 1,700 feet to the southeast of the project site. An ephemeral stream which traverses the middle and southern portions of the project site was observed to be dry at the time of the preparation of this Phase I ESA. Topography at the subject property is relatively flat with an approximately average surface elevation of 123 feet above mean sea level (msl). According to the EDR Radius Report, the project site is not located in a Special Flood Hazard Area.

The following physical setting sources were utilized:

- *Geology of Northern California*, California Division of Mines and Geology – Bulletin 190
- *Evaluation of Groundwater Resources: Sonoma County; Geologic and Hydrologic Data*, Bulletin 118
- *U.S. Geological Survey. Healdsburg, 7.5 Minute Topographic Quadrangle*
- *Google Earth*

5.3.1 Geologic and Regional Physiographic Conditions

The subject property is located within the California geomorphic province known as the Coast Ranges. This province is a geologically complex and seismically active region characterized by sub-parallel northwest-trending faults, mountain ranges and valleys. Prevalent bedrock in the area consists of the Jurassic-Cretaceous Franciscan Complex, originally deposited in a marine environment, and the Sonoma Volcanics group. Extensive folding and faulting during late Cretaceous through early Tertiary geologic time created complex geologic conditions that underlie the highly varied topography in the area. In valleys, the bedrock is covered by alluvial soils.

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

According to the EDR Radius Map Report, soils beneath the subject property are of the component name Huichica loams. These soils are classified as having a very slow infiltration rate, are clayey, have a high water table, or are shallow to an impervious layer.

5.3.3 Groundwater Conditions

The subject property is located in the northern portion of the Santa Rosa Valley Groundwater Basin, Santa Rosa Plain Subbasin. The subbasin is approximately 22 miles long and 0.2 miles wide near its northern boundaries; approximately nine miles wide through the Santa Rosa area; and approximately six miles wide at the south end of the Valley near Cotati. The subbasin is bounded on the northwest by the Russian River plain approximately one mile south of the City of Healdsburg, and mountains of the Mendocino Range flank the remainder of the Western boundary. The southern end of the subbasin is characterized by a series of low hills, forming a draining divide between Santa Rosa Valley and the Petaluma Valley basin. The eastern subbasin boundary is defined by the Sonoma Mountains south of Santa Rosa and the Mayacamas Mountains north of Santa Rosa. The subbasin is drained principally by Santa Rosa Creek and Mark West Creek which flow westward emptying into the Laguna de Santa Rosa, which in turn flows to the north and empties into the Russian River.

The primary water-bearing formation within the subbasin is the Wilson Grove Formation, with several units of lower water-bearing capacities (Glen Ellen Formation and Alluvium).

Groundwater in the subject site area has been encountered at depths ranging from 20 to 25 feet bgs and is generally unconfined, although the variable composition and lenticular nature of alluvial deposits may cause poor interconnection between strata, creating confined conditions. Characteristically low permeabilities of the alluvial deposits are responsible for low specific yields reported for this formation. The direction of the groundwater gradient in the vicinity of the subject property is not known but is likely to follow topography which slopes gently to the west/southwest. Please note that groundwater depths and flow direction have been demonstrated to be influenced by local topography and drainage courses and that groundwater levels have been observed to vary seasonally.

5.4 RESULTS OF SITE HISTORY AND LAND-USE REVIEW

The following standard sources of historical data for properties and property use(s) were reviewed: Sanborn Fire Insurance Maps, city directories, historical topographic maps, personal interviews, and historical aerial photographs.

5.4.1 Sanborn Fire Insurance Maps

The results of EDR's search for historic Sanborn Fire Insurance Maps of the site and/or area is provided in the Sanborn Map Report, Inquiry Number 6567594.3, dated July 7, 2021, indicating no coverage for the project site. A Sanborn Map no coverage certificate is included in Appendix D.

5.4.2 City Directories

The results of EDR's search for historic city directories that include the site and nearby area are provided in the EDR City Directory Abstract, Inquiry Number 6567594.4 dated July 7, 2021, which is in Appendix E. The report identified coverage of the site vicinity at approximately five-year intervals for 1973 through 2017. The subject property listings do not indicate any active uses of the project site.

5.4.3 Historical USGS Topo Maps

EDR performed a search for historic United States Geological Survey (USGS) topographic quadrangle maps of the site and vicinity. The result of their investigation is documented in the EDR's Historical Topographic Map Report, dated July 7, 2021, which is provided in Appendix F. The historical topographic maps included in the report are portions of the Healdsburg 7.5 quadrangle dated from 1933, 1940, 1955, 1980, 1993 and 2012.

Topographic maps can indicate changes in land use of a site over time. The topographic maps generally corroborated information obtained from other historical sources, indicating that the project site vicinity was first developed for agricultural purposes by at least 1933.

5.4.4 Personal Interviews

ASTM E 1527-13 requires the Environmental Professional to interview past owners, operators, and occupants likely to have material information about the subject property, only if they have been identified, and the information likely to be obtained is not duplicative of information from other sources. REALM understands that the previous property owner is no longer in the area and was not available for interviews. Past owners and/or operators were not identified during the preparation of this Phase I ESA. However, this data gap is not considered significant and is not expected to alter the findings of this Phase I ESA.

Telephone, email and/or in-person interviews were conducted with Mr. Doyle Heaton who provided general information regarding the property being vacant land with no active uses for at least the past 30 to 40 years. Mr. Heaton also completed the User Questionnaire.

5.4.5 Aerial Photographs

EDR provided historic aerial photographs of the site vicinity dated 1943, 1952, 1968, 1974, 1983, 1993, 2006, 2009, 2012 and 2016. The EDR Aerial Photo Decade Package was provided under Inquiry Number 6567954.11 dated July 7, 2021, and is in Appendix G.

In the 1942 aerial photo the subject site and surrounding lands are indicated to be planted with orchards. No structures or evidence of other uses of the subject site are indicated in this aerial photo.

The 1952 aerial photo does not indicate any obvious significant changes to the subject site or surrounding lands.

The 1968 aerial photo does not indicate any obvious significant changes to the subject site. Highway 101 is now present to the west of the subject site, and much of the orchards and agricultural uses previously indicated on surrounding lands has changed to rural residential.

By the time of the 1974 aerial photo the orchards at the subject site appear to have been thinned. No other obvious significant changes to the subject site from the 1968 aerial photo are indicated at the subject site or surrounding lands. Farther to the northwest and northeast of the subject site are now residential neighborhoods.

The 1983 aerial photo indicates further thinning of the orchards at the subject site and they appear to have been out of use for some time. No other obvious significant changes to the subject site from the 1974 aerial photo are indicated at the subject site or surrounding lands. A continued increase in the density of development is apparent to the northwest and northeast of the subject site.

By the time of the 1993 aerial photo, the residential neighborhood currently surrounding the subject site has been developed. The orchard previously visible at the subject site now appears to be completely removed. No obvious active uses of the subject site are indicated in this photo.

By the time of the 2006 aerial photo, the residential neighborhood currently surrounding the subject site has been completely developed. Most of the lands previously in rural residential and agricultural uses in the greater subject site area have all been developed into residential neighborhoods, with significant commercial development on the west side of Highway 101. No obvious active uses of the subject site are indicated in this photo.

A review of the aerial photos from 2009 up through 2016 does not indicate any significant changes in the uses at the subject site or on any of the adjacent parcels.

5.4.6 Synopsis of Previous and Current Environmental Investigations

REALM was not provided with nor was there any evidence of any current or previous environmental investigative reports for the subject site.

5.4.7 Site and Vicinity Land Use History

The subject property appears to have originally been used for agricultural uses dating back to at least 1933, the earliest available historical documentation. However, although historical information prior to 1933 was not available, use of the subject site for agricultural purposes likely dates back to at least the late 1800s to early 1900s, consistent with regional land use patterns. Historical aerial photographs from 1942 up through 1983 indicate the subject property as being planted with orchards on a majority of the parcel. By the time of the 1993 aerial photograph, a majority of the orchards previously visible at the property appear to have been removed and the subject property is indicated to be vacant land with a few scattered trees and low-lying vegetation. The subject site has remained a vacant lot with no apparent active uses to the present day.

The use of the subject site is generally well documented without any significant data gaps. Due to the passage of time, there is a lack of available previous property owners and historical documentation regarding past uses of the property which represents a data gap. However, from the available information it appears that the use and history of the subject property is well known, and this data gap is seen as insignificant.

6.0 SITE AND AREA RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

A REALM Environmental Professional performed a reconnaissance of the subject property and area on July 21, 2021. The method used in conducting the site reconnaissance consisted of documenting observations while walking the subject property.

6.2 SUBJECT PROPERTY

On July 21, 2021, a REALM Environmental Professional performed a reconnaissance of the subject and nearby properties. The method used in conducting the site reconnaissance is outlined in Section 6.1 above. The following observations were made in the course of the site reconnaissance.

REALM traversed the subject property on foot. As discussed above, the project site is a vacant lot covered with oak trees, low-lying shrubs and seasonal grasses with no structures or aboveground improvements. An ephemeral stream which traverses the middle and southern portions of the project site was observed to be dry at the time of the preparation of this Phase I ESA. REALM observed

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some debris near the southwestern portion of the property (mattress, concrete utility box and other miscellaneous debris).

No evidence of stained soils, distressed vegetation, or other evidence of negative environmental or nuisance conditions was observed during REALM's site reconnaissance at any of the exterior areas inspected which would indicate a negative environmental or nuisance condition, nor was there any obvious evidence of current active uses of the subject property which would result in negative environmental or nuisance conditions.

6.3 ADJACENT PROPERTIES

REALM conducted a windshield survey of adjacent properties, and to the extent feasible, walked these properties during the subject site reconnaissance.

7.0 INTERVIEWS

7.1 INTERVIEWS WITH OWNER AND SITE MANAGER

The subject property is currently inactive. As such, there are no occupants.

7.2 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

Because no facilities of potential concern were located in the immediate vicinity of the site, no interviews were conducted with local government official.

7.3 INTERVIEWS WITH OTHERS

No other interviews were conducted during the preparation of this Phase I ESA.

8.0 FINDINGS

The subject site is located at 7842 Hembree Lane in Windsor, California and further identified by Sonoma County APN 163-080-047, and is comprised of one irregular-shaped approximately 5.19-acre parcel of land. The subject site is located as shown on the attached Location Map, Figure 1 in Appendix A; general site features including property boundaries are as shown on Figure 2 in Appendix A. Site photographs depicting current subject property conditions, and land use in the vicinity are included in Appendix B.

The subject site is an undeveloped parcel of land with no structures or other aboveground improvements and there are no reported uses of the subject property with the exception of informal walking paths which traverse the property presumably used by neighboring residents.

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The subject property is not identified in regulatory agency files or databases as having issues of environmental concern and there is no indication of the historical or current use, storage or disposal of hazardous materials or wastes at the subject site. Further, there is no indication of the presence of dump sites at the subject property.

As discussed above, the subject site was formerly planted with orchards from at least 1942 until approximately the late 1980s to early 1990s when the orchards were removed from the property. Although not documented, activities commonly associated with this agricultural use are known to have potentially included the use and storage of agricultural chemicals (pesticides, fertilizers, or insecticides). Information was not available regarding the potential historical use of agricultural chemicals at the subject site. However, given the time which has passed since the orchards were present at the property, any residual agricultural chemicals in shallow site soils would not be expected to be present at concentrations which would prompt regulatory enforcement action or pose a significant threat to human health or the environment. Application of pesticides in accordance with applicable laws and labeling requirements is generally considered an acceptable agricultural practice. Published information indicates that application of pesticides to row crops does not result in the application of chemicals that would constitute a REC. Pesticide accumulation in near-surface soils is not generally considered a soil contamination problem requiring cleanup, as long as their application is conducted in accordance with applicable laws and labeling requirements. As such, this historical property use is considered a *de minimis* condition. By definition, *de minimis* conditions do not present a material risk of harm to public health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs (ATSM, 1527-13).

REALM did not observe any evidence of distressed vegetation or other environmental concerns related to this historical site use at the time of the site reconnaissance.

Based on a review of available regulatory information, due to their distances and groundwater flow-directions relative to the project site, the nature of their reported release and/or information obtained from a review of available regulatory files, there are no documented offsite facilities within Environmental Data Resources' (EDR) specified search radii which appear to represent a threat of adverse environmental impact to the subject site. A detailed discussion of regulatory agency files reviewed, and offsite facilities identified on the databases searched by EDR is presented in Section 5.0.

A Certified Unified Protection Agency (CUPA) is a local agency that has been certified by CAL EPA to implement the six state environmental programs within the local agency's jurisdiction. The Sonoma Fire and Emergency Services Department (CSFESD) is the designated CUPA for the project area. The CSFESD did not possess any records for the subject site pertaining to past or present underground or aboveground fuel tanks, hazardous materials releases, emergency response events or other issues which would indicate an environmental risk at the subject property.

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The subject site appears to have originally been used for agricultural uses dating back to at least 1933, the earliest available historical documentation. However, although historical information prior to 1933 was not available, use of the subject site for agricultural purposes likely dates back to at least the late 1800s to early 1900s, consistent with regional land use patterns. Historical aerial photographs from 1942 up through 1983 indicate the subject property as being planted with orchards on a majority of the parcel. By the time of the 1993 aerial photograph, a majority of the orchards previously visible at the project site appear to have been removed and the project site is indicated to be vacant land with a few scattered trees and low-lying vegetation. The subject site has remained a vacant lot with no apparent active uses to the present day.

The use of the subject site is generally well documented without any significant data gaps. Due to the passage of time, there is a lack of available previous property owners and historical documentation regarding past uses of the property which represents a data gap. However, from the available information it appears that the use and history of the subject property is well known, and this data gap is seen as insignificant.

Data Gaps & Data Failures

During the preparation of this Phase I ESA, REALM did not encounter any data failure or data gaps that would diminish REALM's ability to provide an opinion on a release or potential release of hazardous substances at the subject property.

Vapor Encroachment Concerns

REALM conducted an evaluation for vapor encroachment concerns (VECs) using methodology established in ASTM Standard of Practice E2600-10. Based on a review of available soil and groundwater data from regulated facilities in the subject site vicinity, using the methodology referenced above, REALM did not identify any VECs at the subject site.

Recognized Environmental Conditions (RECs) are defined by ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to a 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 the course of performing this ESA, REALM did not identify any RECs associated with the subject property or any of the adjoining parcels.

9.0 CONCLUSIONS AND OPINION

REALM has performed this ESA in conformance with the scope and limitations of ASTM Standard Practice E-1527-13 of the property designated as Sonoma County APN 163-080-047, and located at 7842 Hembree Lane in Windsor, California. Any exceptions to, or deletions from, this practice are described in Section 2.4 and 2.5 of this Report. This assessment has revealed no evidence of REC

in connection with the subject property. This report is governed by the Limitations set forth in Sections 2.4 and 2.5 of this report.

No additional environmental review of investigation appears to be warranted.

10.0 ADDITIONAL SERVICES

No additional services beyond ASTM E1527-13 were added to this report.

11.0 ENVIRONMENTAL PROFESSIONAL STATEMENT AND REALM RESUME

I declare that, to the best of our professional knowledge and belief, I meet the definition of Environmental Professional as defined in Title 40 Code of Federal Regulations (CFR) section 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40CFR Part 312. A resume for REALM personnel involved in preparation of this ESA is provided in Appendix J.

12.0 REFERENCES

- American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13).
- Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (“CERCLA” or “Superfund”), as amended by Superfund Amendments and Reauthorization Act of 1986 (“SARA”) and Small Business Liability Relief and Brownfields Revitalization Act of 2002 (“Brownfield Amendments”), 42 U.S.C. §§9601, et. seq.
- Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Maps.
- Resource Conservation and Recovery Act, as amended (“RCRA”), 42 U.S.C. §6901, et. seq.
- United States Department of Agriculture, Soil Conservation Service, Soil Surveys.