



Phase I Environmental Site Assessment
Former George's Hideaway
18084 & 18072 Highway 116
Guerneville, California

APNs:
072-220-026-000 &
072-220-027-000

December 23, 2021

Prepared for:

Sonoma County Community Development Commission
1440 Guerneville Road
Santa Rosa, California 95403

Prepared by:

Stantec Consulting Services Inc.
3875 Atherton Road
Rocklin, California 95765

Project No.: 185705691

Sign-off Sheet and Signatures of Environmental Professionals

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All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

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

Author: _____



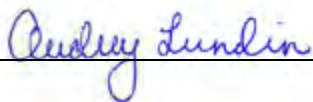
Corinne Ackerman, Ph.D.
Associate Scientist

Quality Reviewer: _____



Neil Doran, P.G.
Principal Geologist

Independent Reviewer: _____



Audrey Lundin
Senior Associate



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Executive Summary
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1.0 EXECUTIVE SUMMARY

Stantec Consulting Services Inc. (Stantec) has completed a Phase I Environmental Site Assessment (ESA) report of the property consisting of two parcels comprising approximately 1.18-acres in total and located at 18084 & 18072 Highway 116, Guerneville, Sonoma County, California (the "Property") on behalf of Sonoma County (the "Client" and "User"), designated as the User of this report. The Phase I ESA was conducted in conformance with the requirements of ASTM International (ASTM) E1527-21, the United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) Final Rule (40 Code of Federal Regulations [CFR] 312), and terms and conditions requested by the Client. Any exceptions to, or deletions from, the ASTM practice are described in Section 2.3.

The Property is located on the west side of Highway 116 in a rural, primarily residential area of Guerneville, California. The Property comprises two parcels identified by the Sonoma County Assessor's Office as Assessor's Parcel Numbers (APNs) 072-220-026-000 (18084 Hwy 116) and 072-220-027-000 (18072 Hwy 116). The southern-most parcel (APN: 072-220-026-000) contains a two-story building with office, residential units and a restaurant, and the northern-most parcel (APN: 072-220-027-000) contains a two-story building containing residential units. According to Property information available on the Sonoma County Assessor's website, these buildings were constructed circa 1915. Surrounding properties appear to be used primarily for residential purposes and the banks of Russian River lie approximately 250-feet (ft) east of the Property. A Property location map is provided as Figure 1, and a map illustrating the Property and vicinity is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

The following table summarizes findings of this Phase I ESA and other pertinent Property information.

Property Summary	
Property Address	18084 & 18072 Highway 116, Guerneville, California
Assessor's Parcel Number (APN)	072-220-026-000 & 072-220-027-000
Property Size	Approximately 1.18-acres. (Parcel 072-220-026-000 ~ 0.351 acres; parcel 072-220-027-000 ~ 0.826 acres.)
Property Location Description	The Property is located on the west side of Highway 116 and approximately 250 ft west of the Russian River in a primarily residential area of Guerneville.
Current Property Use	The Property comprises two parcels identified by the Sonoma County Assessor's Office as APNs 072-220-026-000 (18084 Hwy 116) and 072-220-027-000 (18072 Hwy 116). The southern-most parcel (APN: 072-220-026-000) contains a two-story building with office, residential units and a restaurant, and the northern-most parcel (APN: 072-220-027-000) contains a two-story building containing residential units.



Property Summary	
Former Property Use	The Property was historically operated as a resort with restaurant and has been unoccupied for several years. Use of the Property prior to 1915 is unknown.
Adjacent Site Use	Adjacent sites are used for primarily residential purposes.
Estimated Date of First Construction	According to Sonoma County Assessor's records, the Property was developed with the existing structures circa 1915. Available historical topographic maps for the area date back to only 1943, therefore it is unknown whether the Property was first developed prior to 1915.
RECs Identified?	Stantec did not identify any recognized environmental conditions (RECs) associated with the Property.
CRECs Identified?	Stantec did not identify any controlled recognized environmental conditions (CRECs) associated with the Property.
HRECs Identified?	Stantec did not identify any historical recognized environmental conditions (HRECs) associated with the Property.
Findings of Note	According to Sonoma County Assessor records, the existing Property buildings were developed circa 1915. During this timeframe asbestos and lead based paint were commonly used construction materials. Property buildings may contain these hazardous building materials which may have also been deposited into shallow soil surrounding Property buildings over time. Users of the Property should consider the potential presence of hazardous compounds in shallow soil, and in the existing Property buildings and the possible presence of such compounds should be managed appropriately during future reuse including demolition and redevelopment activities. This condition does not constitute a REC.

The preceding summary is intended for informational purposes only. Reading of the full body of the report is recommended.



2.0 INTRODUCTION

This Phase I ESA was completed in accordance with the ASTM in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-21. The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions ("RECs") of the Property.

The ASTM E1527-21 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions ("HRECs"), and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" means:

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

ASTM defines a "HREC" as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). Before calling the past release a HREC, the environmental professional (EP) must determine whether the past release is a REC when the current Phase I ESA is conducted (e.g., if there has been a change in the regulations). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a "CREC" as a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

As defined by ASTM, RECs can include hazardous substances or petroleum products present under conditions in compliance with laws if that presence represents a material threat of future release. The presence of hazardous substances or petroleum products is, however, not a REC if that presence is a *de minimis* condition. De minimis conditions are minor occurrences of contamination that generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies.



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A vapor encroachment condition is defined in ASTM E2600 - 15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions as the presence or likely presence of COC (contaminants of concern) vapors in the vadose zone of the Property caused by the release of vapors from contaminated soil and/or groundwater either on or near the Property. A vapor encroachment condition (VEC) exists when there is known COC contamination in, at or on the Property, such as may be the case when COC-contaminated groundwater exists in the subsurface beneath the Property. A determination that a VEC does not exist is appropriate, for example, when subsurface sampling has confirmed that COCs are not present. A potential vapor encroachment condition (PVEC) exists when conditions suggest that it is possible for COCs to be present at the Property, but subsurface sampling has not been performed.

The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform an independent evaluation of the purchase or lease price of the Property and its relationship to current fair market value. The conclusions presented in this Phase I ESA report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-21 notes that the availability of record information varies from source to source. The User or Environmental Professional is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

1. Information that is publicly available;
2. Information that is obtainable from its source within reasonable time and cost constraints; and
3. Information that is practicably reviewable.

2.1 PROPERTY DESCRIPTION

The Property is located on the west side of Highway 116 in a rural, primarily residential area of Guerneville, California. The Property comprises two parcels identified by the Sonoma County Assessor's Office as Assessor's Parcel Numbers (APNs) 072-220-026-000 (18084 Hwy 116) and 072-220-027-000 (18072 Hwy 116). The southern-most parcel (APN: 072-220-026-000) contains a two-story building with office, residential units and a restaurant, and the northern-most parcel (APN: 072-220-027-000) contains a two-story building containing residential units. According to Property information available on the Sonoma County Assessor's website, these buildings were constructed circa 1915. Surrounding properties appear to be used primarily for residential purposes and the banks of Russian River lie approximately 250-feet (ft) east of the Property. A Property location map is provided as Figure 1, and a map illustrating the Property and vicinity is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.



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2.2 SPECIAL TERMS, CONDITIONS, AND SIGNIFICANT ASSUMPTIONS

There were no special terms, conditions, or significant assumptions associated with this Phase I ESA.

2.3 LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the identified property.

This report provides an evaluation of selected environmental conditions associated with the identified portion of the Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information. All information received from the client or third parties in the preparation of this report has been assumed by Stantec to be correct. Stantec assumes no responsibility for any deficiency or inaccuracy in information received from others.

If a service is not expressly indicated, do not assume it has been provided. If a matter is not addressed, do not assume that any determination has been made by Stantec with respect to it.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the report, the limited data available, and the results of the work. They are not a certification of the property's environmental condition.

This report relates solely to the specific project for which Stantec was retained and the stated purpose for which this report was prepared and shall not be used or relied upon by the client identified herein for any variation or extension of this project, any other project, or any other purpose.

This report has been prepared for the exclusive use of the client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities, or claims, howsoever arising, from third party use of this report.

Project specific limiting conditions are provided in Section 2.2.

The locations of any utilities, buildings and structures, and property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures are not guaranteed. Before starting work, the exact location of all such



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utilities and structures must be confirmed by the client and Stantec assumes no liability resulting from damage to such utilities and structures.

The conclusions are based on the conditions encountered at the Property by Stantec at the time the work was conducted. Accordingly, additional studies and actions may be required. As the purpose of this report is to identify selected Property conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the Property is beyond the scope of this assessment. The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the Property which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of Federal, state, provincial or local governmental agencies. Issues raised by the report should be reviewed by client legal counsel.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the Property subsequently change.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an Environmental Professional (EP). The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in Appendix B.



User-Provided Information
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3.0 USER-PROVIDED INFORMATION

ASTM E1527-21 describes responsibilities of the User to complete certain tasks in connection with the performance of "All Appropriate Inquiries" into the Property. The ASTM standard requires that the Environmental Professional request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or de minimis conditions in connection with the Property. Towards that end, Stantec requested that the User provide the following documents and information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire and/or Interview	Yes	The User Questionnaire was completed by Paul Osmundson with Sonoma County Community Development Commission. The User indicated historical uses of the Property included a restaurant/bar and lodge.
Environmental Liens or Activity Use Limitations	No	The User has no knowledge of any liens or activity use limitations associated with the Property.
Previous Environmental Permits or Reports Provided by User	Yes	<p>The User provided a copy of a historical Phase I ESA completed for the Property in 2016. Stantec reviewed this report during preparation of the current Phase I ESA. The historical report (prepared by Harris and Lee Environmental Sciences, LLC) identified no RECs, CRECs, HRECs, VECs, or activity and use limitations in connection with the Property. The report also noted the following:</p> <ul style="list-style-type: none"> • The Property structures were constructed in 1915 and were used as a tavern, hotel, and bar until approximately 2015. • A grease trap was noted behind the restaurant building on the Property. • The Property was connected to an active septic system and there was also an abandoned septic system left in place. • Based on date of first construction, the report noted the possible presence of hazardous construction materials in Property buildings.
Purpose of the Phase I ESA	Yes	Environmental due diligence in support of Property transfer and reuse.

A copy of the completed User questionnaire is provided in Appendix C.



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4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Property and surrounding area and evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Property. During the review of historical records, Stantec attempted to identify uses of the Property from the present to the first developed use of the Property. Stantec's research included the reasonably ascertainable and useful records described in this section.

4.1 PHYSICAL SETTING

A summary of the physical setting of the Property is provided in the table below with additional details in the following subsections.

Topography:	The Property lies at an elevation of approximately 125 ft above mean sea level (amsl) and generally slopes toward the east-northeast. The Property is depicted on the United States Geological Survey (USGS) 7.5-minute topographic map sheet of the Duncan Mills, California Quadrangle.
Soil/Bedrock Data:	According to the Environmental Data Resources, Inc. (EDR) Radius Map Report, the dominant soil series in the vicinity of the Property consists of the Hugo soil series, a well-drained, coarse-textured soil that is classified as non-hydric with moderate infiltration rates and a moderate corrosion potential for uncoated steel. This soil series consists of very gravelly loam to a depth of approximately seven inches, overlying approximately 24 inches of gravelly sandy clay loam which is underlain by approximately 17 inches of gravelly loam. Additional geologic information for the Property is discussed in Section 4.1.2.
Estimated Depth to Groundwater/ Estimated Direction of Gradient:	The EDR Radius Map Report did not include data regarding approximate depth to groundwater at the Property, however, estimated general groundwater flow direction in the vicinity of the Property was reported to be toward the south.
NOTE: Site-specific groundwater flow direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.	

4.1.1 Property Topography and Surface Water Flow

The Property is located at an elevation of approximately 125 feet amsl. Topography at the Property generally slopes toward the east-northeast. Stormwater likely flows east, toward Highway 116 and the Russian River.



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4.1.2 Regional and Property Geology

The Property is located within the Coast Ranges Geomorphic Province, consisting of northwest-trending mountain ranges and valleys (California Geological Survey, 2002). These mountain ranges and valleys are oriented subparallel to the San Andreas Fault, bound to the east by the Great Valley Geomorphic Province, and to the west by the Pacific Ocean. The Coast Ranges are comprised of thick Mesozoic and Cenozoic sedimentary strata, and the northern and southern ranges are separated by the San Francisco Bay, located within in a depression between the northern and southern ranges. The northern Coast Ranges are composed primarily of the Franciscan Complex and the eastern border of the province is comprised of strike-ridges and valleys that lie within Upper Mesozoic strata (California Geological Survey, 2002).

4.1.3 Regional and Property Hydrogeology

The Property is located within the Lower Russian River Valley groundwater basin. This groundwater basin consists of a narrow, winding river canyon within in the Mendocino Range in Sonoma County. The valley extends from approximately 2.5-miles east of Mirabel Heights toward the west and southwest for approximately 23-miles until it meets the Pacific Ocean near Jenner, California. This valley is defined by the horizontal extent of alluvial and river-channel deposits bounded by bedrock of the Franciscan Complex. Significant tributaries in the region include Mark West Creek, which discharges to the upper portion of the Lower Russian River Valley, Green Valley near Rio Dell, Fife Creek and Pocket Canyon near Guerneville, Dutch Bill Creek near Monte Rio, Austin Creek near St. Joseph Camp, and Willow and Sheephouse Creeks east of the river mouth near Jenner. Annual precipitation along the Lower Russian River Valley varies from approximately 32-inches to 44-inches (DWR, 2004). The primary water-bearing units in the Lower Russian River Valley are the alluvium and river-channel deposits. The Franciscan Complex underlying the Lower Russian River Valley is essentially non-water bearing and does not yield significant quantities (Cardwell, 1965).

As noted in Section 4.1, the EDR Radius Map Report did not include data regarding approximate depth to groundwater at the Property, however, estimated general groundwater flow direction in the vicinity of the Property was reported to be toward the south.

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from EDR of Milford Connecticut, a third-party environmental database search firm. A complete copy of the database search report (EDR, 2021a), including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix D.

Stantec evaluated the information listed within the database relative to potential impact to the Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Property. As described in 4.1.3, the groundwater flow direction near the Property is inferred to be toward the south.



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Observations about the Property and surrounding properties made during the Property reconnaissance are provided in more detail in Section 5.

4.2.1 Listings for the Property

The regulatory agency database report provided by EDR for the Property was reviewed for information regarding reported releases of hazardous substances and petroleum products on or near the Property. The Property was not listed in the environmental database report.

The following is a summary of the findings of the database review for the Property. The complete regulatory agency database report for the Property may be found in Appendix D. Section 4.2.2 details significant listings for sites nearby the Property.

SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS			
Regulatory Database	Approx. Min. Search Distance	Property Listed?	# Sites Listed
Standard Environmental Records			
Federal National Priorities List (NPL)	1 mile	No	0
Federal Proposed NPL	1 mile	No	0
NPL LIENS	1 mile	No	0
Federal Delisted NPL	1 mile	No	0
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list (FEDERAL FACILITY, SEMS)	½ mile	No	0
Federal CERCLIS No Further Remedial Action Planned (NFRAP) site list (SEMS-ARCHIVE)	½ mile	No	0
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	0
Federal RCRA non- CORRACTS Treatment, Storage, and Disposal Facilities (TSDF)	½ mile	No	0
Federal RCRA Generators (RCRA-LQG, RCRA-SQG, RCRA-VSQQ)	¼ mile	No	0
Federal Institutional Control/Engineering Control Registry (LUCIS, US ENG CONTROLS, US INST CONTROLS)	½ mile	No	0
Federal Emergency Response Notification System (ERNS) list	Property	No	0
State and Tribal Equivalent NPL (RESPONSE, Bond Expenditure Plan)	1 mile	No	0
State and Tribal Equivalent CERCLIS (ENVIROSTOR)	½ mile	No	0
State and/or Tribal Landfill or Solid Waste Disposal Sites (SWF/LF)	½ mile	No	0
State and Tribal Leaking Underground Storage Tank List (LUST, INDIAN LUST, HIST LUST)	½ mile	No	1
Statewide California Spills, Leaks, and Incident and Cleanup Cases (CPS-SLIC)	½ mile	No	0
State and Tribal Registered Storage Tank Lists (FEMA UST, UST, INDIAN UST)	¼ mile	No	0
Aboveground Petroleum Storage Tank Facilities (AST)	¼ mile	No	0
State and Tribal Voluntary Cleanup Sites (INDIAN VCP, VCP)	½ mile	No	0
State and Tribal Brownfield Sites (BROWNFIELDS)	½ mile	No	0
Additional Environmental Records			
Listing of Brownfields Sites (US BROWNFIELDS)	½ mile	No	0
Local Lists of Landfill/Solid Waste Disposal Sites (WMUDS/SWAT, INDIAN ODI, ODI, DEBRIS REGION 9, IHS OPEN DUMPS)	½ mile	No	0
Recycler Database (SWRCY)	½ mile	No	0
Local Lists of Landfill/Solid Waste Disposal Sites (HAULERS)	Property	No	0
Local Lists of Hazardous Waste/Contaminated Sites (US HIST CDL, CDL, US CDL)	Property	No	0
Local Lists of Hazardous Waste/Contaminated Sites (SCH)	¼ mile	No	0
Local Lists of Hazardous Waste/Contaminated Sites (HIST CAL-SITES, TOXIC PITS)	1 mile	No	0
Polyfluoroalkyl Substances List (PFAS)	½ mile	No	0



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SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS			
Regulatory Database	Approx. Min. Search Distance	Property Listed?	# Sites Listed
Local Lists of Registered Hazardous Substance Storage Tanks: (HIST UST); California Facility Inventory Database (CA FID UST); and Statewide Environmental Evaluation and Planning System (SWEEPS UST)	¼ mile	No	0
California Environmental Reporting System Haz Waste (CERS HAZ WASTE)	¼ mile	No	0
California Environmental Reporting System Tanks (CERS TANKS)	¼ mile	No	0
Deed Restriction Listing (DEED)	½ mile	No	0
Liens Listings (LIENS, LIENS 2)	Property	No	0
Records of Emergency Release Reports (HMIRS, CHMIRS, LDS, MCS, SPILLS 90)	Property	No	0
Federal Resource Conservation and Recovery Act – Non-Generators / No Longer Regulated (RCRA NonGen / NLR)	¼ mile	No	1
Federal Formerly Used Defense Sites (FUDS), Department of Defense Sites (DOD)	1 mile	No	0
State Coalition for Remediation of Drycleaners Listing (SCRD DRYCLEANERS)	½-mile	No	0
2020 Corrective Action Program List (2020 COR ACTION)	¼ mile	No	0
Records of Decision (ROD)	1 mile	No	0
RCRA Administrative Action Tracking System (RAATS)	Property	No	0
Steam-Electric Plant Operation Date (COAL ASH DOE)	Property	No	0
Coal Combustion Residues Surface Impoundments List (COAL ASH EPA)	½ mile	No	0
PCB Transformer Registration Database (PCB TRANSFORMER)	Property	No	0
Superfund (CERCLA) Consent Decrees (CONSENT)	1 mile	No	0
Indian Reservations (INDIAN RESERV)	1 mile	No	0
Formerly Utilized Sites Remedial Action Program (FUSRAP)	1 mile	No	0
Uranium Mill Tailings Site (UMTRA)	½ mile	No	0
Lead Smelter Sites (LEAD SMELTERS)	Property	No	0
Aerometric Information Retrieval System Facility Subsystem (US AIRS)	Property	No	0
Mines Master Index File (US MINES, ABANDONED MINES, MINES)	¼ mile	No	0
Facility Index System Database Listings (FINDS)	Property	No	0
Unexploded Ordinance Sites (UXO)	1 mile	No	0
Enforcement and Compliance History Online Listing (ECHO)	Property	No	0
EPA Fuels Program Registered Listing (FUELS PROGRAM)	¼ mile	No	0
California Bond Exemption Plan (CA BOND EXP. PLAN)	1 mile	No	0
“Cortese” Hazardous Waste & Substances Sites List (CORTESE, HIST CORTESE)	½ mile	No	0
Certified Unified Program Agency Listings (CUPA Listings)	¼ mile	No	0
Dry cleaning Facility List (DRYCLEANERS)	¼-mile	No	0
Emissions Inventory Data (EMI)	Property	No	0
Enforcement Action Listing (ENF)	Property	No	0
Database of Facilities and Manifest Data (HAZNET)	Property	No	0
EnviroStor Permitted Facilities Listing (HWP)	1 mile	No	0
Registered Hazardous Waste Transporter Database (HWT)	¼ mile	No	0
Medical Waste Management Program Listing (MWMP)	¼ mile	No	0
Discharge permit listing (NPDES)	Property	No	0
Pesticide Regulation Licenses Listing (PEST LIC)	Property	No	0
Certified Processors Database (PROC)	½ mile	No	0
Proposition 65 Records (Notify 65)	1 mile	No	0
Database of Sites with Wastewater Pits (WASTEWATER PITS)	½ mile	No	0
Waste Discharge System/Requirement Sites (WDS, WDR)	Property	No	0
California Integrated Water Quality System (CIWQS)	Property	No	0
California Environmental Reporting System (CERS)	Property	No	0
Hazardous Waste Tracking System (HWTS)	Property	No	0
Other Ascertainable Records (US FIN ASSUR, EPA WATCH LIST, TSCA, TRIS, SSTS, RMP, PRP, PADS, ICIS, FTTS, MLTS, RADINFO, HIST FTTS, DOT OPS, DOCKET HWC, Financial Assurance, ICE, UIC, UIC GEO, MILITARY PRIV SITES, PROJECT, NON-CASE INFO, OTHER OIL GAS, PROD WATER PONDS, MINES MRDS)	Property	No	0



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SUMMARY OF FEDERAL, STATE AND TRIBAL DATABASE FINDINGS			
Regulatory Database	Approx. Min. Search Distance	Property Listed?	# Sites Listed
<i>EDR High Risk Historical Records</i>			
EDR Proprietary Manufactured Gas Plants (EDR MGP)	1 mile	No	0
EDR Exclusive Historical Auto Stations (EDR Hist Auto)	1/8 mile	No	0
EDR Exclusive Historical Cleaners (EDR Hist Cleaner)	1/8 mile	No	0

4.2.2 Listings for Nearby Sites with Potential to Impact Property

Significant findings identified from Stantec's review of environmental database listings for nearby sites are summarized below. Only two sites located within approximately 0.25-mile of the Property were listed in the environmental database report. These included:

- Fife's Resort – 16467 Highway 116, Guerneville – This site is located approximately 200 ft north-northeast (estimated to be up- to cross-gradient) from the Property. This site is listed in the environmental database report with a historical (closed) leaking underground storage tank (LUST) case. No environmental cases or other evidence of a material release were identified on the Geotracker website or the California Department of Toxic Substances Control's (DTSC) Envirostor website. This listing does not constitute a REC.
- Karina McMillan – 17632 Neeley Road, Guerneville – This site is located approximately 1,000 ft northeast (estimated to be cross-gradient) from the Property. This site appears to be a residential property and is listed as a Resource Conservation and Recovery Act (RCRA) hazardous material site that is identified as a 'non-generator' (NonGen) and 'no longer regulated' (NLR). This listing does not constitute a REC.

The environmental database report included three sites with associated LUST cases that were not plotted on the radius map due to inadequate address information. Stantec performed Google searches and reviewed nearby sites listed on the Geotracker and Envirostor websites to ascertain the locations of these sites. Based on these searches, Stantec compiled likely locations and other details regarding each of these sites, as described below.

- SCWA Russian River WWTP – According to information available on the Geotracker website, the Russian River Treatment Plant is located at 18400 Neeley Road in Guerneville (approximately 4,500 ft east [estimated to be cross-gradient] of the Property). This site has a closed LUST case pertaining to diesel-impacted groundwater. According to a groundwater monitoring report prepared for the site (PES Environmental, Inc. [PES], 2004), the primary constituents of concern were total petroleum hydrocarbons as diesel (TPHd), and methyl tertiary-butyl ether (MTBE). The site was granted 'no further action' status by Sonoma County Department of Health services (SCDHS) in correspondence dated September 4, 2008. Based on the nature, age, and regulatory status of this case, and the distance from the Property, this site does not constitute a REC.



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- SCDPW Russian River Main Pump Station – Based on information available on the Geotracker website, this site is located at 17484 Riverside Drive in Guerneville (approximately 2,800 ft north-northeast [estimated to be up- to cross-gradient] from the Property). A historical LUST case pertaining to diesel-impacted groundwater and soil is associated with this site. According to site history information provided on Geotracker, this case resulted from a piping leak from a 700-gallon diesel tank in 1987. Impacted soil was reportedly excavated and removed from the site and no groundwater sampling was conducted. The site was granted 'no further action' status by the North Coast Regional Water Quality Control Board (NCRWQCB) in correspondence dated September 12, 2013. Based on the nature, age, regulatory status of this case, and distance from the Property, this site does not constitute a REC.
- Fern's Grocery – Based on a Google search, this site appears to be located at 20348 Highway 116, Monte Rio (located approximately 1.25-miles south-southeast of the Property). No associated LUST cases were identified on the Geotracker website. Based on the distance from the Property and absence of identified evidence of a material release, this site does not constitute a REC.

The remaining listings included in the EDR Environmental Database Report do not constitute RECs based on the location, nature, age, and/or regulatory status of the listings, and/or their distances from the Property.

4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Stantec reviewed the SWRCB's Geotracker database, and DTSC's Envirostor database for records pertaining to the Property and surrounding area. As identified in Section 4.2.1, the Property was not listed on the Geotracker or Envirostor websites. There were no sites listed on either website that were located within approximately 0.25-miles of the Property.

In addition to SWRCB and DTSC databases, Stantec requested records pertaining to the Property from local government agencies including Sonoma County Department of Health Services – Environmental Health & Safety (SCDHS-EHS), Sonoma County Fire Department (SCFD), Russian River Fire Department (RRFD), and the Northern Sonoma County Air Pollution Control District (NSCAPCD).

Requested records included:

- **SCDHS-EHS** – Any documentation pertaining to the current or former presence of underground storage tanks (USTs), aboveground storage tanks (ASTs), hazardous materials/waste storage, disposal, or release, permits to operate, or notices of violation or infraction associated with the Property.
- **SCFD & RRFD** – Any documentation pertaining to building permits, certificates of occupancy, above ground storage tanks, below ground storage tanks, hazardous materials/waste storage,



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disposal, or release, permits to operate, or notices of violation or infraction associated with the Property.

- **NSCAPCD** – Any documentation pertaining to permits to operate, emissions permits, emissions inventory statements, health risk assessments, site inspection reports, source test reports, complaint investigation reports, notices of violation, enforcement actions, or asbestos notifications/records associated with the Property.

Agency-provided documentation included:

- **SCDHS-EHS** – Email correspondence (dated December 6 & 13, 2021) from the county indicated that no responsive records were identified for the Property and directed Stantec to the Sonoma County Hazardous Materials Unit (SCHMU). Stantec requested these records from SCHMU, however, as of the date of this report, a complete response has not been received. If a response is received that changes the conclusions of this report, an addendum will be issued.
- **SCFD** – Email correspondence (dated December 9, 2021) directing Stantec to Sonoma County for any Certified Unified Program Agency (CUPA) records (see above). As of the date of this report, a response has not been received from the RRFD.
- **NSCAPCD** – Stantec contacted the NSCAPCD via telephone (707-433-5911) and left a voicemail to request records for the Property. The call was returned on December 15, 2021, indicating that they have no responsive records for the Property.

Stantec also performed searches of the Permit Sonoma Online Records page for both Property addresses and parcel numbers. These searches returned results for the southern-most parcel of the Property (APN: 072-220-026) which included two building permits; (1) dated May 1, 2020 for remodeling the restaurant and hotel on the first floor of the building on this parcel as well as renovations to the six-room lodgings with in-suite bathrooms on the second floor of the same building, and (2) dated May 2, 2017 for structural improvements to the foundation and floor of the first floor portion of the restaurant building.

4.4 HISTORICAL RECORDS REVIEW

Copies of historical records reviewed by Stantec are included in Appendix E. The following sections summarize pertinent findings.

4.4.1 Land Title Records/Deeds

Land title records, deeds, and environmental liens were not provided by the User, and public records were not searched by Stantec.



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4.4.2 Land Use Controls

Stantec was not contracted to obtain an environmental lien search report for the Property. However, no liens or land use covenants were identified from the EDR Environmental Database Report in connection with the Property.

4.4.3 Aerial Photographs

Stantec reviewed historical aerial photographs provided by EDR. The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The Property was obscured by trees in most aerial photographs available for the Property. However, in the 1952 image the northern corner of the Property was cleared of trees and a structure is visible in this area. According to Property information available on the Sonoma County Assessor's website, the Property was developed with the current structures circa 1915. Adjacent sites were also largely forested in the aerial images limiting visible property detail.

A summary of Stantec's findings from review of the EDR Aerial Photo Decade Package for the Property (EDR, 2021b; a copy is included in Appendix E) is provided in the following table. All images were scaled to 1" = 500'.

Year	Observations				
	Onsite	Adjacent (North)	Adjacent (East)	Adjacent (South)	Adjacent (West)
1941	The Property is forested, limiting visible detail.	Forested.	A road arranged in a similar configuration to Highway 116 bounds the Property on the eastern side, beyond which lie the banks of the Russian River.	Forested.	
1952	Northern corner of Property appears to be cleared of trees and a structure is visible in this area.	Similar in appearance to previous photograph.			
1954 1971 1983	Similar in appearance to previous photograph. Most of the Property is obscured by trees.				
2006 2009 2012 2016	A small clearing is visible near the southeastern portion of the Property.	Similar in appearance to previous photograph. Most of these areas are obscured by trees.			



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4.4.4 City Directories

Stantec retained EDR to research available reverse city directories for the Property, in approximately five-year intervals. When included in the report, the Property address 18072 Highway 116 was listed as occupied by Thomas J. Burger (2017), and Angela Stanford (2010, 2005). The Property address 18084 Highway 116 was not listed in the report. The former name of the Property "George's Hideaway" was listed at 18100 Highway 116 in 1981 and 1986. This address was also listed as occupied by Angie's & George's Hideaway (2017, 2014, 2010, 2000, 1992), Angela Stanford (2014, 2010, 2005, 1995, 1992, 1986, 1981), Wayne Kerns (2000), Jonathan's Grill (2005), and TJ's Restaurant (2014).

Adjacent sites when included in the report were listed primarily with private residents or small businesses. No RECs were identified from review of the city directory report. A copy of the complete report is provided in Appendix E.

4.4.5 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use and are useful in assessing whether there may be potential environmental contamination on or near the Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Property uses.

Stantec requested copies of historical fire insurance maps covering the Property and immediately adjacent properties from EDR; however, no coverage exists for the Property or adjacent sites. The Sanborn® Map Search Report indicating "no coverage" is presented in Appendix E.

4.4.6 Historical Topographic Maps

Stantec reviewed historical USGS 7.5-minute topographic maps (scale 1:24,000) of the Duncan Mills, California Quadrangle to help identify past Property usage and areas of potential environmental concern.

According to historical topographic maps, the Property was depicted as developed since at least 1943. A summary of Stantec's findings from review of the EDR Historical Topo Map Report (EDR, 2021e) is provided in the following table. A copy is of the complete EDR Topographic Map Report is included in Appendix E.

Year	Observations				
	Onsite	Adjacent (North)	Adjacent (East)	Adjacent (South)	Adjacent (West)
1943 1945 1978	The Property is depicted with several small	Likely rural residential.	Highway 116 and the Russian River.	Likely rural residential.	A road arranged in a similar configuration to Old Monte Rio Road bounds the Property to



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Year	Observations				
	Onsite	Adjacent (North)	Adjacent (East)	Adjacent (South)	Adjacent (West)
	structures.				the west.
2012 2015	Specific Property details are not depicted on these maps. Highway 116 bounds the Property to the east and Old Monte Rio Road bounds the Property to the west.				
2018	Similar in depiction to 2012 and 2015 maps. Areas southeast of Highway 116 near the banks of the Russian River are depicted as marshland on this map.				



SITE RECONNAISSANCE
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5.0 SITE RECONNAISSANCE

A visit to the Property and its vicinity was conducted by Mr. Eric Booker on December 14, 2021. Stantec was accompanied during the Property visit by Mr. Chuck Burger, Property owner. Stantec made observations of the Property, safely accessible building interior areas, and site vicinity during the visit. **Figure 2** provides information about the Property and adjoining properties, and photographs taken during the Property visit are included in **Appendix A**.

5.1 SITE RECONNAISSANCE METHODOLOGY

The site reconnaissance focused on observation of current conditions and observable indications of past uses and conditions of the Property that may indicate the presence of REC. The reconnaissance of the Property was conducted on foot and Stantec utilized the following methodology to observe the Property:

- Traverse the outer Property boundary.
- Traverse transects across the Property.
- Traverse the periphery of all structures on the Property.
- Visually observe accessible, unoccupied areas of the Property expected to be used by occupants or the public, maintenance and repair areas, and utility areas.

Weather conditions during the visit to the Property were cool and clear. There were no weather-related Property access restrictions encountered during the reconnaissance visit. However, steep, wet terrain made it difficult to access some areas along the northern and western boundaries of the Property. Photos of these areas were taken from a safe distance.

5.2 GENERAL DESCRIPTION

Property and Area Description:	The Property, a former restaurant and lodging facility addressed 18072 and 18084 Hwy 116, Guerneville sits within a canyon on the west side of CA 116 and consists of two two-story structures. The perimeter of the Property is heavily forested with steep terrain. The surrounding areas appear to be heavily forested undeveloped land and residential development.
Property Operations:	The Property is currently being utilized for storage and off-site construction activities within the structures. A travel trailer that appeared to be occupied was observed on the west side of the two-story structure.
Structures, Roads, Other Improvements:	Two structures and an asphalt paved driveway are located on the eastern portion of the Property. The balance of the Property is unpaved.



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Property Size (acres):	Approximately 1.18-acres in total.
Estimated % of Property Covered by Buildings and/or Pavement:	Approximately 25%.
Observed Current Property Use/Operations:	Construction activities and storage.
Observed Evidence of Past Property Use(s):	Restaurant and lodging.
Sewage Disposal Method (and age):	According to the Property owner, the site utilizes a septic system within the Property. The septic system was not observed by Stantec.
Potable Water Source:	Not observed.
Electric Utility:	PG&E.

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec's observations during the Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14):	None observed.
Drums (≥ 5 gallons):	None observed.
Strong, Pungent, or Noxious Odors:	None observed.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
PCB-Containing Equipment:	None observed.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	None observed.

5.4 INTERIOR OBSERVATIONS

Stantec made the following observations during the Property reconnaissance of the building interiors at the Property and/or identified the following information during the interview or records review portions of the assessment:



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Observations	Description
Heating/Cooling Method	Unknown.
Surface Stains or Corrosion	None observed.
Floor Drains or Sumps	None observed.
Other Interior Observations	The interior was being utilized for construction activities.

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of exterior areas of the Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	None observed.
Stained Soil or Pavement:	None observed.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	None observed.
Solid Waste Disposal:	None observed.
Potential Areas of Fill Placement:	None observed.
Wastewater:	None observed.
Stormwater:	Stormwater is routed east into the local storm drain system or infiltrates into unpaved portions of the Property.
Wells:	None observed.
Septic Systems:	None observed (see note regarding septic system in Section 5.2).
Other Exterior Observations:	An active seasonal creek was observed on the western portion of the Property. The creek appeared to be directed underground through a culvert and did not flow through the entire length of the Property.



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5.6 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	None observed.
Former USTs:	None observed.
Other Underground Structures:	None observed. Site is connected to a septic system and a subgrade septic tank may be present on the Property.

5.7 ABOVEGROUND STORAGE TANKS

Existing ASTs:	None observed.
Former ASTs:	None observed.

5.8 ADJOINING PROPERTIES

5.8.1 Current Uses of Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about use and activities on adjoining properties:

NORTH	Undeveloped
SOUTH	Undeveloped
EAST	Highway 116 followed by residential development and the banks of the Russian River.
WEST	Old Monte Rio Road followed by undeveloped land.

5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining properties providing indications of past use and activities, if any, are described below.

NORTH	None observed.
SOUTH	None observed.
EAST	None observed.
WEST	None observed.



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5.8.3 Pits, Ponds or Lagoons on Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about the presence of pits, ponds and lagoons on adjoining properties:

NORTH	None observed.
SOUTH	None observed.
EAST	None observed.
WEST	None observed.

5.9 OBSERVED PHYSICAL SETTING

Topography of the Property and Surrounding Area:	The Property is bound to the north, south and west by steep terrain sloping towards the Property. Any stormwater in the vicinity would likely flow towards the center portion of the Property, then east toward Highway 116.
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Interviews
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6.0 INTERVIEWS

The User identified Chuck Burger, the current Property owner, as the key site manager.

Name and contact information	Relationship to Property	Key findings:
Chuck Burger (707) 480-8017 burgerconstruction@comcast.net	Current Property owner	<p>Mr. Burger indicated he has approximately seven years of familiarity with the Property and that the Property is currently used for storage of construction materials. He indicated that the Property was previously operated as a restaurant and lodge. Mr. Burger also indicated that he is not aware of any of the following conditions:</p> <ul style="list-style-type: none"> • Current or past use or storage of hazardous substances or petroleum products on the Property; • Spills or leaks of hazardous substances or petroleum products, or other environmental incidents on the Property; • Government agency enforcement actions, investigations, citations, notices of violations, or active or threatened litigation pertaining to environmental issues at the Property; • Concerns or complaints expressed by occupants of neighbors of the Property pertaining to environmental matters; or • Spills of hazardous substances or petroleum products, or other environmental incidents or concerns at adjoining or nearby properties.



EVALUATION
December 23, 2021

7.0 EVALUATION

This section provides a summary overview of our Findings, Opinions, and Conclusions.

7.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data, and a Property inspection was evaluated to determine if RECs are present in connection with the Property. Based on this information, Stantec made the following findings and developed the following opinions.

Finding: According to Sonoma County records, the Property was first developed with the existing structures circa 1915. During this timeframe asbestos and lead based paint were commonly used construction materials. Property buildings may contain these hazardous building materials which may have also been deposited into shallow soil surrounding Property buildings over time.

Opinion: Users of the Property should consider the potential presence of hazardous compounds in shallow soil, and in the existing Property buildings and the possible presence of such compounds should be managed appropriately during future reuse including renovation or demolition and redevelopment activities.



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8.0 DATA GAPS

The federal AAI final rule [40 CFR 312.10(a)] and ASTM E1527-21 identify a “data gap” as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the Environmental Professional or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions from Scope of Work Referenced in Section 1.4:	None
Weather-Related Restrictions to Site Reconnaissance:	None
Facility Access Restrictions to Site Reconnaissance:	Stantec could not safely access some areas of Property buildings during the site visit.
Other Site Reconnaissance Restrictions:	None
Data Gaps from Environmental Records Review:	None
Data Gaps from Historical Records Review:	Historical records for the Property were not always available in five-year intervals. This constitutes a data gap; however, based on available historical documents and consistent land use, these do not appear to change the conclusions of this report.
Data Gaps from Interviews:	None
Other Data Gaps:	None



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9.0 NON-SCOPE CONSIDERATIONS

No non-scope services were performed as part of this Phase I ESA.



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10.0 REFERENCES

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FIGURES



Project No.: 185705691