



## Phase I Environmental Site Assessment

Todd Road/ Standish Avenue Signalization Project  
County Project No. C19002  
Santa Rosa, California

*prepared for*  
**Sonoma County Department of Transportation & Public Works**

*prepared by*  
**Rincon Consultants, Inc.**

**January 26, 2021**



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January 26, 2021  
Project No.: 20-09882

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**Subject: Phase I Environmental Site Assessment  
Todd Road/Standish Avenue Signalization Project  
Santa Rosa, California**

Dear Mr. Caban:

This report presents the findings of a Phase I Environmental Site Assessment (ESA) completed by Rincon Consultants, Inc (Rincon). for the Todd Road/Standish Avenue Signalization Project located in Santa Rosa, California. The Phase I ESA was performed in accordance with our proposal dated June 17, 2020 and contract dated November 6, 2020.

The accompanying report presents our findings and provides an opinion regarding the presence of recognized environmental conditions in connection with the study area. Our work program for this project, as referenced in our contract, is intended to meet the guidelines outlined in the American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process* (ASTM Standard E1527-13). Our scope of services, pursuant to ASTM practice, did not include any inquiries with respect to asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, vapor intrusion or other indoor air quality, mold, or high-voltage power lines.

Thank you for selecting Rincon for this project. If you have any questions, or if we can be of any future assistance, please contact us.

Sincerely,

**Rincon Consultants, Inc.**

A handwritten signature in blue ink that reads "Lisa Bestard".

Lisa Bestard  
Senior Environmental Scientist

A handwritten signature in blue ink that reads "Walt Hamann".

Walt Hamann, PG, CEG, CHG  
Vice President, Environmental Services

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# Executive Summary

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This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the property located at the intersection of Todd Road and Standish Avenue in Santa Rosa, California (Figure 1, Vicinity Map). The Phase I ESA was performed for Sonoma County Department of Transportation & Public Works by Rincon Consultants, Inc. (Rincon). Sonoma County Department of Transportation & Public Works has requested this assessment and will use the information for purposes of evaluating risks associated with partial acquisition of the study area for a transportation improvement project. The property is identified as the rights-of-way of Todd Road, Standish Road, Ghilotti Avenue and portions of Assessor's Parcel Numbers (APNs) 131-171-049, 131-171-052, and 134-102-071.

The study area is located in an area that is primarily composed of residential, industrial, and commercial land uses. Properties in the vicinity of the study area include commercial businesses, a construction storage yard, a gasoline station and auto repair, and single-family residences.

Rincon performed a reconnaissance of the study area on December 1, 2020. The purpose of the reconnaissance was to observe existing conditions and to obtain information indicating the presence of recognized environmental conditions (RECs) in connection with the study area. A pole-mounted transformer was observed on the northeastern intersection of Todd Road and Standish Avenue. No indications of release were observed in the vicinity of the transformer. In addition, a possible underground utility was observed on the north side of Todd Road adjacent to the east of the intersection of Todd Road and Standish Avenue.

A regulatory database search was conducted by Environmental Data Resources (EDR) for sites that generate, store, treat, or dispose of hazardous materials or sites for which a release or incident has occurred. The search was conducted for the study area and included data from surrounding sites within a specified radius of the property. The study area was listed on the CHMIRS, HAZNET, HWTS, UST, ENVIROSTOR, SWEEPS UST, HIST UST, WDS, and CA FID UST databases. The listings indicate that two issues were associated with the study area, including a spill of five pounds of an unreported chemical which was determined to have been cleaned up and the facilities associated with 3665 Standish Avenue, 260 Todd Road, and 246 Todd Road are associated with Underground Storage Tanks (USTs). Three adjacent properties were listed in databases searched by EDR. One of these properties has potential to be affecting the study area.

Historical sources reviewed as part of the Phase I ESA include aerial photographs and topographic maps. The photos and maps reviewed indicate the study area was used for agricultural purposes from 1942 to 1954 and has been in use as a road since 1916.

Based on the findings of this Phase I ESA, it is our opinion that there is one REC and three potential RECs in connection with the study area as follows.

## Recognized Environmental Condition

- Former agricultural use of the study area

## Potential Recognized Environmental Conditions

- Potential presence of ADL in shallow soil on the study area



- Northern adjacent release site at 255 Todd Road
- UST associated with study area APNs [134-102-071 and 134-171-052]

Due to the historical use of the study area for agriculture purposes, there is a potential that the study area could be affected with pesticides, or other chemicals used routinely in agricultural production. Therefore, Rincon recommends that in areas of proposed soil disturbance a soil assessment be performed to evaluate potential agricultural impacts.

To evaluate the potential study area impact associated with the potential presence of ADL onsite, Rincon recommends that in areas of proposed soil disturbance a soil assessment be performed to evaluate potential ADL impacts.

To evaluate impacts associate with the USTs on the study area APNs [134-102-071 and 134-171-052], Rincon recommends that in areas of proposed soil disturbance a soil assessment be performed to the depths anticipated to be disturbed as part of the project.

In addition, prior to construction activities, Rincon recommends a Soil and Groundwater Management Plan should be prepared for the study area to detail procedures for handling and disposing of contaminated soil and/or groundwater that may be encountered during construction activities.



# Introduction

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This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted for the property located at the intersection of Todd Road and Standish Avenue in Santa Rosa, California (Figure 1, Vicinity Map). The Phase I ESA was performed by Rincon Consultants, Inc. (Rincon) for Sonoma County Department of Transportation & Public Works (Client) in general conformance with American Society for Testing and Materials (ASTM) E1527-13, our proposal dated June 17, 2020, and our contract dated November 6, 2020. The following sections present our findings and provide our opinion as to the presence of recognized environmental conditions (RECs) on the study area.

## Purpose

Sonoma County Department of Transportation & Public Works has requested this assessment and will use the information for the purpose of performing roadway improvements within existing rights-of-way and partial acquisition three property adjoining the rights-of-way. The purpose of this Phase I ESA was to determine if there are RECs on the study area, taking into account commonly and reasonably ascertainable information and to qualify for Landowner Liability Protections under the Brownfields Amendments to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

A REC is defined pursuant to ASTM E1527-13 as,

“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; 3) under conditions that pose a material threat of a future release to the environment”.

A Controlled REC is defined pursuant to ASTM E1527-13 as,

“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”.

A Historical REC is defined pursuant to ASTM E1527-13 as,

“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 regulatory authority, without subjecting the property to any required controls (for example, 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 [Environmental Professional] considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition”.

A *de minimis* condition is defined pursuant to ASTM E1527-13 as,

“a condition that generally does not present a threat to human 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* conditions are not recognized environmental conditions nor controlled recognized environmental conditions”.

## Scope of Services

The scope of services conducted during this study is outlined below:

- Performed a reconnaissance of the study area to identify obvious indicators of the existence of hazardous materials.
- Observed adjacent or nearby properties from public thoroughfares in an attempt to see if such properties are likely to use, store, generate, or dispose of hazardous materials.
- Obtained and reviewed an environmental records database search to obtain information about the potential for hazardous materials to exist at the study area or at properties located in the vicinity of the study area.
- Reviewed files for the study area and immediately adjacent properties as identified in the database report, as applicable.
- Reviewed the current United States Geological Survey (USGS) topographic map to obtain information about the study area and regional topography and uses of the study area and surrounding sites.
- Reviewed additional pertinent record sources (e.g., California Geologic Energy Management Division [CalGEM] records, online databases of hazardous substance release sites), as necessary, to identify the presence of RECs at the study area.
- Reviewed the California State Water Resources Control Board (SWRCB) 2019 Statewide Per- and Polyfluoroalkyl Substances (PFAS) Investigation online Public Map Viewer regarding current PFAS orders at any facilities located in the vicinity of the study area.
- Reviewed reasonably ascertainable historical resources (e.g., aerial photographs, topographic maps, fire insurance maps, city directories) to assess the historical land use of the study area and adjacent properties.
- Provided a user interview questionnaire to a representative of the client, the user of the Phase I ESA.
- Provided a property owner interview questionnaire to the property owner or a designated study area representative identified to Rincon by the client.
- Conducted interviews with other property representatives (e.g., key site manager, occupants), as applicable.
- Reviewed available client-provided information (e.g., previous environmental reports, title documentation).



## Significant Assumptions, Limitations, Deviations, Exceptions, Special Terms, and Conditions

This work is intended to adhere to good commercial, customary, and generally accepted environmental investigation practices for similar investigations conducted at this time and in this geographic area. No guarantee or warranties, expressed or implied, are provided. The findings and opinions conveyed in this report are based on findings derived from a site reconnaissance, review of an environmental database report, specified regulatory records and historical sources, and comments made by interviewees. This report is not intended as a comprehensive site characterization and should not be construed as such. Standard data sources relied upon during the completion of Phase I ESAs may vary with regard to accuracy and completeness. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary research.

Rincon has not found evidence that hazardous materials or petroleum products exist in the study area at levels likely to warrant mitigation. Rincon does not under any circumstances warrant or guarantee that not finding evidence of hazardous materials or petroleum products means that hazardous materials or petroleum products do not exist in the study area. Additional research, including surface or subsurface sampling and analysis, can reduce Client's risks, but no techniques commonly employed can eliminate these risks altogether.

In addition, pursuant to ASTM E1527-13 practice, our scope of services did not include any inquiries with respect to asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to release of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, wetlands, or high-voltage power lines.

## User Reliance

The Client has requested this assessment and will use the information for the purposes of evaluating risks associated with partial acquisition of the study area for a transportation improvement project. This Phase I ESA was prepared for use solely and exclusively by Sonoma County Department of Transportation & Public Works. No other use or disclosure is intended or authorized by Rincon. Also, this report is issued with the understanding that it is to be used only in its entirety. It is intended for use only by the client, and no other person or entity may rely upon the report without the express written consent of Rincon.

## Site Description

### Location

The study area is approximately 2.7-acres of land located at the intersection of Todd Road and Standish Avenue in Santa Rosa, California (Figure 2, Site Map). The property is identified as the rights-of-way of Todd Road, Standish Road, Ghilotti Avenue and portions of Assessor's Parcel Numbers (APNs) 131-171-049, 131-171-052, and 134-102-071 that total less than 0.1-acre.



## **Study Area and Vicinity General Characteristics**

The study area is currently in use as Todd Road, Standish Avenue, and Ghilotti Avenue and portions of one northern adjoining property and two southern adjoining properties, which are developed with a parking lot and landscaped area associated with Lepe’s Meat Company (APN 134-102-070), a walkway and landscaped area associated with Ghilotti Construction (APN 134-171-052), and vacant land (APN 134-171-049).

The study area is located in an area that is primarily composed of residential, light industrial, and commercial land uses. Properties in the vicinity of the study area include commercial businesses, a construction equipment storage yard, a gas station and auto repair facility, and single-family residences. The current adjacent land uses are described in Table 1 and depicted on Figure 3, Adjacent Land Use Map.

**Table 1 Current Uses of Adjacent Properties**

<b>Area</b>	<b>Use</b>
Northern Properties	Musco Excavators Inc, Lepe’s Meat Company, North Bay Petroleum gas station and automotive repair, Standish Avenue, and residences
Eastern Properties	Todd Road
Southern Properties	Ghilotti Construction, equipment storage yard/parking, Ghilotti Avenue, vacant land, and residences
Western Properties	Todd Road

## **Descriptions of Structures, Roads, Other Improvements in the Study Area**

During the site reconnaissance, Todd Road, Standish Avenue, and Ghilotti Avenue were observed in the study area; however, no structures were observed.

Access to the study area is available from Todd Road, Standish Avenue, and Ghilotti Avenue.

The following utility providers service the area:

- Electrical Service – Pacific Gas & Electric
- Natural Gas Service – Pacific Gas & Electric
- Water Service – City of Santa Rosa
- Sewer Service – City of Santa Rosa
- Solid Waste Service – Recology



## User-Provided Information

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As described in ASTM E1527-13 Section 6, a User Questionnaire as provided by ASTM E1527-13 Appendix X3 was provided to Client. The purpose of the User Questionnaire is for the User of the Phase I ESA to provide actual knowledge pertaining to the study area to help identify RECs. Olguin P. Caban, Assistant Engineer with Sonoma County Department of Transportation and Public Works, completed the User Questionnaire as provided by ASTM E1527-13 Appendix X3 on November 9, 2020. A copy of the completed questionnaire is included as Appendix A.

Based on our review of the completed questionnaire, Mr. Caban indicated the following:

- The Phase I ESA is being performed to inform the California Environmental Quality Act (CEQA) evaluation of the intersection improvement and signalization project being proposed by Sonoma County.

Based on the review of the questionnaire, Mr. Caban was unaware of additional information regarding the site.

Additionally, Mr. Caban indicated that the purchase price being paid for the study area does not reasonably reflect the fair market of the property, and he is not aware of a reduction in value for the subject property relative to any known environmental issues. However, a purchase price has not been determined as of the date of this report.





# Records Review

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## Physical Setting Sources

### Topography

The current USGS topographic map (Santa Rosa Quadrangle, 2018) indicates that the study area is situated at an elevation of approximately 100 feet above mean sea level with topography sloping down to the southwest. The adjacent topography consists of generally flat topography.

### Geology and Hydrogeology

According to the California Geological Survey (CGS), *California Geomorphic Provinces, Note 36*<sup>1</sup>, the study area is located within the Coast Ranges Geomorphic Province. The Coast Ranges are northwest-trending mountain ranges (2,000 to 4,000, occasionally 6,000 feet elevation above sea level), and valleys. The ranges and valleys trend northwest, subparallel to the San Andreas Fault. Strata dip beneath alluvium of the Great Valley. To the west is the Pacific Ocean. The coastline is uplifted, terraced and wave-cut. The Coast Ranges are composed of thick Mesozoic and Cenozoic sedimentary strata. The northern and southern ranges are separated by a depression containing the San Francisco Bay. The northern Coast Ranges are dominated by irregular, knobby, landslide-topography of the Franciscan Complex. The eastern border is characterized by strike-ridges and valleys in Upper Mesozoic strata. In several areas, Franciscan rocks are overlain by volcanic cones and flows of the Quien Sabe, Sonoma and Clear Lake volcanic fields. The Coast Ranges are subparallel to the active San Andreas Fault. The San Andreas is more than 600 miles long, extending from Pt. Arena to the Gulf of California. West of the San Andreas is the Salinian Block, a granitic core extending from the southern extremity of the Coast Ranges to the north of the Farallon Islands.

### Site Geology

According to the current USGS Geologic Map (Preliminary geologic map of the eastern Sonoma County and western Napa County, 1973), the study area is underlain by alluvial fan deposits bordering uplands.

### Regional Groundwater Occurrence and Quality

The study area is located within the Santa Rosa Valley groundwater basin (California Department of Water Resources, 2003).

The Santa Rosa Valley groundwater basin has one main water-bearing basin unit (Merced Formation) and several units with lower water-bearing capacities. The groundwater is not continuous throughout the basin due to northwest trending faults.

During the preparation of this Phase I ESA, Rincon reviewed the California SWRCB's online GeoTracker database to determine groundwater flow direction in the vicinity of the study area. According to the *Results of the 4<sup>th</sup> Quarter 2010 Groundwater Monitoring and Sampling Event with Request for Case Closure, Ghilotti Construction Company, 246 Ghilotti Avenue, Santa Rosa, California* prepared by SCS Engineers and dated December 2010, groundwater is reported to be between 7

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<sup>1</sup> <https://www.conservation.ca.gov/cgs/Documents/Publications/CGS-Notes/CGS-Note-36.pdf>



and 10 feet below ground surface and flow toward the west-southwest. This property is located approximately 300 feet to the south of the study area.

## Standard Environmental Record Sources

Environmental Data Resources, Inc. (EDR) was contracted to provide a database search of public lists of sites that generate, store, treat, or dispose of hazardous materials or sites for which a release or incident has occurred. The EDR search was conducted for the study area and included data from surrounding sites within specified radii of the property. A copy of the EDR report, which specifies the ASTM E1527-13 search distance for each public list, is included as Appendix B. As shown on the attached EDR report, federal, state, and county lists were reviewed as part of the research effort. Please refer to Appendix B for a complete listing of sites reported by EDR and a description of the databases reviewed.

The Map Findings Summary, included in the EDR report, provides a summary of the databases searched, the number of reported facilities within the search radii, and whether the facility is located onsite or adjacent to the study area. The following information is based on our review of the Map Findings Summary and the information contained in the EDR report.

### Study area

The study area was represented in the following databases with the following references:

- CHMIRS database at Standish and Todd Road
- HAZNET database as Classic Motorsports at 3665 Standish Avenue
- HWTS database as Classic Motorsports at 3665 Standish Avenue
- UST database as Facility 49-000-003536 at 3665 Standish Avenue

Regulatory agency files reviewed for the study area are discussed in the Additional Environmental Record Sources section of this report.

### Offsite Properties

Offsite properties listed by EDR fall under two general categories of databases: those reporting unauthorized releases of hazardous substances (e.g., Leaking Underground Storage Tank [LUST], National Priority List [a.k.a. Superfund sites], and corrective action facilities), and databases of businesses permitted to use hazardous materials or generate hazardous wastes, for which an unauthorized release has not been reported to a regulatory agency.

Rincon reviewed the EDR Radius Map and select detailed listings to evaluate their potential to impact the study area, based on the following factors:

- Reported distance of the facility from the study area;
- The nature of the database on which the facility is listed, and/or whether the facility was listed on a database reporting unauthorized releases of hazardous materials, petroleum products, or hazardous wastes;
- Reported case type (e.g., soil only, failed underground storage tank [UST] test only);
- Reported substance released (e.g., chlorinated solvents, gasoline, metals);
- Reported regulatory agency status (e.g., case closed, “no further action”); and,



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- Location of the facility with respect to the reported groundwater flow direction (discussed in the Geology and Hydrogeology section of this report)

Facilities/properties that were interpreted by Rincon to be of potential environmental concern to the study area, based on one or more of the factors listed above, are summarized in Table 2. In accordance with ASTM E1527-13, contamination migration pathways in soil, groundwater, and soil vapor were considered in our analysis of offsite properties of potential environmental concern.



**Table 2 EDR Listing Summary of the Study area and Select Sites Within One-Eighth Mile of the Study area**

Site Name	EDR Site ID	Site Address	Distance from Study area	Database Reference	Comments
<b>Study area</b>					
Standish and Todd Road	A4	Standish and Todd Road	Study area	<b>CHMIRS</b>	In May 1996, five pounds of an unreported chemical fell from the back of a truck. The spill was cleaned up.
Classic Motorsports/Facility 49-000-003536	A5, A6	3665 Standish Avenue		HAZNET	The facility disposed of various hazardous waste in 1997, 1998, and 1999.
				HWTS	The facility is listed as inactive as of 1998.
				UST	The facility is associated with an underground storage tank (UST).
Investors Development Company	A7	300 Todd Road		RCRA NonGen/NLR	The facility is classified as a non-generator that does not currently generate hazardous waste. No violations have been reported.
Syar Industries/Facility 49-000-001054	C22	260 Todd Road		<b>ENVIROSTOR</b>	The facility was identified by the Sonoma County Environmental Health as part of the Rural County Survey. A fire occurred at the facility. There is no indication of a release of hazardous substances at the site.
				UST	The facility is associated with a UST.
Ghilotti Bros Inc	C26, C27	246 Todd Road		SWEEPS UST/HIST UST/CA FID UST	The facility is associated with one 2,000-gallon unleaded fuel UST, one 8,000-gallon diesel UST, and one 7,500-gallon diesel UST.
				WDS	The facility is listed as an active facility with a continuous or seasonal discharge that is under Waste Discharge Requirements. The primary waste type is listed as inert/influent or solid wastes that do not contain soluble pollutants or

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Site Name	EDR Site ID	Site Address	Distance from Study area	Database Reference	Comments
					organic wastes that have little adverse impact on water quality.
<b>Adjacent Properties</b>					
Musco Excavators/Musco Property	C12, C13	255 Todd Road	Adjacent Property – North	RCRA NonGen/NLR	The facility is classified as a non-generator that does not currently generate hazardous waste. No violations have been reported.
				CPS-SLIC	A release of hydrocarbons to ‘well used for drinking water supply’ was reported in 2002. A domestic water well was sampled, and the case was closed in 2003.
				CERS HAZ WASTE/CERS	The facility is classified as a hazardous waste generator, a chemical storage facility, and a cleanup program site. Violations have been reported, but the facility has since returned to compliance.
				CUPA Listings	The facility is listed as generating less than 325 gallons of hazardous waste per year.
Mc Caffery Je Co/North Bay Petroleum/Jemco/Nick Barbieri Trucking LLC/Royal Petroleum/Jemco (Former)	D14, D15, D16, D17, D18, D19, D20	365 Todd Road	Adjacent Property – North	EDR Historical Auto	The facility is listed as a gasoline service station in the years 1985 through 1988.
				AST	The facility is associated with an above-ground storage tank (AST).
				SWEEPS UST/HIST UST/CA FID UST/UST/CERS TANKS	The facility is associated with 15 USTs (three 8,000-gallon diesel USTs, two 550-gallon waste oil UST, one 10,000-gallon unleaded fuel UST, one 10,000-gallon regular fuel UST, one 8,000-gallon premium product UST, one 10,000-gallon diesel UST, two 12,000-gallon regular fuel USTs, two 10,000-gallon premium fuel USTs, one 12,000-

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Site Name	EDR Site ID	Site Address	Distance from Study area	Database Reference	Comments
					gallon unleaded fuel UST, and one 8,000-gallon regular fuel UST)
				EMI	The facility is listed under the Bay Area Air Quality Management District (AQMD).
				CERS/CERS HAZ WASTE	The facility is listed under the US Environmental Protection Agency (EPA) Air Emission Inventory System (EIS), is classified as a hazardous waste generator, a chemical storage facility, and a LUST Cleanup Site. Violations have been reported, but the facility has since returned to compliance.
				LUST	The status of the site is "Open – Verification Monitoring as of 5/1/1999". A release of gasoline and diesel to "well used for drinking water supply" was reported in 1991. Numerous soil and groundwater assessments have been completed at the property. Groundwater monitoring wells were installed. Remediation activities at the site include free product removal and excavation of impact soil
				Cortese/HIST CORTESE	The status of the facility is open – verification monitoring.
				RCRA NonGen/NLR	The facility is classified as a non-generator that does not currently generate hazardous waste. No violations have been reported.
				CUPA Listings	The facility is listed as a Tier 3 Facility (greater than 1,320 gallons and less than 10,000 gallons of hazardous waste per year).
Ghilotti Construction Co.	E28, E29, E30, E31,	246 Ghilotti Avenue	Adjacent Property – South	RCRA NonGen/NLR	The facility is classified as a non-generator that does not currently generate hazardous waste. No violations have been reported.

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Site Name	EDR Site ID	Site Address	Distance from Study area	Database Reference	Comments
	E32, E33, E38, G40			HAZNET	The facility disposed of various hazardous waste in 2003 through 2006.
				HWTS	The facility is listed as inactive as of 2004.
				CERS HAZ WASTE/CERS TANKS/CERS	The facility is listed as a hazardous waste generator, a chemical storage facility, and is associated with an AST. Violations have been reported, but the facility has since returned to compliance.
				UST/AST	The facility is associated with a UST and an AST.
				LUST	During the removal of USTs at the site in 1991, contamination was discovered. The impacted soil was excavated. Groundwater monitoring wells were installed at the site and indicated methyl tert-butyl ether (MTBE) was detected in groundwater but was localized to the site. Groundwater monitoring was conducted, and the case was closed in 2011 due to low detections.
				Cortese/HIST CORTESE	The facility is listed as a LUST Cleanup Site.
				CUPA Listings	The facility is listed as a Tier 1 Facility (greater than 1,320 gallons of hazardous waste generated per year, less than 10,000 gallons of hazardous waste generated per year, and no tank greater than 5,000 gallons)
				ENF	An enforcement action was given to the site for a suspected waste discharge.
<b>Nearby Release Sites</b>					
	F36			CHMIRS	In 2013, 450 gallons of sanitary sewer was released from a private lateral clean-out due to



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Site Name	EDR Site ID	Site Address	Distance from Study area	Database Reference	Comments
Sonoma Valley Foods Inc.		3645 Standish Avenue	Approximately 340 feet – North-Northwest		blockage. The substance flowed to an open earthen ditch. Cleanup of the sewage was completed and 100% of the release was recovered.
				CUPA Listings	The facility is associated with a hazardous materials business plan (HMBP).
				CERS	The facility is classified as a chemical storage facility. Violations have been reported, but the facility has since returned to compliance.
Gray's Auto Wrecking/Grays Auto Dismantler	H41, H42	423 Todd Road	Approximately 550 feet – Northwest	<b>CPS-SLIC/LUST</b>	A release was reported in 1998 with contaminants of concern listed as chromium, lead, gasoline, nickel, and waste oil. Site assessments were conducted, and the case was closed in 2007.
				Cortese	The facility is listed as a LUST Cleanup Site.
				<b>ENVIROSTOR</b>	The site is listed as historical and is referred to the Regional Water Quality Control Board (RWQCB).
				CERS	The facility is classified as a Cleanup Program Site.

\***Bold** listings indicate a release database

Regulatory agency information reviewed for the listings in the table above are summarized in the Additional Environmental Record Sources section of this report.

## Orphan Listings

EDR reported five orphan or unmapped site listings, which EDR is unable to plot due to insufficient address information. Based on Rincon's review of the limited address information or site descriptions for the orphan listings, none of the listings are expected to impact the study area.

## Additional Environmental Record Sources

### Review of Agency Files

As a follow-up to the database search, Rincon reviewed regulatory information for the study area and facilities within the specified search radii that were interpreted to have the potential to impact the study area, based on one or more factors previously discussed (e.g., distance, open case status, upgradient location, soil vapor migration).

The following is a summary of our review of regulatory information obtained from review of online sources (e.g., SWRCB GeoTracker database, Department of Toxic Substances Control [DTSC] EnviroStor database) and/or files requested from the applicable regulatory agency, as described below.

### Study area

The study area was listed in several databases searched by EDR: CHMIRS, HAZNET, HWTS, UST, ENVIROSTOR, SWEEPS UST, HIST UST, WDS, and CA FID UST. Additionally, the study area was not listed on publicly available online release databases. The listings described below are interpreted to have a potential impact on the study area:

- The CHMIRS listing indicates that in May 1996, five pounds of an unreported chemical fell from the back of a truck onto the intersection of Todd Road and Standish Avenue and the spill was cleaned up. Based on the date and nature of the release, this listing is not expected to impact the study area.
- The facility associated with 3665 Standish Avenue, 260 Todd Road, and 246 Todd Road are associated with USTs. The SWEEPS UST, HIST UST, WDS, and CA FID UST listings indicate the facility associated with 246 Todd Road is associated with one 2,000-gallon unleaded fuel UST, one 8,000-gallon diesel UST, and one 7,500-gallon diesel UST. No releases were reported. However, an undocumented unauthorized release may have occurred. A records request regarding the USTs was submitted to the Sonoma County Department of Health Services. A response has not been received as of the date of this report. Based on the potential for unauthorized releases from USTs, there is a potential for these listings to be impacting the study area.
- The ENVIROSTOR listing indicates that the facility associated with 260 Todd Road was identified by the Sonoma County Environmental Health as part of the Rural County Survey. A fire occurred at the facility. There is no indication of a release of hazardous substances at the site and no further action was determined as of 2000. A records request regarding the ENVIROSTOR listing was submitted to the Sonoma County Department of Health Services. A response has not been received as of the date of this report.



## Adjacent Properties

Three adjacent properties were listed in databases searched by EDR. One of these properties has potential to impact the study area:

- **Musco Excavators/Musco Property at 255 Todd Road.** This property is located adjacent to the north of the study area and is listed on the RCRA NonGen/NLR, CPS-SLIC, CERS HAZ WASTE, CERS, and CUPA Listings databases. The property is also listed on the Regional Water Quality Control Board's (RWQCB) public online database, GeoTracker. According to the EDR report, the facility is classified as a hazardous waste generator, a chemical storage facility, and a cleanup program site. Violations have been reported, but the facility has since returned to compliance. In addition, a release of hydrocarbons to 'well used for drinking water supply' was reported in 2002. A domestic water well was sampled, and the case was closed in 2003. No other information was available in the EDR report or on GeoTracker. A records request regarding the property was submitted to the Sonoma County Department of Health Services. A response has not been received as of the date of this report. However, based on the proximity of this property to the study area and the lack of information regarding the release, there is a potential for this property to be impacting the study area.
- **Mc Caffery Je Co/North Bay Petroleum/Jemco/Nick Barbieri Trucking LLC/Royal Petroleum/Jemco (Former) at 365 Todd Road.** This property is located adjacent to the north of the study area and is listed on the EDR Historical Auto Stations, AST, SWEEPS UST, HIST UST, CA FID UST, UST, CERS TANKS, EMI, CERS, CERS TANKS, CERS HAZ WASTE, Cortese, HIST CORTESE, RCRA NonGen/NLR, LUST, and CUPA Listings databases. According to the EDR report, a gasoline and oil service station was located on the property in 1985 and 1988. The facility is associated with 15 USTs (three 8,000-gallon diesel USTs, two 550-gallon waste oil UST, one 10,000-gallon unleaded fuel UST, one 10,000-gallon regular fuel UST, one 8,000-gallon premium product UST, one 10,000-gallon diesel UST, two 12,000-gallon regular fuel USTs, two 10,000-gallon premium fuel USTs, one 12,000-gallon unleaded fuel UST, and one 8,000-gallon regular fuel UST). The facility is listed under the US Environmental Protection Agency (EPA) Air Emission Inventory System (EIS), is classified as a hazardous waste generator, a chemical storage facility, and a LUST Cleanup Site. Violations have been reported, but the facility has since returned to compliance. The LUST listing indicates the status of the site is "Open – Verification Monitoring as of 5/1/1999". A release of gasoline and diesel to "well used for drinking water supply" was reported in 1991. Numerous soil and groundwater assessments have been completed at the property. Groundwater monitoring wells were installed. Remediation activities at the site include free product removal and excavation of impact soil. According to GeoTracker, the site is an active commercial petroleum fueling facility. An unauthorized release was reported in 1991. Free product was removed from a groundwater monitoring well in 1994. Fourteen USTs were removed from the site in 1999. Approximately 11,000 tons of impacted soil surrounding the former USTs was excavated and disposed offsite in 1999. Approximately 1,000,000 gallons of contaminated groundwater was extracted, treated, and disposed offsite in 1999. Since the release, 35 groundwater monitoring wells have been installed and irregularly monitored. Groundwater analytical data indicates water quality objectives have been achieved for all contaminants except MTBE. According to the site maps available, the groundwater plume extends to the southwest across Todd Road approximately 90 feet west of the western study area boundary. In addition, the property is currently a gasoline station. Based on the distance from the groundwater plume to the study area, there is low potential for this property to be impacting the study area.



- **Ghilotti Construction Co. at 246 Ghilotti Avenue.** This property is located adjacent to the south of the study area and is listed on the RCRA NonGen/NLR, HAZNET, HWTS, CERS HAZ WASTE, CERS TANKS, CERS, UST, AST, LUST, Cortese, HIST CORTESE, CUPA Listings, and ENF databases. According to the EDR report, the facility is listed as a hazardous waste generator, a chemical storage facility, and is associated with an AST. An enforcement action was given to the site for a suspected waste discharge. Violations have been reported, but the facility has since returned to compliance. According to GeoTracker, during the removal of USTs from the site in 1992, petroleum impacted soil was discovered. The contaminated soil was excavated, and groundwater monitoring wells were installed. Groundwater monitoring was conducted from 1992 to 2009. The case was then closed in 2011 due to low detections of MTBE in groundwater. Based on the lack of detections of MTBE in the supply well north of the site and the closed case status, this property is not expected to impact the study area.

## Nearby Release Sites

Two nearby release sites of low concern were listed in databases searched by EDR. Both of these properties have the potential to impact the study area:

- **Sonoma Valley Food Inc at 3645 Standish Avenue.** This property is located approximately 340 feet to the north northwest of the study area and is listed on the CHMIRS, CUPA Listings, and CERS databases. According to the EDR report, in 2013, 450 gallons of sanitary sewage was released from a private lateral clean-out due to blockage. The substance flowed to an open earthen ditch. Cleanup of the sewage was completed and 100% of the release was recovered. Based on the nature of the release, containment, and distance to the study area, this site is not expected to impact the study area.
- **Gray's Auto Wrecking/Grays Auto Dismantler at 423 Todd Road.** This property is located approximately 550 feet to the northwest of the study area and is listed on the CPS-SLIC, LUST, Cortese, ENVIROSTOR, and CERS databases. The property is also listed on the Regional Water Quality Control Board's (RWQCB) public online database, GeoTracker. According to the EDR report, a release was reported in 1998 with contaminants of concern listed as chromium, lead, gasoline, nickel, and waste oil. Site assessments were conducted, and the case was closed in 2007. No other information was available in the EDR report or on GeoTracker. A records request regarding the property was submitted to the Sonoma County Department of Health Services. A response has not been received as of the date of this report. However, based on the closed case status, the direction of groundwater flow to the west-southwest, and the proximity of this property to the study area, this nearby release site is not expected to impact the study area.

## Review of State of California Geologic Energy Management Division (CalGEM) Records

A review of the State of California Geologic Energy Management Division (CalGEM) Online Mapping System<sup>2</sup> indicates that no oil wells are located on the study area or adjacent properties, or within one-quarter mile of the study area.

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<sup>2</sup> <https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx>



## Review of National Pipeline Mapping System Records

A review of the National Pipeline Mapping System (NPMS) online Public Map Viewer<sup>3</sup> indicates that one natural gas transmission pipeline (Pipeline ID 10348, 5045, and 5046), operated by Pacific Gas and Electric Company, runs along Todd Road east of Standish Avenue and on Ghilotti Avenue south of Todd Road. No hazardous liquid pipelines are located on the study area or adjacent properties.

## Review of California Statewide PFAS Investigation

In 2019, the California SWRCB sent assessment requirements to property owners of sites that may be potential sources of PFAS. These sites currently include select landfills, airports, and chrome plating facilities. According to the SWRCB, “PFAS are a large group of human-made substances that do not occur naturally in the environment and are resistant to heat, water, and oil” (SWRCB 2019).

Our December 3, 2020 review of the California 2019 Statewide PFAS Investigation online Public Map Viewer<sup>4</sup> indicates that there are no current chrome plating, airport, or landfill PFAS orders at any facilities listed as located within one-half mile of the study area. Additionally, there are no publicly owned treatment works facilities listed as located within one-half mile of the study area.

Our December 3, 2020 review of the California 2019 Statewide Drinking Water System Quarterly Testing Results online Public Map Viewer indicates that PFAS were detected at concentrations ranging from 3.90 to 9.70 parts per trillion in Stonegate Mobile Home Park drinking water wells located over five miles northeast of the study area. However, the study area is located within the City of Santa Rosa service area, and City of Santa Rosa wells located in the vicinity do not appear to have been tested for PFAS.

Because groundwater beneath the study area is not planned for use onsite, no further assessment of PFAS in groundwater is warranted at this time.

## Known or Suspect Contaminated Release Sites with Potential Vapor Migration

The EDR report was reviewed to identify nearby known or suspect contaminated sites that have the potential for contaminated vapor originating from the nearby site to be migrating beneath the study area. Based on the ASTM E2600-15, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, the following minimum search distances were initially used to determine if contaminated soil vapors from a nearby known or suspect contaminated site have the potential to be migrating beneath the study area:

- 1/10 mile (528 feet) for petroleum hydrocarbons
- 1/3 mile (1,760 feet) for other contaminants of concern (COCs)

If known or suspect contaminated sites are located within the above referenced distances from the study area, online resources are reviewed to determine the extent of the contaminated plume at those sites. The following describes search distances for contaminated plumes of petroleum hydrocarbons (30 feet from the study area) and other COCs (100 feet from the study area). Per

<sup>3</sup> <https://www.npms.phmsa.dot.gov/PublicViewer/>

<sup>4</sup> <https://www.waterboards.ca.gov/pfas/>



ASTM E2600-15, vapors associated with impacted soil or groundwater present within these distances have the potential to migrate beneath the study area.

### **Petroleum Hydrocarbons**

Based on our review of the EDR report, three adjacent known release sites have (or have the potential to have) petroleum hydrocarbon-impacted soil or groundwater plumes located within 30 feet of the study area. Based on the proximity of these known or suspect petroleum-hydrocarbon impacted soil and/or groundwater plumes to the study area, there is a potential for soil vapor to be migrating beneath the study area.

### **Other COCs**

Based on our review of the EDR report, there are no known or suspect sites contaminated with other COCs within 1,760 feet of the study area. Therefore, per ASTM E2600-15, as this distance exceeds the 100-foot distance considered the critical distance wherein such migration may pose a threat to the study area, there are no potential threats to the study area posed by the potential migration of other COC vapors from listed sites.

## **Historical Use Information on the Property and the Adjoining Properties**

The historical records review completed for this Phase I ESA includes aerial photographs, topographic maps, and city directories as detailed in the following sections. Historical records are reviewed in accordance with ASTM E1527-13 to develop a history of the previous uses of the study area and surrounding areas. Copies of the historical resources reviewed are included in Appendix C.

### **Review of Aerial Photographs**

Aerial photographs from EDR's aerial photograph collection were obtained. In addition, a current aerial from Google Earth was reviewed. The aerial photographs were reviewed on December 7, 2020.

### **Review of Historical Topographic Maps**

Historical topographic maps from EDR's map collection were obtained. The historical topographic maps were reviewed on December 7, 2020.

### **Review of City Directory Listings**

EDR was contracted to provide copies of city directory listings for the study area. The city directory listings were reviewed on December 7, 2020.

### **Review of Fire Insurance Maps**

As indicated in the attached report, fire insurance maps were not available for the study area or adjacent properties.



## **Review of City of Santa Rosa Building Permit Records**

Based on the sufficient amount of information obtained from the above sources, building permit records were not reviewed.

## **Other Historical Sources**

Based on the historical information obtained, no additional historical sources were reviewed.

## **Summary of Historical Uses**

### *Study area*

Based on our review of the documents listed above, it appears that the study area was developed with the following:

- 1916: An east-west trending paved road (Todd Road) is present
- 1942, 1944, 1952, 1954: **Orchards** on the northern portion, Todd Road, and a north-south trending unpaved road south of Todd Road (Ghilotti Avenue)
- 1968 and 1970: One residence, Todd Road, Ghilotti Road, and vacant land
- 1973, 1980, 1982, 1993, 1998, 2006, 2009, 2012, 2016, and present day: Todd Road, Ghilotti Avenue, and Standish Avenue (existing configuration)

City directories provided for the study area indicate that 290 Todd Road was occupied by the following:

- Cook Jack E & Carolyn in 1981

### *Northern Adjacent Properties (255-365 (odds) Todd Road and 3659-3665 Standish Avenue)*

Based on our review of the documents listed above, it appears that the northern adjacent properties were developed with the following:

- 1916: Three structures
- 1942: **Orchards** and several agricultural structures
- 1944: Three structures
- 1952 and 1954: **Orchards** and several agricultural and residential structures
- 1968 and 1970: Several agricultural and residential structures and vacant land
- 1973, 1980, and 1982: Multiple residential and agricultural structures, Standish Avenue, vacant land, and a commercial structure with an equipment yard to the northeast
- 1993 and 1998: Five residential structures, two commercial structures, Standish Road, and vacant land
- 2006, 2009, 2012, 2016, and present day: Three commercial structures, at least five residential structures, a road, and vacant land (existing configuration)

City directories provided indicate that the northern adjacent properties were occupied by the following:

- 255 Todd Road: Cats Cradle in 1981 and 1994; Musco Excavators in 2006





- 285 Todd Road: Residential in 1981 and 1994
- 311 Todd Road: Residential in 1994, 1999, 2004, 2006, 2009, 2014, and 2017
- 365 Todd Road: Big Geysers Cloverdale in 1981; Retail Representatives in 1981; **Union Oil Co of California Distributing Plants Wholesale** in 1981; **Jemco** in 1994; **Venture Oil Company Unocal Distributor** in 1999; **Petro Tech Royal Petroleum** in 2009; **Royal Petroleum** in 2014; Golf Course in 2014 and 2017; **North Bay Petroleum** in 2017; **Nick Baribieri Trucking** in 2017
- 3659 Standish Avenue: Cameo Party Sales in 1987, 1990, and 1994; Rawson Drug Sundry in 1994; Lepes Meat Company in 1994, 2004, 2006, 2009, 2014, and 2017

### *Eastern Adjacent Properties*

Based on our review of the documents listed above, it appears that the eastern adjacent properties were developed with the following:

- 1916, 1942, 1944, and 1952: A paved road (Todd Road) is present
- 1952, 1954, 1968, 1970, 1973, 1980, 1982, 1993, 1998, 2006, 2009, 2012, 2016, and present day: A paved road (Todd Road) (existing configuration)

City directories were not available for the eastern adjacent properties.

### *Southern Adjacent Properties (238-332 (evens) Todd Road and 246 Ghilotti Avenue)*

Based on our review of the documents listed above, it appears that the southern adjacent properties were developed with the following:

- 1916, 1942, and 1944: Two residential structures
- 1952 and 1954: Three residential structures, **orchards**, and an unpaved road (Ghilotti Avenue)
- 1968 and 1970: Three residential structures, Ghilotti Avenue, and vacant land
- 1973: Three residential structures, a pool, Ghilotti Avenue, and vacant land
- 1980: Three structures and Ghilotti Avenue
- 1982, 1993, 1998, and 2006: Three residential structures, two commercial structure, a pool, a road, vacant land, and Ghilotti Avenue
- 2009, 2012, and 2016: Three residential structures, one commercial structure, a road, and vacant land (existing configuration)
- Present day: One residential structure, one commercial structure, a road, and vacant land (existing configuration)

City directories provided indicate the southern adjacent properties were occupied by the following:

- 238 Todd Road: Automatic Rain Co in 1994 and 1999; Horizon Turf and Irrigation in 2004, 2006, 2009, 2014, and 2017; Occupant Unknown in 2004; Horizon Automatic Rain in 2009
- 240 Todd Road: Waste Resources in 1994; Environmental in 1994; Clear Water in 1994; Spa Equipment in 1994; B Heat Inc European in 1994; Supply Co in 1994; Supreme Sanitary in 1994; Mohawk Industries in 2006; Daltile in 2006



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- 246 Todd Road: G6 and Psycic Palmist in 1981; Basalt Rock Co Inc. in 1981; Ghilotti Bros Inc in 1981; **Asphalt Plant** in 1981 and 1994; Dutra Construction Co in 1994; Ghilotti Construction Company in 1994; Syar Industries Inc. 1994;
- 260 Todd Road: Noland & Co in 1981; Syar Industries Incorporated Asphalt Plant in 1999, 2006, and 2009;
- 290 Todd Road: Residential in 1981, 1999, 2004, and 2009
- 300 Todd Road: Sonoma County Independent Living in 1981; Sonoma County Grange Credit Union in 1981; Residential in 1981, 1994, 2004, and 2014; Occupant Unknown in 2009
- 306 Todd Road: Residential in 1981
- 330 Todd Road: Residential in 1981, 1994, 1999, 2004, 2006, and 2009; Occupant Unknown in 2014
- 332 Todd Road: Residential in 1999, 2009, and 2017; Occupant Unknown in 2014
- 246 Ghilotti Avenue: Ghilotti Construction in 1994, 1999, 2006, 2014, and 2017; Occupant Unknown in 2004

*Western Adjacent Properties*

Based on our review of the documents listed above, it appears that the western adjacent properties were developed with the following:

- 1916, 1942, 1944, 1952, 1954, 1968, 1970, 1973, 1980, 1982, 1993, 1998, 2006, 2009, 2012, 2016, and present day: A paved road (Todd Road) (existing configuration)

City directories were not available for the western adjacent properties.

**Gaps in Historical Sources**

Several gaps of greater than five years were identified in the historical records reviewed, from 1916 to 1942, from 1944 to 1952, from 1954 to 1968, from 1973 to 1980, from 1982 to 1990, and from 1998 to 2006. These gaps are considered insignificant because the study area use appears to be similar prior to and following the gaps.



# Interviews

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Rincon performed interviews regarding the study area and surrounding areas. The purpose of the interviews was to discuss current and historical conditions and to obtain information indicating the presence of RECs in connection with the study area.

## Interview with Owner

An interview questionnaire was provided to the owner of the rights-of-way, Sonoma County Department of Transportation & Public Works, prior to the site reconnaissance. A completed questionnaire has not been returned as of the date of this report.

An interview questionnaire was provided to the property owner of APN 134-102-084 prior to the site reconnaissance. Alison Musco completed the Owner Questionnaire on November 17, 2020. A copy of the completed questionnaire is included in Appendix A. The following information is based on our review of the completed questionnaire.

Ms. Musco indicated the following:

- The study area (APN 134-102-084) is currently a residence.
- The properties adjacent to the east of APN 134-102-084 are currently used for industrial purposes.
- The structure on the study area was built in about 1927.
- Bryan and Allison Musco obtained ownership of the study area in 2006.
- The former owner of the study area was Keith Graham and Linda Gonzalez.
- There are no hazardous materials or petroleum products stored or used on the study area.
- No hazardous wastes are generated at the study area.

The property owner indicated that she is unaware of the presence of industrial drums, storage tanks (above or below ground), fill dirt, pits, ponds, lagoons, sumps, clarifiers, solvent degreasers, stained soil, vent pipes, fill pipes, or access ways, stained surfaces, private wells, non-public water systems, transformers, capacitors, or hydraulic equipment, records indicating the presence of polychlorinated biphenyls, or records indicating the presence of pesticides or herbicides at the study area.

The property owner indicated that she is not aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property. In addition, she is not aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products at the study area.

An interview questionnaire was provided to the property owner of APN 134-171-049 prior to the site reconnaissance. Thomas Smith, Vice President of Ghilotti Construction, completed the Owner Questionnaire on December 8, 2020. A copy of the completed questionnaire is included in Appendix A. The following information is based on our review of the completed questionnaire.

Mr. Smith indicated the following:

- The study area (APN 134-171-049) is currently vacant land.



- The study area (APN 134-171-049) was formerly used for residential purposes.
- The eastern adjacent properties of APN 134-171-049 were formerly and are currently used for industrial purposes.
- The southern adjacent properties of APN 134-171-049 were formerly and are currently used for industrial purposes.
- The western adjacent properties of APN 134-171-049 were formerly and are currently used for industrial purposes.
- The structure on the study area prior to demolition was at least 38 years of age.
- Ghilotti Construction obtained ownership of the study area in 1992.
- There are no hazardous materials or petroleum products stored or used on the study area.
- No hazardous wastes are generated at the study area.

The property owner indicated that he is unaware of the presence of industrial drums, storage tanks (above or below ground), fill dirt, pits, ponds, lagoons, sumps, clarifiers, solvent degreasers, stained soil, vent pipes, fill pipes, or access ways, stained surfaces, private wells, non-public water systems, transformers, capacitors, or hydraulic equipment, records indicating the presence of polychlorinated biphenyls, or records indicating the presence of pesticides or herbicides at the study area.

The property owner indicated that he is not aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property. In addition, he is not aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products at the study area.

An interview questionnaire was provided to the property owner of APN 134-171-052 prior to the site reconnaissance. Thomas Smith, Vice President of Ghilotti Construction, completed the Owner Questionnaire on December 8, 2020. A copy of the completed questionnaire is included in Appendix A. The following information is based on our review of the completed questionnaire.

Mr. Smith indicated the following:

- The study area (APN 134-171-052) was formerly and is currently used for industrial purposes.
- The eastern adjacent properties of APN 134-171-052 were formerly and are currently used for industrial purposes.
- The southern adjacent properties of APN 134-171-052 were formerly and are currently used for industrial purposes.
- The western adjacent properties of APN 134-171-052 were formerly and are currently used for industrial purposes.
- The structure on the study area is at least 38 years of age.
- Ghilotti Construction obtained ownership of the study area in 1992.
- There are no hazardous materials or petroleum products stored or used on the study area.
- No hazardous wastes are generated at the study area.

The property owner indicated that he is unaware of the presence of industrial drums, storage tanks (above or below ground), fill dirt, pits, ponds, lagoons, sumps, clarifiers, solvent degreasers, stained soil, vent pipes, fill pipes, or access ways, stained surfaces, private wells, non-public water systems, transformers, capacitors, or hydraulic equipment, records indicating the presence of



polychlorinated biphenyls, or records indicating the presence of pesticides or herbicides at the study area.

The property owner indicated that he is not aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property. In addition, he is not aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products at the study area.

## Interview with Site Manager

A site manager was not identified to Rincon.

## Interviews with Occupants

Because no structures are located on the study area, no occupants were interviewed as part of this research effort.

## Interviews with Local Government Officials

Rincon contacted the following agencies for records pertaining to the study area and/or adjacent properties:

- **Sonoma County Department of Health Services** - Public records for the study area listing at 3665 Standish Avenue and adjacent properties located at 246, 255, and 260 Todd Road were requested on December 7, 2020. As of the date of this report a response has not been received.

## Interviews with Others

Rincon did not attempt to interview neighboring property owners or others as part of this Phase I ESA.



# Site Reconnaissance

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Rincon performed an unaccompanied reconnaissance of the study area on December 1, 2020. The purpose of the reconnaissance was to observe existing study area conditions and to obtain information indicating the presence of RECs in connection with the study area.

## Methodology and Limiting Conditions

The site reconnaissance was conducted by:

1. Observing the study area from public thoroughfares,
2. Observing the adjacent properties from public thoroughfares,
3. Observing the study area from driveways, roads, and sidewalks.

## Current Use of the Property and Adjacent Properties

The study area is currently in use as Todd Road, Standish Avenue, and Ghilotti Avenue and portions of one northern adjoining property and two southern adjoining properties, which are developed with a parking lot and landscaped area associated with Lepe's Meat Company (APN 134-102-070), a walkway and landscaped area associated with Ghilotti Construction (APN 134-171-052), and vacant land (APN 134-171-049). Properties in the vicinity of the study area include commercial businesses, a construction storage yard, a gas station and auto repair, and single-family residences.

## Past Use of the Property and Adjacent Properties

Based on our site reconnaissance, past uses at the study area and adjacent properties are not readily apparent.

## Current or Past Uses in the Surrounding Areas

The study area is surrounded by residential, commercial, and light-industrial land uses as detailed in the Site Description section of this report. Past uses of the surrounding area are not readily apparent based on the site reconnaissance.

## Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

Geologic, hydrogeologic, hydrologic, and topographic information are as previously stated in the Physical Settings Section of this report.

## General Description of Structures

No structures are located on the study area.



## Roads

Todd Road, Ghilotti Avenue, and Standish Avenue are located on the study area.

## Potable Water Supply

The City of Santa Rosa does not currently supply potable water to the study area.

## Sewage Disposal System

No sewage disposal system is located at the study area due to lack of structures. However, sewer services are provided to the site vicinity by the City of Santa Rosa.

## Interior and/or Exterior Observations

### **Hazardous Substances and Petroleum Products in Connection with Identified Uses**

No hazardous substances or petroleum products were identified at the study area.

### **Storage Tanks**

During the site reconnaissance, no above- or below-ground storage tanks or evidence of underground storage tanks were observed on the study area.

### **Odors**

During the site reconnaissance, Rincon did not identify any strong, pungent, or noxious odors.

### **Pools of Liquid**

During the site reconnaissance, no pools of liquid were observed.

### **Drums**

During the site reconnaissance, no drums were observed on the study area.

### **Hazardous Substances and Petroleum Products Containers Not in Connection with Identified Uses**

No hazardous substances or petroleum products not in connection with identified uses were observed at the study area.

### **Unidentified Substance Containers**

No unidentified substance containers or unidentified containers that might contain hazardous substances were observed during the site reconnaissance.





### **Indications of Polychlorinated Biphenyls (PCBs)**

During the site reconnaissance, Rincon observed a pole-mounted transformer located along the northeastern intersection of Todd Road and Standish Avenue.

There was no indication of a release in the vicinity of the transformers.

### **Other Conditions of Concern**

During the site reconnaissance, Rincon did not note any of the following:

- Stains or corrosion
- Clarifiers and sumps
- Degreasers/parts washers
- Pools of liquid
- Pits, ponds, and lagoons
- Stained soil or stained pavement
- Stressed vegetation
- Solid waste/debris
- Wastewater
- Wells
- Septic systems/effluent disposal system

**Possible underground utility.** A possible underground utility was observed on the northern shoulder of Todd Road adjacent to the east of the intersection of Todd Road and Standish Road.



# Evaluation

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## Findings

Known or suspect RECs associated with the study area include the following:

- Former agricultural use of the study area and adjacent properties
- Potential presence of ADL in shallow soil on the study area
- ENVIROSTOR listing associated with the study area APN [134-171-052]
- Northern adjacent release site at 255 Todd Road
- USTs associated with study area APNs [134-102-071 and 134-171-052]
- Southern adjacent release at 246 Ghilotti Avenue
- Onsite natural gas transmission pipeline

## Opinions

- A. **Former agricultural use of the study area and adjacent properties.** According to the historical resources reviewed, the study area appears to have been used for agricultural purposes as early as 1942. In general, it appears that the study area remained used for agricultural purposes from approximately 1942 through approximately 1954. Agricultural land use is typically associated with the use of pesticides and arsenic. Therefore, the former use of the study area for agricultural purposes is considered a *REC*.
- B. **Potential presence of ADL in shallow soil on the study area.** According to the historical resources reviewed, the study area has been in use as a road as early as 1916. Elevated concentrations of lead may exist in soils along older roadways as a result of ADL from the historical use of leaded gasoline in motor vehicles. Based on the presence of a road on the study area during the time period that leaded gasoline was used in motor vehicles, there is a potential for elevated concentrations of ADL to be present in onsite shallow soil. Therefore, the potential presence of ADL at the study area is considered a *potential REC*.
- C. **Northern adjacent release site at 255 Todd Road.** The northern adjacent property located at 255 Todd Road is listed on various databases searched by EDR, including the CPS-SLIC database. According to the EDR report, a release of hydrocarbons to ‘well used for drinking water supply’ was reported in 2002. A domestic water well was sampled, and the case was closed in 2003. No other information was available in the EDR report or on GeoTracker. A records request regarding the property was submitted to the Sonoma County Department of Health Services. A response has not been received as of the date of this report. Based on the proximity of this site to the study area and the lack of information regarding the release, there is a potential for this property to be impacting the study area. Therefore, the northern adjacent release site at 255 Todd Road is considered a *potential REC*.
- D. **USTs associated with the study area APNs [134-102-071 and 134-171-052].** According to the EDR report, the study area at 3665 Standish Avenue (APN 134-102-071) and 260 Todd Road (APN134-071-052) are associated with USTs. No other information regarding the location of the USTs were available in the EDR report. A records request regarding the USTs were submitted to the Sonoma County Department of Health Services. A response has not been received as of the



date of this report. No releases were reported regarding the USTs. However, an unreported release may have occurred and have adversely impacted the study area. Therefore, the onsite USTs are considered a *potential REC*.

- E. **ENVIROSTOR listing associated with the study area APN [134-171-052].** According to the EDR report, the study area associated with 246 Todd Road (APN 134-171-052) is listed on the ENVIROSTOR database. According to the listing, the facility was identified by the Sonoma County Environmental Health as part of the Rural County Survey. A fire occurred at the facility. There is no indication of a release of hazardous substances at the site. Therefore, the ENVIROSTOR listing associated with the study area APN [134-171-052] is considered *de minimis*.
- F. **Southern adjacent release site at 246 Ghilotti Avenue.** The study area and adjoining southern adjacent property, located at 246 Ghilotti Avenue, is listed on the various databases searched by EDR, including the LUST database. According to GeoTracker, during the removal of USTs from the site in 1992, petroleum impacted soil was discovered. The contaminated soil was excavated, and groundwater monitoring wells were installed. Groundwater monitoring was conducted from 1992 to 2009. The case was then closed in 2011 due to low detections of MTBE in groundwater. Based on the lack of detections of MTBE in a supply well north of the site and the closed case status, this property is not expected to impact the study area. Therefore, the southern adjacent release site at 246 Ghilotti Avenue is considered *de minimis*.
- G. **Onsite natural gas pipeline.** According to the NMPS online Public Map Viewer<sup>5</sup> indicates that one natural gas transmission pipeline (Pipeline ID 10348, 5045, and 5046), operated by Pacific Gas and Electric Company, runs along Todd Road east of Standish Avenue and Ghilotti Avenue south of Todd Road on the study area. No releases have been reported regarding the pipeline. During the site reconnaissance, pipeline indicators were not observed. Therefore, the onsite natural gas pipeline is considered *de minimis*.

## Conclusions

Rincon has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for the study area, located at the intersection of Todd Road and Standish Avenue in Santa Rosa, California. Any exceptions to, or deletions from, this practice are described in the Deviations section of this report.

This assessment has revealed evidence of one REC and three potential RECs in connection with the study area as follows:

### Recognized Environmental Condition

1. Former agricultural use of the study area

### Potential Recognized Environmental Conditions

1. Potential presence of ADL in shallow soil on the study area
2. Northern adjacent release site at 255 Todd Road
3. USTs associated with the study area APNs [134-102-071 and 134-171-052]

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<sup>5</sup> <https://www.npms.phmsa.dot.gov/PublicViewer/>



## Recommendations

Due to the historical use of the study area for agriculture purposes, there is a potential that the study area could be affected with pesticides, or other chemicals used routinely in agricultural production. Therefore, Rincon recommends that in areas of proposed soil disturbance a soil assessment be performed to evaluate potential agricultural impacts.

To evaluate the potential study area impact associated with the potential presence of ADL onsite, Rincon recommends that in areas of proposed soil disturbance a soil assessment be performed to evaluate potential ADL impacts.

To evaluate impacts associate with the USTs on the study area APNs [134-102-071 and 134-171-052], Rincon recommends that in areas of proposed soil disturbance a soil assessment be performed to the depths anticipated to be disturbed as part of the project.

In addition, prior to construction activities, Rincon recommends a Soil and Groundwater Management Plan should be prepared for the study area to detail procedures for handling and disposing of contaminated soil and/or groundwater that may be encountered during construction activities.

## Deviations

Deviations from ASTM E1527-13 practice were encountered during the completion of this Phase I ESA. A completed owner questionnaire for APN 134-102-071 and the rights-of-way were not returned as of the date of this report. In addition, a lien search was not completed as part of this assessment; however, one was requested from the user.



## References

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The following reference materials were used in preparation of this Phase I ESA:

### **Aerial Photographs**

Photos provided by Environmental Data Resources, Inc. (EDR) on October 28, 2020.

### **City Directory Listings**

Listings provided by EDR on October 28, 2020.

### **Environmental Database**

EDR report dated October 28, 2020.

### **Geology**

California Geologic Survey (CGS), *California Geomorphic Provinces Note 36*, December 2002.  
Accessed December 3, 2020;

Fox, Preliminary geologic map of eastern Sonoma County and western Napa County, California, 1973.

### **Groundwater**

California Natural Resources Agency, California Department of Water Resources, *California Groundwater Bulletin 118*, 2003, <https://water.ca.gov/Programs/Groundwater-Management/Bulletin-118>. Accessed December 3, 2020;

RWQCB online database (GeoTracker), <http://geotracker.waterboards.ca.gov/>. Accessed December 3, 2020.

### **Historical Topographic Maps**

Maps provided by EDR on October 28, 2020.

### **Oil and Gas Records**

State of California Department of Conservation Geologic Energy Management Division (CalGEM, formerly DOGGR) website: <https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx>. Accessed December 3, 2020.

### **PFAS (Per- and Polyfluoroalkyl Substances)**

California State Water Resources Control Board (SWRCB) online 2019 Statewide PFAS Investigation online Public Map Viewer: <https://www.waterboards.ca.gov/pfas/>. Accessed December 3, 2020.

### **Pipelines**

National Pipeline Mapping System (NPMS) Public Map Viewer:  
<https://www.npms.phmsa.dot.gov/PublicViewer/>. Accessed December 3, 2020.



## **Topography**

USGS topographic map (Santa Rosa Quadrangle, 2018).



## Signatures of Environmental Professionals

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The qualified environmental professionals that are responsible for preparing the report include Walt Hamann and Lisa Bestard. Their qualifications are summarized in the following section.

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



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Signature

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Walt Hamann, PG, CEG, CHG

Name

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January 26, 2021

Date

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Vice President

Title



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Signature

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Lisa Bestard

Name

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January 26, 2021

Date

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Senior Environmental Scientist

Title



## Qualifications of Environmental Consultants

The environmental consultants responsible for conducting this Phase I ESA and preparing the report include Walt Hamann, Lisa Bestard, and Amanda Duval. Their qualifications are summarized below.

Environmental Professional Qualifications	X2.1.1 (2) (i) - Professional Engineer or Professional Geologist License or Registration, and 3 years of full-time relevant experience	X2.1.1 (2) (ii) - Licensed or certified by the Federal Government, State, Tribe, or U.S. Territory to perform environmental inquiries	X2.1.1 (2) (iii) – Baccalaureate or Higher Degree from and accredited institution of higher education in a discipline of engineering or science and the equivalent of 5 years of full-time relevant experience	X2.1.1 (2) (iii) – Equivalent of 10 years of full-time relevant experience
Walt Hamann	PG, CHG, CEG		MS Geology	30 years
Lisa Bestard			BA Biology	19 years
Amanda Duval			BS Earth Science	1 year

**Walt Hamann**, PG, CEG, CHG, is a Principal and Senior Geologist with Rincon Consultants. He holds a Bachelor of Arts degree in geology from the University of California, Santa Barbara and a Master of Science degree in geology from the University of California, Los Angeles. He has over 30 years of experience conducting assessment and remediation projects and has prepared or overseen the preparation of hundreds of Phase I and Phase II Environmental Site Assessments throughout California. Mr. Hamann is a Professional Geologist (#4742), Certified Engineering Geologist (#1635), and Certified Hydrogeologist (#208) with the State of California.

**Lisa Bestard** is a Senior Environmental Scientist with Rincon Consultants. She holds a Bachelor of Arts degree in biology from University of San Diego, San Diego, California. Ms. Bestard has extensive experience performing Due Diligence Phase I and Phase II Environmental Site Assessments and various remediation projects and providing soil and waste management services. She has 19 years of experience conducting research, assessment, and remediation projects in California. Ms. Bestard’s responsibilities at Rincon include implementation of site assessments and development of site remediation programs within the Environmental Site Assessment and Remediation Group.

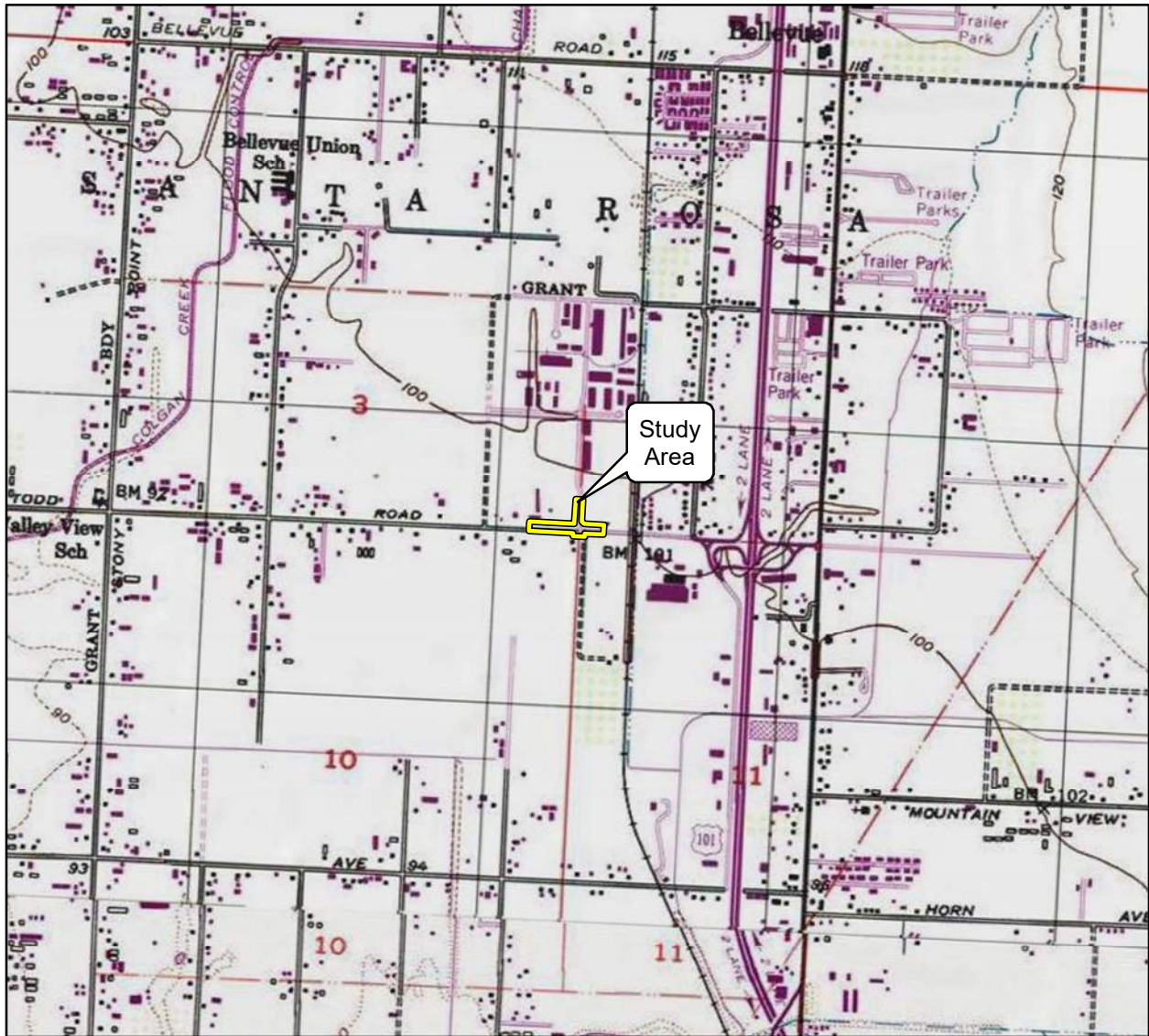
**Amanda Duval** is an Environmental Scientist with Rincon Consultants. She holds a Bachelor of Science degree in Earth Science from the University of California, San Diego. Ms. Duval’s responsibilities at Rincon include implementation of Phase I Environmental Site Assessment reports for a variety of commercial, rural, and industrial properties. She also has experience with Phase II Environmental Site Assessments, which involve soil, groundwater, and soil vapor assessments.



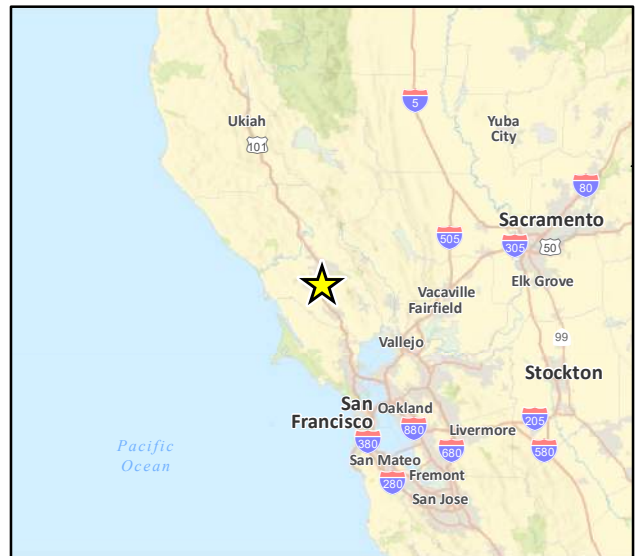
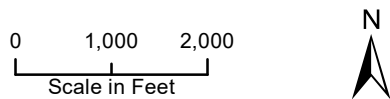


## Figures

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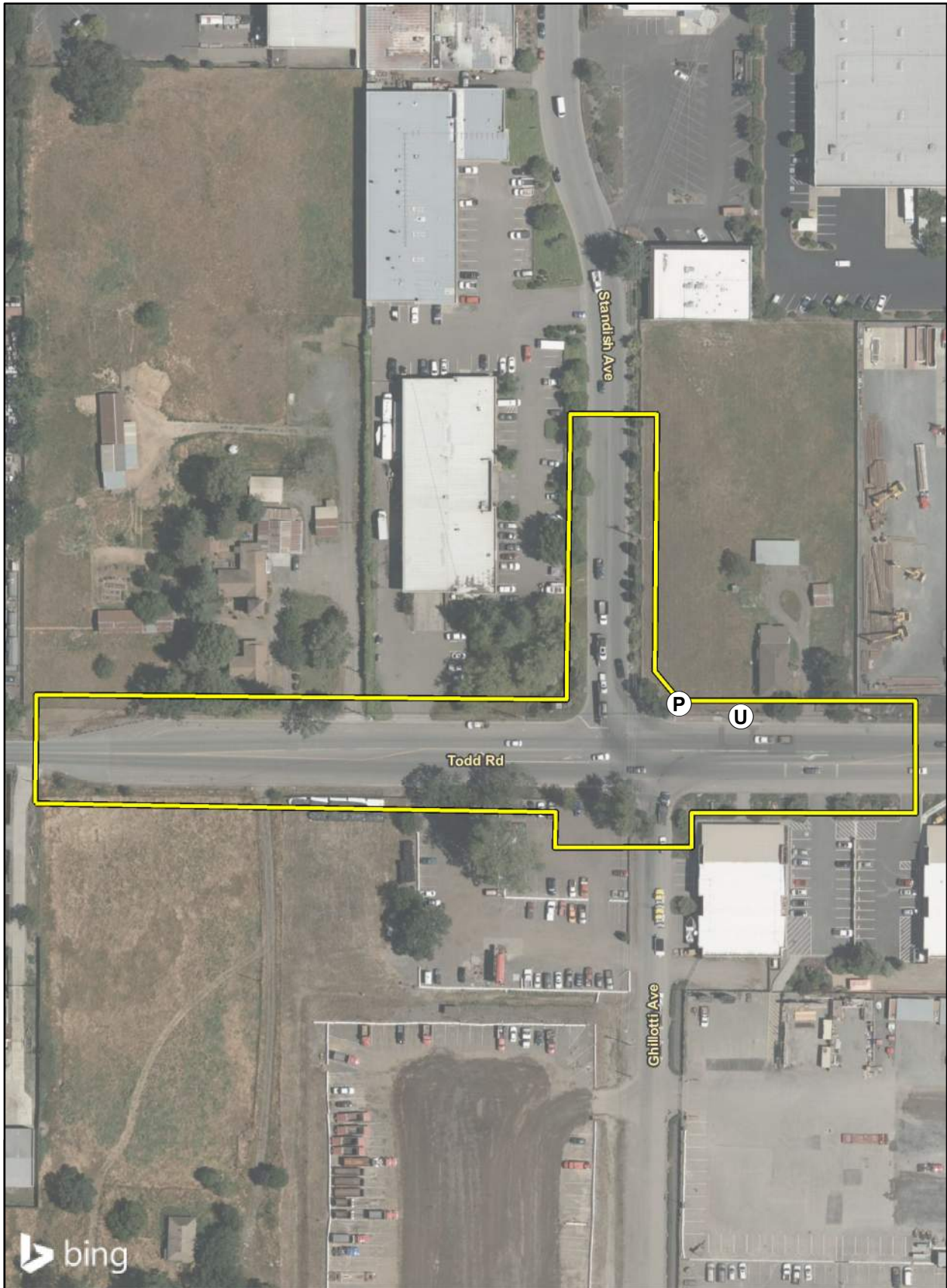


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Vicinity Map

Figure 1



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Site Map

Figure 2

Rincon Consultants, Inc.





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Adjacent Land Use Map

Figure 3

Todd Road/ Standish Avenue Signalization Project, Santa Rosa, California  
**Phase I Environmental Site Assessment**



**Photograph 1.** View of the subject property, facing west. View of Todd Road looking towards Standish Road.



**Photograph 2.** View of the subject property, facing west. View of Todd Road looking towards Standish Road.



**Photograph 3.** View of the Standish Road from the intersection of Standish and Todd Rd, facing north.



**Photograph 4.** View of abandoned home on the west end of the subject property.



**Photograph 5.** View of the subject property, facing west.



**Photograph 6.** View of the subject property and possible underground utility, facing west





Todd Road/ Standish Avenue Signalization Project, Santa Rosa, California  
**Phase I Environmental Site Assessment**



**Photograph 7.** View of the subject property, facing east.



**Photograph 8.** View of the subject property, facing east.



**Photograph 9.** View of subject property, facing west.

