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## Phase 1 Site Assessment



Corporation

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July 30, 2019

RP Napa Solar 2, LLC  
c/o Mr. Aaron Halimi  
President  
Renewable Properties, LLC  
655 Montgomery Street, Suite 1430  
San Francisco, CA 94111



Re: Phase 1 Environmental Site Assessment  
Vineyard and Access Road  
South of Soscol Ferry Road  
Napa, California

Dear Mr. Halimi:

Enclosed is the Environmental Site Assessment report on a 22.39 acre parcel of land, including a vineyard and access road, which is located to the south of Soscol Ferry Road in an unincorporated area to the south of the City of Napa in Napa County, California. Information obtained in the process of completing this assessment does not indicate the presence of "recognized environmental conditions" in connection with the property.

HEI Corporation appreciates this opportunity to be of service to you and to RP Napa Solar 2, LLC. If you have any questions regarding this report, don't hesitate to contact me at [chayden@heicorporation.com](mailto:chayden@heicorporation.com) or at 714-875-1362.

Sincerely,

  
Christopher M. Hayden  
President



**PHASE 1  
ENVIRONMENTAL SITE  
ASSESSMENT**

**Vineyard and Access Road  
South of Soscol Ferry Road  
Napa, California**

July 2019

Prepared for

RP Napa Solar 2, LLC  
Mr. Aaron Halimi  
Renewable Properties, LLC

Prepared by

HEI Corporation  
1805 Peninsula Place  
Costa Mesa, CA 92627  
714-875-1362

Project 19-4771

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## PROFESSIONAL CERTIFICATION

This Phase 1 Environmental Site Assessment (ESA) was conducted within the limitations included as Appendix A. The site visits and records reviews were performed by Chris Hayden, EP, consistent with the proposal submitted to RP Napa Solar 2, LLC. The information contained in this ESA was obtained from personal inspection, from various government agencies, and from sources deemed to be reliable.

### PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

**Vineyard and Access Road  
South of Soscol Ferry Road  
Napa, California**

Project 19-4771

I declare that, to the best of my professional knowledge and belief, I meet the definition of **Environmental Professional (EP)** as defined in Section 40 C.F.R. § 312.10(b).

I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in Section 40 C.F.R. § 312.10(b).



Christopher M. Hayden  
Environmental Professional

## 1 SUMMARY

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This ESA was performed on a 22.39 acre parcel of land, including a vineyard and an access road, which is located to the south of Soscol Ferry Road in an unincorporated area to the south of the City of Napa, California (hereinafter referred to as the “Subject Property”).

After inspecting the Subject Property; reviewing its past uses; observing surrounding properties; searching through the Federal Environmental Protection Agency, State of California, and Napa County records, and interviewing individuals for information regarding the current and past uses of the Subject Property, it can be concluded that there is no evidence of “recognized environmental conditions”, as defined by the ASTM Standard Practice, in connection with the Subject Property. No further action is required at this time.

## 2 INTRODUCTION

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### 2.1 Purpose

The purpose of this Environmental Site Assessment is to identify “recognized environmental conditions” in connection with the Subject Property. The ASTM Standard Practice for Environmental Site Assessments E 1527-13 defines “recognized environmental condition” 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; or (3) under conditions that pose a material threat of a future release to the environment.”

### 2.2 Scope of Work

As agreed between HEI Corporation and RP Napa Solar 2, LLC, the scope of work for an ESA shall include the following:

- Site Inspection
- Surrounding Property Observation
- Interviews With Individuals Having Knowledge of the Operations on the Subject Property
- Inspection of City or County Building Permits
- Inspection of County Health Care Agency Files
- State and Federal Regulatory Agency Database Search For Posted Properties Within An ASTM Designated Radius of the Subject Property
- Inspection of City or County Fire Department Records
- Search for Records of Permits for Underground or Aboveground Storage Tanks
- Inspection of Owner/Operator’s Books and Records
- Evaluate the Likelihood of Vapor Encroachment Onto the Subject Property or Vapor Intrusion Into Structures on the Subject Property



- Inspection of Historical Aerial Photographs, Sanborn Map Company Maps and/or Archive Cross Directories
- Preparation and Presentation of One pdf Report

## **2.3 Limitations and Exceptions of Assessments**

This ESA is based upon the information available from a variety of sources and on the inspection of the Subject Property. The ESA was performed in accordance with industry standards and using appropriate methods. It is intended to allow a party to make an informed decision regarding the Subject Property.

HEI Corporation is not responsible or liable for the accuracy of the information provided by others. This ESA is not a guaranty that there is no subsurface contamination, nor can it be warranted that those areas of environmental concern herein noted are the only areas of potential contamination at the Subject Property.

There was no sampling or testing for the possible presence or absence of, nor is any definitive statement made in this ESA regarding the possible presence or absence of any of the following:

- 1) Asbestos Containing Materials
- 2) Radon
- 3) Lead Based Paints
- 4) Lead in the Drinking Water

## **2.4 Limiting Conditions**

There were no limiting conditions with regard to the ability of HEI Corporation to conduct the property inspection portion of this ESA. Access was made available to all parts of the Subject Property.

## **2.5 Previous Environmental Site Assessments/Investigations**

Neither the Client nor HEI Corporation are aware of any previously conducted Phase 1 Environmental Site Assessments or Environmental Investigations having been conducted on the Subject Property.

## **2.6 Data Gaps**

Data gaps occur in two areas in this report. In the past uses section, there is a gap of more than 10 years in the historic aerial photographs available at NETR Online for this ESA. In the records search section, one of the adjoining properties to the north, at 1111 Soscol Ferry Road, was shown to be

included onto the LUST list. The database posting did not include information on the media affected or the nature of the contaminate. The posting states that this LUST case was closed, but does not include the date of the closure. This site is not included onto the State of California Water Resources Control Board's GeoTracker database. These data gaps have not affected the ability of HEI Corporation to form an opinion or arrive at a conclusion as to the environmental condition of the Subject Property.

## **3 SUBJECT PROPERTY DESCRIPTION**

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### **3.1 Site and Improvement Description**

The Subject Property consists of an irregularly shaped, approximately 975,308 square foot (22.39 acre), parcel of land. It is located to the south of Soscol Ferry Road. The junction of State Highway 12 and State Highway 221 is to the northeast. Napa Corporate Drive is to the northwest. It is located to the north of 2nd Street and to the northwest of Park Road. Interstate 80 (the Dwight D. Eisenhower Freeway) is to the southeast. It is located in an unincorporated area of Napa County to the south of the City of Napa. The Subject Property has not been assigned an address. The assessor's parcel number is 057-170-001

The topography for the general area Subject Property is somewhat hilly. The elevation is approximately 33 feet above sea level. Suscol Creek is adjoining to the north, a second, unnamed creek crosses the site and the Napa River is to the west. The soil beneath the Subject Property consists of alluvium, comprised of clay, silt, sand and gravel. The California State Water Resources Control Board's GeoTracker database was searched for information on groundwater in the area. A Case Closure Summary was found for a leaking underground storage tank (LUST) site more than one mile to the northeast at 2600 Napa Valley Corporate Drive in Napa. The summary, dated October 7, 2008, was prepared by the Napa County Department of Environmental Management. This summary stated that groundwater beneath this LUST site ranged from 6.89 to 9.10 feet below ground surface. The direction of groundwater flow was shown to be to the northwest.

Structure Other than three-sided covered storage areas located in the southwestern portion of the parcel, there are no structures on the Subject Property.

Parking and Landscaping There are no paved roads or parking areas on the Subject Property. Vegetation observed on the parcel consisted of trees, vines and weedy groundcover. The plants were in good condition and no signs of stressed vegetation were observed. No stained soil was observed.

Utilities The utility services to the area of the Subject Property are provided by a variety of vendors. Gas and electricity are provided by Pacific Gas & Electric; water by the City of Napa; sewage treatment by NapaSan; and trash removal by Napa Recycling & Waste Services.

### **3.2 Subject Property - Use History**

The Subject Property consists of a vineyard and an access road. There are also two travel trailers on the site, one of which was said to be currently occupied.

### **3.2.1 Past Site Uses**

Past uses for the Subject Property were determined by reviewing an aerial photographs dating back to 1948. No structures have been located on the Subject Property, so a building permit file review was not requested from the Napa County Planning, Building & Environmental Services Department. No Sanborn Map Company maps were found for the area of the Subject Property on the City of Los Angeles Public Library's online database. Because the Subject Property has not been assigned an address, archive city directories were not researched.

The aerial photographs from 1948 to 1993 showed the Subject Property to be undeveloped and likely used in agricultural production or as pasture land. The 2005 and 2014 aerial photographs showed a vineyard on the Subject Property.

### **3.3 Adjoining Properties - Use History**

A number of properties adjoin the Subject Property.

North Adjoining to the north of the Subject Property, across Suscol Creek, are two undeveloped parcels of land and, at 1111 Soscol Ferry Road, is Napa Valley Storage & RV, a mini-warehouse facility.

East Adjoining to the east, at 129 Devlin Road, is Rocca Family Vineyards.

South Adjoining to the south is an undeveloped parcel of land

West Adjoining to the west are parcels of land owned by the Napa Sanitation District. According to Kim Giles, owner of the Subject Property, the Napa Sanitation District irrigates and grows feed crops on these parcels.

Nothing was observed on the adjoining properties that appeared to be of environmental concern to the Subject Property.

#### **3.3.1 Adjoining Properties - Use History**

Prior uses for the properties discussed above were determined by examining aerial photographs dating back to 1948 and by reviewing the Cuttings Wharf, California USGS Topographic Map, both of which were obtained from NETR Online.

### **3.4 Historic Aerial Photograph and USGS Map Analysis**

Historic aerial photographs are examined in order to determine what may have existed on a site prior to the construction of the existing improvements. The aerial photographs for the Subject Property dating back to the 1948 were obtained from NETR Online. The aerial photographs showed the following:

- An aerial photograph taken in **1948** showed the Subject Property and the adjoining property to the south to be undeveloped and possibly used for crop production or pasture land. In the adjoining area to the north was Suscol Creek, and the parcels to the north of the creek were shown to be undeveloped, with no evidence of activity observed. Adjoining to the east was an undeveloped area that was possibly used for crop production or pasture land; as well as structures that appeared to include a residence, a barn and out buildings. Adjoining to the west were undeveloped parcels that were possibly used for crop production or pasture land. Smaller structures that appeared to include residences and storage buildings were shown to the southwest, northeast and northwest. State Highway 12 and Devlin Road had not been built. Railroad tracks were shown to the west. The Napa River was shown to the northwest. Most of the surrounding area was undeveloped. A copy of this aerial photograph can be seen as Figure C-1 in Appendix C.
- An aerial photograph taken in **1968** showed the Subject Property and the adjoining property to the south to be undeveloped and possibly used for crop production or pasture land. In the adjoining area to the north was Suscol Creek, and the parcels to the north of the creek were shown to be undeveloped, with no evidence of activity observed. Adjoining to the east was an undeveloped area that was possibly used for crop production or pasture land; as well as structures that appeared to include a residence, a barn and out buildings. Adjoining to the west were undeveloped parcels that were possibly used for crop production or pasture land. Smaller structures that appeared to include residences and storage buildings were shown to the southwest, northeast and northwest. What appeared to be a large pond was shown to the southwest. State Highway 12 and Devlin Road had not been built. Railroad tracks were shown to the west. The Napa River was shown to the northwest. Most of the surrounding area was undeveloped. A copy of this aerial photograph can be seen as Figure C-2 in Appendix C.
- An aerial photograph taken in **1993** showed the Subject Property and the adjoining property to the south to be undeveloped and possibly used for crop production or pasture land. In the adjoining area to the north was Suscol Creek. Two of the parcels to the north of the creek were shown to be undeveloped, with no evidence of activity observed. The third parcel to the north was shown to be a mini-warehouse and vehicle storage facility. Adjoining to the east was an undeveloped area, as well as structures that appeared to include a residence and out buildings. Adjoining to the west were undeveloped parcels that were possibly used for crop production or pasture land. Smaller structures that appeared to include residences and storage buildings were shown to the southwest, northeast and northwest. A facility observed to the west appeared to be a water treatment plant, and a large pond was shown to the southwest. The streets and highways in the area appeared to be configured as they are currently. A newer structure was shown to the north that appeared to be a multi-tenant industrial building. Larger structures to the southeast appeared to be a contractor's facility and an industrial building. Railroad tracks were shown to the west. The Napa River was shown to the northwest. Most of the surrounding area was undeveloped. A copy of this aerial photograph can be seen as Figure C-3 in Appendix C.
- An aerial photograph taken in **2005** showed the Subject Property and the adjoining property to the south to be vineyards. In the adjoining area to the north was Suscol Creek. Two of the

parcels to the north of the creek were shown to be undeveloped, with no evidence of activity observed. The third parcel to the north was shown to be a mini-warehouse and vehicle storage facility. Adjoining to the east was an undeveloped area, as well as structures that appeared to include a residence and a winery. Adjoining to the west were undeveloped parcels that were possibly used for crop production or pasture land. Smaller structures that appeared to include storage buildings and residences were shown to the southwest, northeast and northwest. Smaller ponds and a facility observed to the west appeared to be a water treatment plant, and a large pond was shown to the southwest. An existing and a newer industrial building were shown to the north. A larger structure and yard area to the southeast appeared to be a contractor's facility. Two structures that appeared to be industrial in use were also shown to the southeast. A newer facility which included satellite dishes was shown to the northwest. A construction site was shown to the north. Vineyards were shown to the northeast. Railroad tracks were shown to the west. The Napa River was shown to the northwest. Much of the surrounding area was undeveloped. A copy of this aerial photograph can be seen as Figure C-4 in Appendix C.

- An aerial photograph taken in **2014** showed the Subject Property to be a vineyard. In the adjoining area to the north was Suscol Creek. Two of the parcels to the north of the creek were shown to be undeveloped, with no evidence of activity observed. The third parcel to the north was shown to be a mini-warehouse and vehicle storage facility. Adjoining to the east was an undeveloped area with a meandering walkway, as well as structures that appeared to include a residence and a winery. The adjoining property to the south was shown to be cleared of vines and undeveloped. Adjoining to the west were undeveloped parcels that were possibly used for crop production or pasture land. Smaller structures that appeared to include storage buildings and residences were shown to the southwest, northeast and northwest. A facility observed to the west appeared to be a water treatment plant, and a pond was shown to the southwest. Industrial buildings were shown to the north. A larger structure and yard area to the southeast appeared to be a contractor's facility. Two structures that appeared to be industrial in use were also shown to the southeast. A facility which included satellite dishes was shown to the northwest. A hotel was shown to the north. Vineyards were shown to the northeast. Railroad tracks were shown to the west. The Napa River was shown to the northwest. Much of the surrounding area was undeveloped. A copy of this aerial photograph can be seen as Figure C-5 in Appendix C.

**USGS Map Analysis** The 7.5 Minute Series United States Geological Survey Topographic Map for the area of the Subject Property is named the Cuttings Wharf, California map. The map, which was laid out in 1951, showed no structures on the Subject Property or on the adjoining properties to the south or west. Suscol Creek was adjoining to the north, with no structures shown to the north of the creek. Small structures were shown in the adjoining area to the east. State Route 29/12 was shown to the east. Railroad tracks were shown to the west and the Napa River was shown to the northwest. Small structures were shown in the area. Windmills were shown to the southwest. This map was photorevised (updated based on a review of aerial photographs) in 1988. The revised map showed a newer access road on the Subject Property (newer structures and roads are shown in a purple tint on the revised map). No newer structures were on the adjoining properties to the north, south or west. Newer small structures were shown in the adjoining area to

the east. Newer structures were shown to the southwest and southeast. A newer pond was shown to the southwest. Newer roads were shown to the west and northwest. A portion of the 1988 Cuttings Wharf USGS Map is reproduced as Figure B-1 in Appendix B.

A portion of the 2015 Cuttings Wharf USGS Map, which shows the roads in the area to be configured as they are currently, is reproduced as Figure B-2. The 2015 map does not show any structures. Railroad tracks were shown to the west, a large pond was shown to the southwest and the Napa River is shown to the northwest.

## 4 RECORDS SEARCH

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### 4.1 Regulatory Agencies Database Search

The following Federal, State of California, Tribal and local government agency databases and sources were searched for postings within designated radii of the Subject Property:

#### **FEDERAL SOURCES**

- National Priority List (NPL) Within 1.0 Mile
- Proposed National Priority List (PNPL) Within 1.0 Mile
- Superfund Enterprise Management System (SEMS) Within 0.50 Miles
- Federal Facility (Fed Fac) Within 0.50 Miles
- SEMS Archived Sites (SEMS-Archive) Within 0.50 Miles
- RCRA Corrective Action (CORRACTS) Within 1.0 Mile
- RCRA Treatment Storage and Disposal Facilities (RCRA-TSDF) Within 0.50 Miles
- RCRA Hazardous Waste Generator (RCRA-LQG; RCRA-SQG; RCRA-CESQG) Within 0.25 Miles
- Federal EPA Institutional Controls/ Engineering Controls (US Inst Control/US Eng Control) Within 0.50 Miles
- Emergency Response Notification System for Spills (ERNS), Target Property Only
- US Brownfields Within 0.50 Miles

#### **STATE OF CALIFORNIA AND LOCAL GOVERERNMENT SOURCES**

- Response Within 1.0 Mile
- EnviroStor Within 1.0 Mile



- California/Tribal Landfills and/or Solid Waste (SWF/LF) Within 0.50 Miles
- California/Tribal Cleanup Program Site-Spills, Leaks, Investigations and Cleanups (CPS-SLIC) Within 0.50 Miles
- California/Tribal Leaking Underground Storage Tanks (LUST) Within 0.50 Miles
- California/Tribal Hazardous Substance Storage Containers (UST/AST) Within 0.25 Miles
- California/Tribal EPA Voluntary Cleanup Program (VCP) Within 0.50 Miles
- Local Landfill and Solid Waste Disposal Sites (Debris Region 9, ODI, WMUDS/SWAT, SWRCY) Within 0.50 Miles
- Local Hazardous Waste and Contaminated Sites (US CDL, Historic Cal-Sites, SCH, Toxic Pts, CDL, US Historic CDL) Within Various Radii
- Local Underground Storage Tanks (CA FID UST, Historic UST, SWEEPS UST) Within 0.25 Miles
- Environmental Liens (LIENS) for Subject Property Only
- Deed Restricted Sites (DEED) Within 0.50 Miles
- Emergency Release Reports (HMIRS, CHMIRS, LDS, MCS) for Subject Property Only

The environmental database report is included in Appendix D.

SUBJECT PROPERTY The Subject Property is not posted onto databases.

ADJOINING PROPERTY POSTINGS One of the adjoining properties is posted onto databases.

- One of the adjoining properties to the north, at 1111 Soscol Ferry Road, is posted onto the LUST list. The occupant is shown to be All American Mini Storage. The LUST posting does not include information on the media affected or on the nature of contaminate. The posting does state that the LUST cased has been closed, but no date is given. The source is given as the California State Water Resources Control Board, but the State Water Resources Control Board's GeoTracker database does not include this address as a LUST site. In that the LUST case has been closed, it is not likely the unauthorized release on this site would have affected the environmental condition of the Subject Property.

NEARBY PROPERTY POSTINGS No sites within 0.125 miles of the Subject Property are posted onto databases.

OTHER PROPERTIES Given the fact that the Subject Property is located in a sparsely developed area of residential and equestrian properties, it is to be expected that few sites would be posted onto the databases.

- A site shown to be 0.26 miles to the northeast, somewhere on Soscol Ferry Road, is posted onto the LUST list. The occupant is shown to be Napa American Canyon Joint Waste [sic]. The LUST posting states that groundwater was affected by an unauthorized release of gasoline. The Status is given as “Completed - Case Closed” as of November 2, 1993. In that the LUST case has been closed, it is not likely the unauthorized release on this site would have affected the environmental condition of the Subject Property. This site may have been the NapaSan water treatment plant which is located to the southwest at 1515 Soscol Ferry Road.
- A site 0.99 miles to the to the northeast, at 7411 Napa-Vallejo Highway, is posted onto the EnviroStor list. This occupant is shown to be Nova Group, Inc. The EnviroStor posting states that the occupant is required to obtain a tiered permit from the State of California Department of Toxic Substance Control. In that the posting does not indicate that any spills or leaks have occurred, it is unlikely that the activities on this site would have affected the environmental condition of the Subject Property.

There is no known regional groundwater impact in the area.

#### **4.1.2 State of California Department of Oil, Gas and Geothermal Resources (DOGGR)**

The State of California Department of Conservation Division of Oil, Gas and Geothermal Resources (DOGGR) maintains maps that show the exact location of oil wells located in the state. The DOGGR Well Finder online mapping service was searched for oil wells in the area. No oil wells were shown to have been located on, near or within one mile of the Subject Property.

#### **4.1.3 State of California Department of Toxic Substance Control (DTSC)**

The State of California Department of Toxic Substance Control (DTSC) is the agency that tracks sites on which there have been placed deed restrictions and land use restrictions. The DTSC web site for deed restricted sites and for land use restriction sites was searched. Neither the Subject Property nor any of the adjoining properties were included on these lists.

## **4.2 Regional Source**

### **4.2.1 Regional Water Quality Control Board**

The Regional Water Quality Control Board, San Francisco Bay Region (SFBRWQCB), maintains a list of sites with leaking underground storage tanks (LUST) and sites on which there have been spills, leaks, investigations and cleanups (SLIC). The SFBRWQCB web site’s GeoTracker database was searched. The Subject Property was not found on the LUST list or the SLIC list.

## **4.3 County Sources**

### **4.3.1 Napa County Planning, Building & Environmental Services Department**

In Napa County, the Planning, Building & Environmental Services Department is the repository of many items pertaining to the environment for the Subject Property. The PBESD is responsible for inspecting facilities that use or store hazardous materials, for issuing permits for the installation and removal of USTs, for supervising some remedial activities in the county, and investigating spills, leaks, unauthorized releases or illegal dumping of hazardous materials/hazardous wastes. The PBESD website included a parcel search form. The Subject Property assessor's parcel number were entered into the search form, and the PBESD had no records. The PBESD had no records for the adjoining property to the north (the online records only date back to 1991).

The PBESD also deals with permit applications for properties in unincorporated areas of Napa County. No permits were found for the Subject Property's assessor's parcel number.

## **5 SUBJECT PROPERTY INSPECTION**

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The Subject Property was inspected on July 9, 2019 by Chris Hayden, EP. The purpose of the site visit is to seek out and to report on visible environmental concerns, or to note use and storage of hazardous materials which could affect the environment condition of the Subject Property.

### **5.1 Use and Storage of Hazardous Materials at the Subject Property**

The Subject Property consists of an vineyard and access road. On the day of the inspection, no use of hazardous materials were observed on the site, as can be seen in Photographs 1 - 10 in Appendix C. On the west side of the access road, containers were observed, as can be seen in Photograph 2. They were not labeled, and the contents of these containers could not be determined. There were also bee hives; apparently non-operating vehicles and equipment; and a small wood mill located along the access road. In the covered storage area, two (2) 2.5 gallon containers of hydraulic oil, fuel containers, small containers of oil additives and spray cans of lubricant and paint were observed, as can be seen in Photograph 10. Also observed in this area was a cargo container in which sacks of sulfur and quart containers of fungicide were located. None of the containers were leaking, and no evidence of significant past leaks were observed.

### **5.2 Indications of PCBs**

There is no indication that polychlorinated biphenyls (PCBs) were used or stored at the Subject Property. No transformers were observed on the site. Transformers in the area would be the property of Pacific Gas & Electric.

### **5.3 Indications of Solid Waste Disposal**

Solid wastes are not currently generated on the Subject Property. Solid wastes generated in the City of Napa are placed into dumpsters or containers that are provided and serviced by Napa Recycling & Waste Services.

### **5.4 Indications of Hazardous Waste Disposal**

Hazardous wastes accumulation was not observed on the Subject Property on the day of the inspection. No documentation was found to indicate that hazardous wastes have been generated on the site in the past.

## **5.5 Indications of Asbestos Containing Materials (ACMs)**

Other than a three-sided covered storage area located in the southwestern portion of the site, there are no structures on the Subject Property.

## **5.6 Indications of Vapor Intrusion/Vapor Encroachment**

Impacted soil or groundwater on a site may result in vapor intrusion; and impacted groundwater migrating towards a site may result in vapor encroachment. There is no indication that the soil or groundwater on the Subject Property has been impacted. There is one (1) LUST site shown to be within 0.25 miles of the Subject Property. On one of the adjoining properties to the north, 1111 Soscol Ferry Road, a LUST case was shown to have been closed, with no additional information available. Therefore, it is unlikely that vapor intrusion or vapor encroachment would be of concern for the Subject Property.

## 6 INTERVIEW

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An important part of any Phase 1 is an interview with individuals having knowledge of the facilities and the operations at the property being assessed. For this ESA, Mr. Kimbal Giles, the owner of the Subject Property, provided access to and answered questions about the current and past uses of the site. Mr. Giles stated that he had been growing grapes on this land for many years. He stated that he doesn't use pesticides or herbicides on the vineyards. Mr. Giles stated that his major concern is a massive flock of starlings that comes up to the valley every year. His protection against the starlings is to put a net over the vines to prevent the birds from getting to the grapes. Mr. Giles was asked about the activities, containers, vehicles and equipment along the side of the access road. He stated that the bee hives belong to a friend, as does the small wood mill. The containers, vehicles and equipment are all going to be taken off-site before the sale closes, according to Mr. Giles. The two travel trailers were also going to be removed from the Subject Property.

## 7 FINDINGS AND CONCLUSIONS

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Prior to arriving at these conclusions, the following tasks were completed:

- The Subject Property was inspected.
- The surrounding properties were observed.
- Historic aerial photographs were obtained and examined.
- Information was requested from various governmental and regulatory agencies for environmental information pertaining to the Subject Property.
- The databases from local, tribal, state and federal regulatory agencies were examined.
- Kimbal Giles, the owner of the Subject Property, was questioned.

Findings included the following:

- The aerial photographs from 1948 to 1993 showed the Subject Property to be undeveloped and likely used in agricultural production or as pasture land.
- The 2005 and 2014 aerial photographs showed a vineyard on the Subject Property.
- The Subject Property consists of a vineyard and an access road.
- The Subject Property is not posted onto any the environmental databases searched in Section 4.1.
- No use of hazardous materials were observed on the Subject Property on the day of the inspection.
- Storage of small quantities of hazardous materials were observed on the Subject Property on the day of the inspection.
- One of the adjoining properties to the north, at 1111 Soscol Ferry Road, was included onto the LUST list. The posting information showed only that this LUST case had been closed.

The Environmental Site Assessment, was performed in conformance with HEI Corporation has performed a Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 (and Final Rule 40 CFR Part 312 et seq.) on the vineyard and access road to south of Soscol Ferry Road in an unincorporated area outside the City of Napa in Napa County, California. Any exceptions to, or deletions from, this practice are discussed in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property.



**APPENDIX A**  
**LIMITATIONS**

## LIMITATIONS

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The services described in this report were performed consistent with generally accepted consulting principles and practices. No other warranty, expressed or implied, is made. These services were performed consistent with our agreement with the Client. This report is solely for the use and information of the Client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

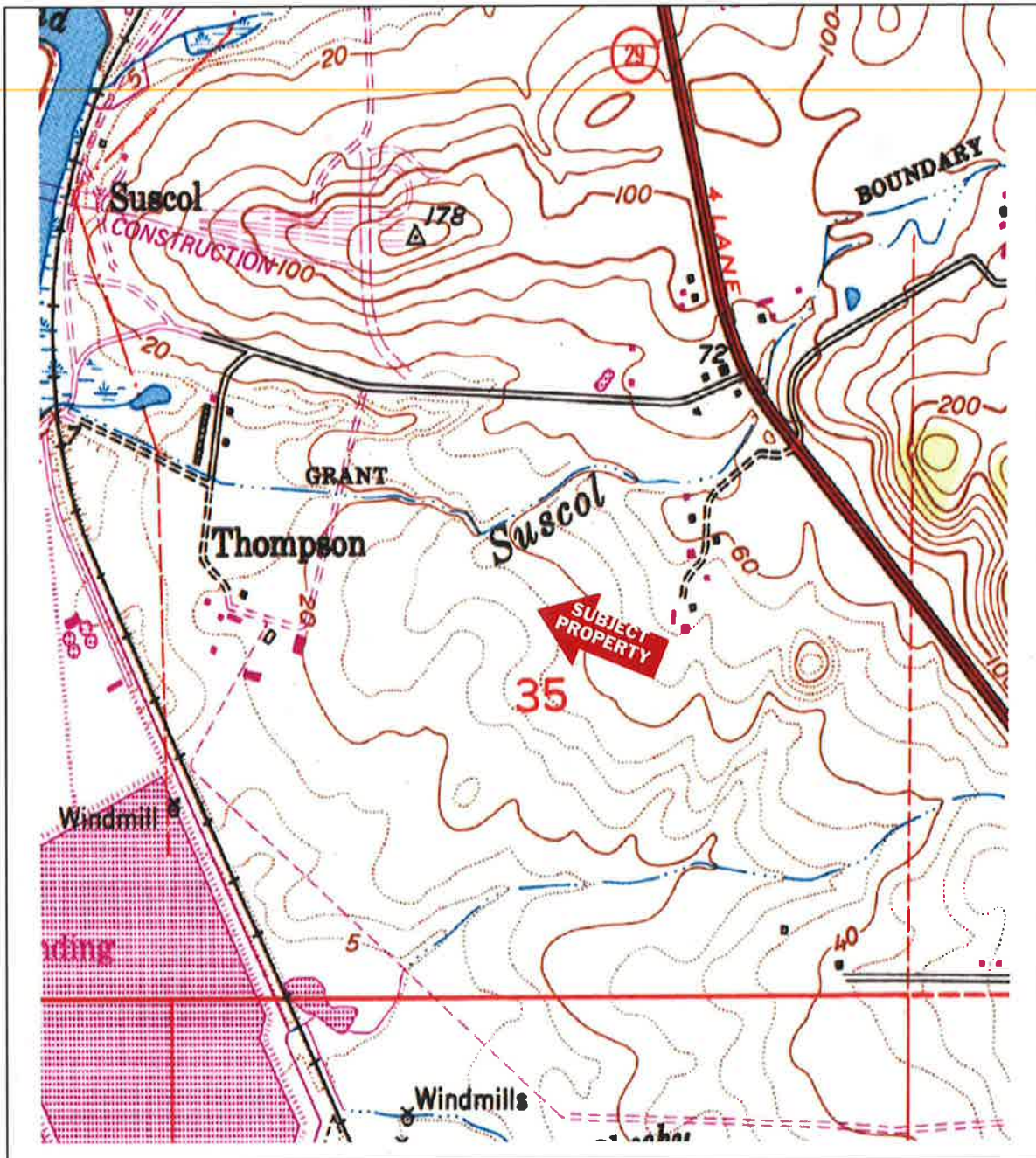
Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the Client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to the performance of services. We do not warrant the accuracy of information supplied by others.


The purpose of an environmental assessment is to reasonably evaluate the potential for or actual impact of past and current practices on the Subject Property. In performing an environmental assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. The following paragraph discusses the assumptions and parameters under which such an opinion is rendered.

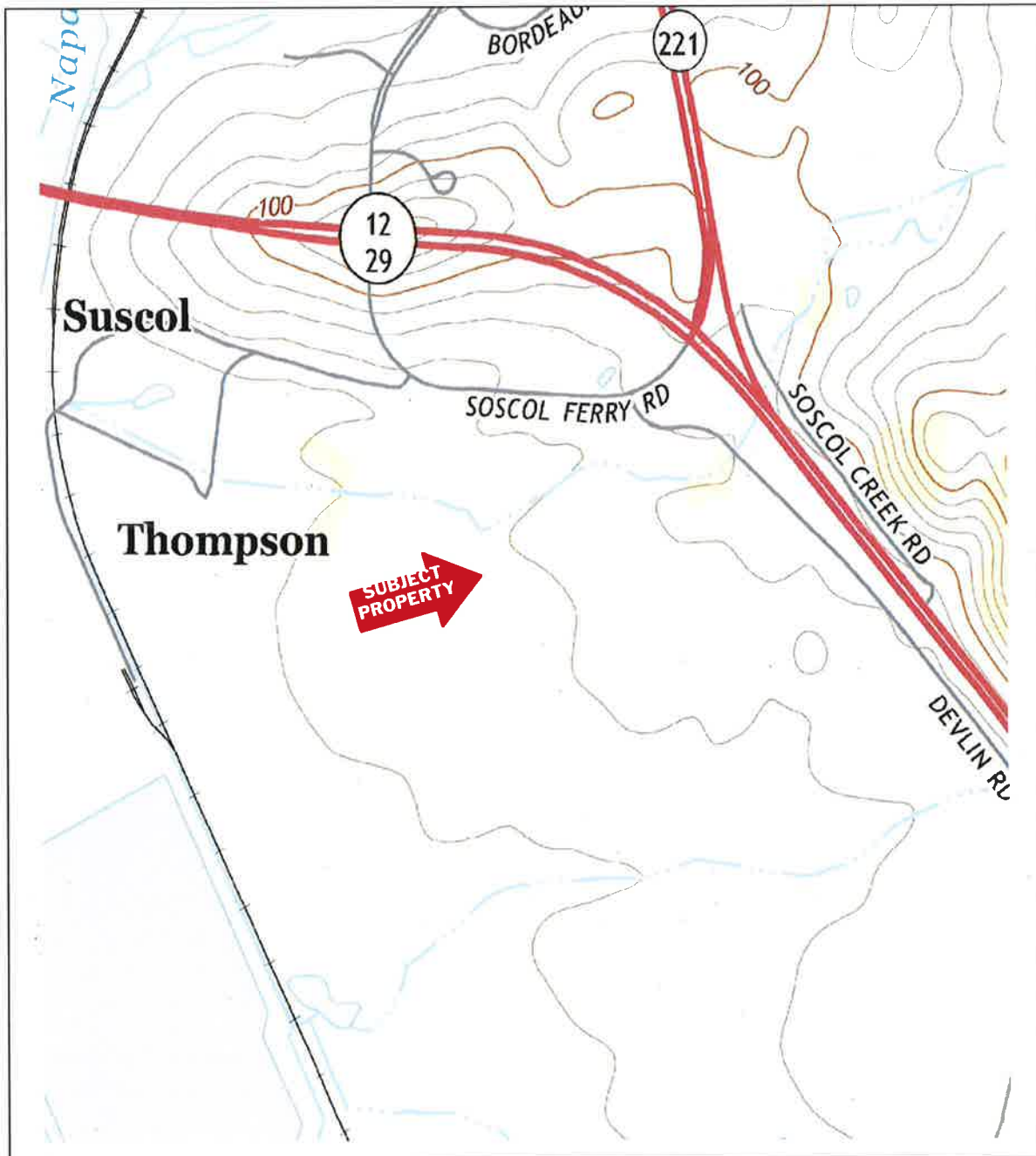
No investigation is thorough enough to exclude the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not therefore be construed as a guarantee of the absence of such materials on the site, but rather as the services performed within the scope, limitations, and cost of the work performed. Environmental conditions may exist on the Subject Property that cannot be identified by visual observation.


**APPENDIX B**

**1988 AND 2015 USGS MAPS / ASSESSOR'S PARCEL MAP**



 <b>Hayden Environmental</b>	1988 USGS 7.5 Minute Topographic Map  Subject Property: 22.39 Acres South of Soscol Ferry Rd.; Napa, California	<p style="text-align: center;">↑ <b>NORTH</b></p>
JOB NUMBER: 19-4771	Date: 7/16/19	FIGURE: B-1

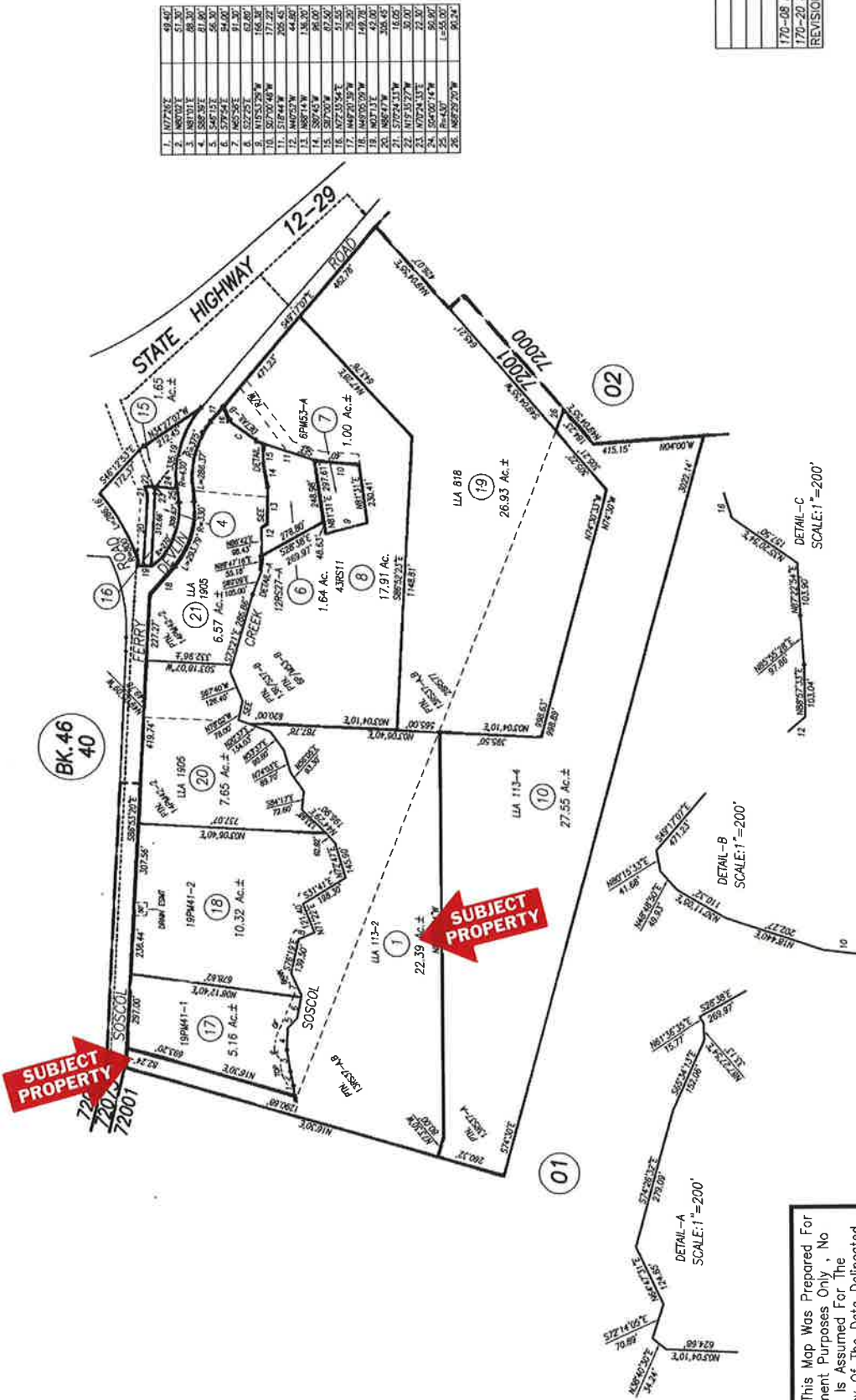
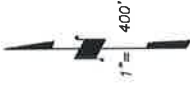


	<p>2015 USGS 7.5 Minute Topographic Map</p> <p>Subject Property: 22.39 Acres South of Soscol Ferry Rd.; Napa, California</p>	<p>↑ <b>NORTH</b></p>
<p>JOB NUMBER: 19-4771</p>	<p>Date: 7/16/19</p>	<p>FIGURE: B-2</p>



**COUNTY ASSESSOR'S PARCEL MAP**  
 PTN. SEC 35, T.5N., R.4W. M.D.B.&M.

57-17  
 57-01  
 Tax Area Code  
 72001



NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

**APPENDIX C**

**SUBJECT PROPERTY PHOTOGRAPHS  
1948, 1968, 1993, 2005 AND 2014 AERIAL PHOTOGRAPHS**

## PHOTOGRAPHS



1. View of the Access Road on the Subject Property Looking South From Soscol Ferry Road



2. View of Containers Observed Along the Access Road Whose Contents Were Not Determined





3. View of the Access Road Looking North Showing Trucks and an Outhouse



4. View of the Vineyard in the Northwestern Portion of the Subject Property  
Looking Southeast



5. View of the Vineyard in the Northwestern Portion of the Subject Property  
Looking Northwest



6. View of an Area in the Northwestern Portion of the Subject Property Which  
Had Been Cleared of Vines





7. View of the Vineyard in the Southern Portion of the Subject Property Looking Northeast



8. View of the Vineyard in the Southeastern Portion of the Subject Property Looking Southwest



9. View of the Vineyard in the Southeastern Portion of the Subject Property  
Looking Northwest



10. View of Containers of Hazardous Materials in the Covered Storage Area in the  
Southwestern Portion of the Subject Property



**HEI** Hayden  
Environmental

1948 AERIAL  
PHOTOGRAPH

↑  
**NORTH**

Subject Property: 22.39  
Acres South of Soscol Ferry  
Rd.; Napa, California

JOB NUMBER:  
19-4771

Date:  
7/16/19

FIGURE:  
C-1





**HEI** Hayden  
Environmental

1968 AERIAL  
PHOTOGRAPH

↑  
**NORTH**

Subject Property: 22.39  
Acres South of Soscol Ferry  
Rd.; Napa, California

JOB NUMBER:  
19-4771

Date:  
7/16/19

FIGURE:  
C-2



**HEI** Hayden  
Environmental

1993 AERIAL  
PHOTOGRAPH

↑  
**NORTH**

Subject Property: 22.39  
Acres South of Soscol Ferry  
Rd.; Napa, California

JOB NUMBER:  
19-4771

Date:  
7/16/19

FIGURE:  
C-3





**HEI** Hayden  
Environmental

2005 AERIAL  
PHOTOGRAPH

↑  
**NORTH**

Subject Property: 22.39  
Acres South of Soscol Ferry  
Rd.; Napa, California

JOB NUMBER:  
19-4771

Date:  
7/16/19

FIGURE:  
C-4





	<p>2014 AERIAL PHOTOGRAPH</p> <p>Subject Property: 22.39 Acres South of Soscol Ferry Rd.; Napa, California</p>	<p>↑ NORTH</p>
<p>JOB NUMBER: 19-4771</p>	<p>Date: 7/16/19</p>	<p>FIGURE: C-5</p>

**APPENDIX D**  
**REGULATORY AGENCIES DATABASE REPORT**

**Napa Project**  
Not Reported  
Napa, CA 94558

Inquiry Number: 05712925.2r  
July 11, 2019

## FirstSearch Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edmet.com](http://www.edmet.com)

## Search Summary Report

**TARGET SITE      NOT REPORTED**  
**NAPA, CA 94558**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	1	1
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	-	-	0	0
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal NPL</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	1	0	1
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	0	0	3	-	0	3
<i>State/Tribal Tanks</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other SWF</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	0	0	-	-	0	0
<i>Other Tanks</i>	Y	0	0	0	-	-	0	0
<i>Local Land Records</i>	Y	0	0	0	0	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	0	0	-	-	1	1
- Totals --		0	0	0	3	1	2	6

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## Search Summary Report

**TARGET SITE: NOT REPORTED  
NAPA, CA 94558**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>NPL</b>	NPL	04/11/2019	1.000	0	0	0	0	0	0	0
	Proposed NPL	04/11/2019	1.000	0	0	0	0	0	0	0
<b>NPL Delisted</b>	Delisted NPL	04/11/2019	1.000	0	0	0	0	0	0	0
<b>CERCLIS</b>	SEMS	04/11/2019	0.500	0	0	0	0	-	0	0
<b>NFRAP</b>	SEMS-ARCHIVE	04/11/2019	0.500	0	0	0	0	-	1	1
<b>RCRA COR ACT</b>	CORRACTS	03/25/2019	1.000	0	0	0	0	0	0	0
<b>RCRA TSD</b>	RCRA-TSDF	03/25/2019	0.500	0	0	0	0	-	0	0
<b>RCRA GEN</b>	RCRA-LQG	03/25/2019	0.250	0	0	0	-	-	0	0
	RCRA-SQG	03/25/2019	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	03/25/2019	0.250	0	0	0	-	-	0	0
<b>Federal IC / EC</b>	US ENG CONTROLS	01/31/2019	0.500	0	0	0	0	-	0	0
	US INST CONTROL	01/31/2019	0.500	0	0	0	0	-	0	0
<b>ERNS</b>	ERNS	03/25/2019	TP	0	-	-	-	-	0	0
<b>State/Tribal NPL</b>	RESPONSE	04/29/2019	1.000	0	0	0	0	0	0	0
<b>State/Tribal CERCLIS</b>	ENVIROSTOR	04/29/2019	1.000	0	0	0	0	1	0	1
<b>State/Tribal SWL</b>	SWF/LF	02/11/2019	0.500	0	0	0	0	-	0	0
<b>State/Tribal LTANKS</b>	LUST	12/10/2018	0.500	0	0	0	3	-	0	3
	INDIAN LUST	10/13/2018	0.500	0	0	0	0	-	0	0
	CPS-SLIC	12/10/2018	0.500	0	0	0	0	-	0	0
<b>State/Tribal Tanks</b>	UST	12/10/2018	TP	0	-	-	-	-	0	0
	AST	07/06/2016	TP	0	-	-	-	-	0	0
	INDIAN UST	10/03/2018	0.250	0	0	0	-	-	0	0
<b>State/Tribal VCP</b>	VCP	04/29/2019	0.500	0	0	0	0	-	0	0
<b>US Brownfields</b>	US BROWNFIELDS	12/17/2018	0.500	0	0	0	0	-	0	0

## Search Summary Report

**TARGET SITE: NOT REPORTED  
NAPA, CA 94558**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>Other SWF</b>	WMUDS/SWAT	04/01/2000	0.500	0	0	0	0	-	0	0
<b>Other Haz Sites</b>	SCH	04/29/2019	0.250	0	0	0	-	-	0	0
	US CDL	02/24/2019	TP	0	-	-	-	-	0	0
<b>Other Tanks</b>	SWEEPS UST	06/01/1994	0.250	0	0	0	-	-	0	0
<b>Local Land Records</b>	DEED	03/04/2019	0.500	0	0	0	0	-	0	0
<b>Spills</b>	HMIRS	03/25/2019	TP	0	-	-	-	-	0	0
	CHMIRS	10/24/2018	TP	0	-	-	-	-	0	0
<b>Other</b>	RCRA NonGen / NLR	03/25/2019	0.250	0	0	0	-	-	0	0
	TSCA	12/31/2016	TP	0	-	-	-	-	0	0
	TRIS	12/31/2016	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	04/11/2019	TP	0	-	-	-	-	0	0
	PADS	03/20/2019	TP	0	-	-	-	-	0	0
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	08/30/2016	TP	0	-	-	-	-	0	0
	RADINFO	04/02/2019	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	LEAD SMELTERS	04/11/2019	TP	0	-	-	-	-	0	0
	US AIRS	10/12/2016	TP	0	-	-	-	-	0	0
	FINDS	02/15/2019	TP	0	-	-	-	-	1	1
	CUPA Listings		0.125	0	0	-	-	-	0	0
	HAZNET	12/31/2017	TP	0	-	-	-	-	0	0
	UIC GEO	12/10/2018	TP	0	-	-	-	-	0	0
	WDS	06/19/2007	TP	0	-	-	-	-	0	0
	MILITARY PRIV SITES	12/10/2018	TP	0	-	-	-	-	0	0
	PROJECT	12/10/2018	TP	0	-	-	-	-	0	0
	CIWQS	03/05/2019	TP	0	-	-	-	-	0	0
	NON-CASE INFO	12/10/2018	TP	0	-	-	-	-	0	0
OTHER OIL GAS	12/10/2018	TP	0	-	-	-	-	0	0	
PROD WATER PONDS	12/10/2018	TP	0	-	-	-	-	0	0	
SAMPLING POINT	12/10/2018	TP	0	-	-	-	-	0	0	
WELL STIM PROJ	12/10/2018	TP	0	-	-	-	-	0	0	
- Totals --				0	0	0	3	1	2	6

# Site Information Report

**Request Date:** JULY 11, 2019  
**Request Name:** CHRIS HAYDEN

**Search Type:** COORD  
**Job Number:** NA

**Target Site:** NOT REPORTED  
 NAPA, CA 94558

## Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	122.275457	122.2754570 - 122° 16' 31.64"	Easting: 563409.0
Latitude:	38.237746	38.2377460 - 38° 14' 15.88"	Northing: 4232236.0
Elevation:	33 ft. above sea level		Zone: Zone 10

## Demographics

<b>Sites:</b> 4	<b>Non-Geocoded:</b> 2	<b>Population:</b> N/A		
<b>RADON</b>				
Federal EPA Radon Zone for NAPA County: 3				
Note: Zone 1 indoor average level > 4 pCi/L.				
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.				
: Zone 3 indoor average level < 2 pCi/L.				
<hr/>				
Federal Area Radon Information for Zip Code: 94558				
Number of sites tested: 17				
<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	1.324 pCi/L	88%	12%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported
<hr/>				
Federal Area Radon Information for NAPA COUNTY, CA				
Number of sites tested: 27				
<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	0.937 pCi/L	93%	7%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.800 pCi/L	100%	0%	0%

# Site Information Report

## RADON

State Database: CA Radon

### Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
94558	82	9

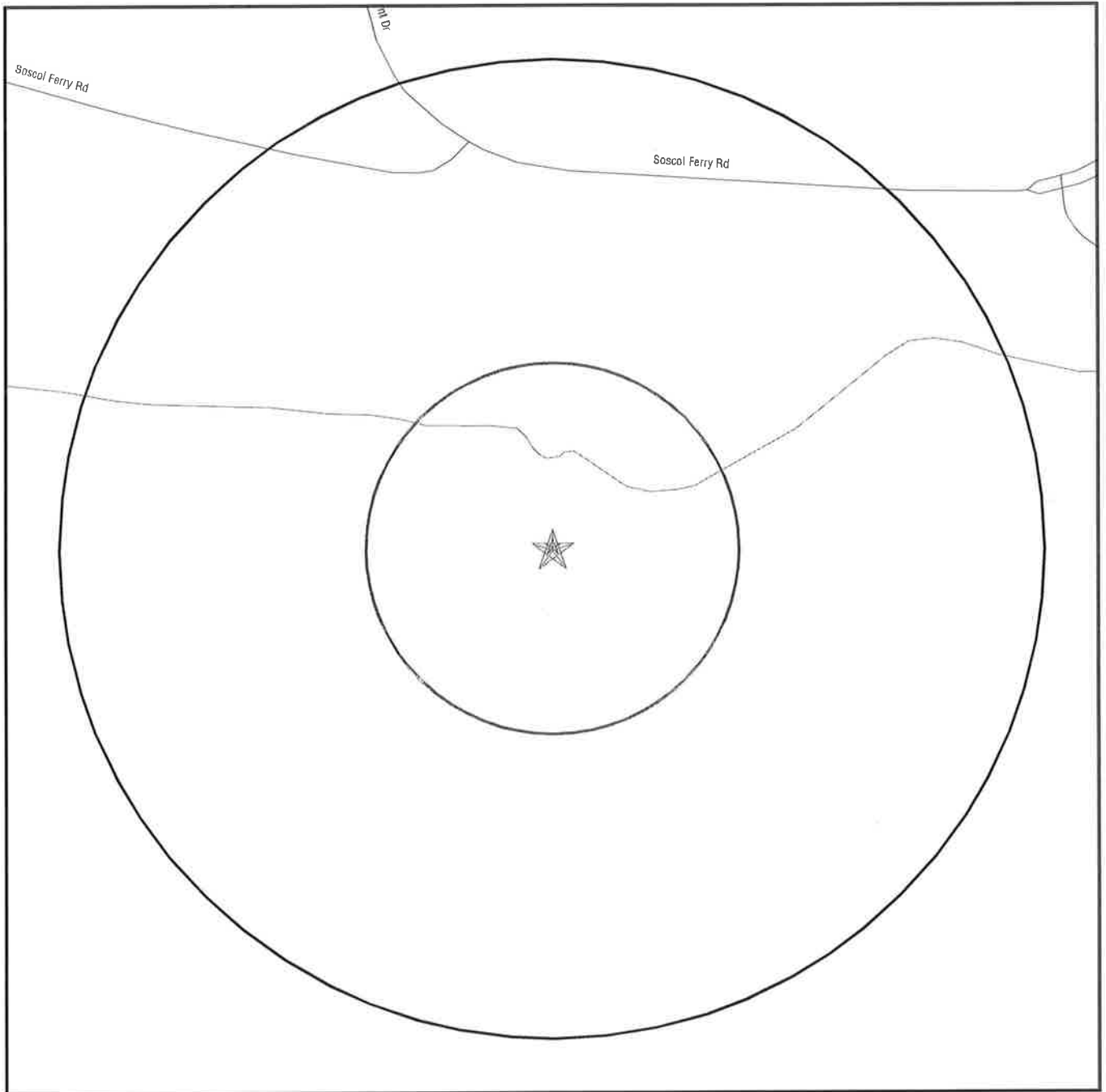


# Environmental FirstSearch

0.25 Mile Radius  
Non ASTM Map, Spills, FINDS



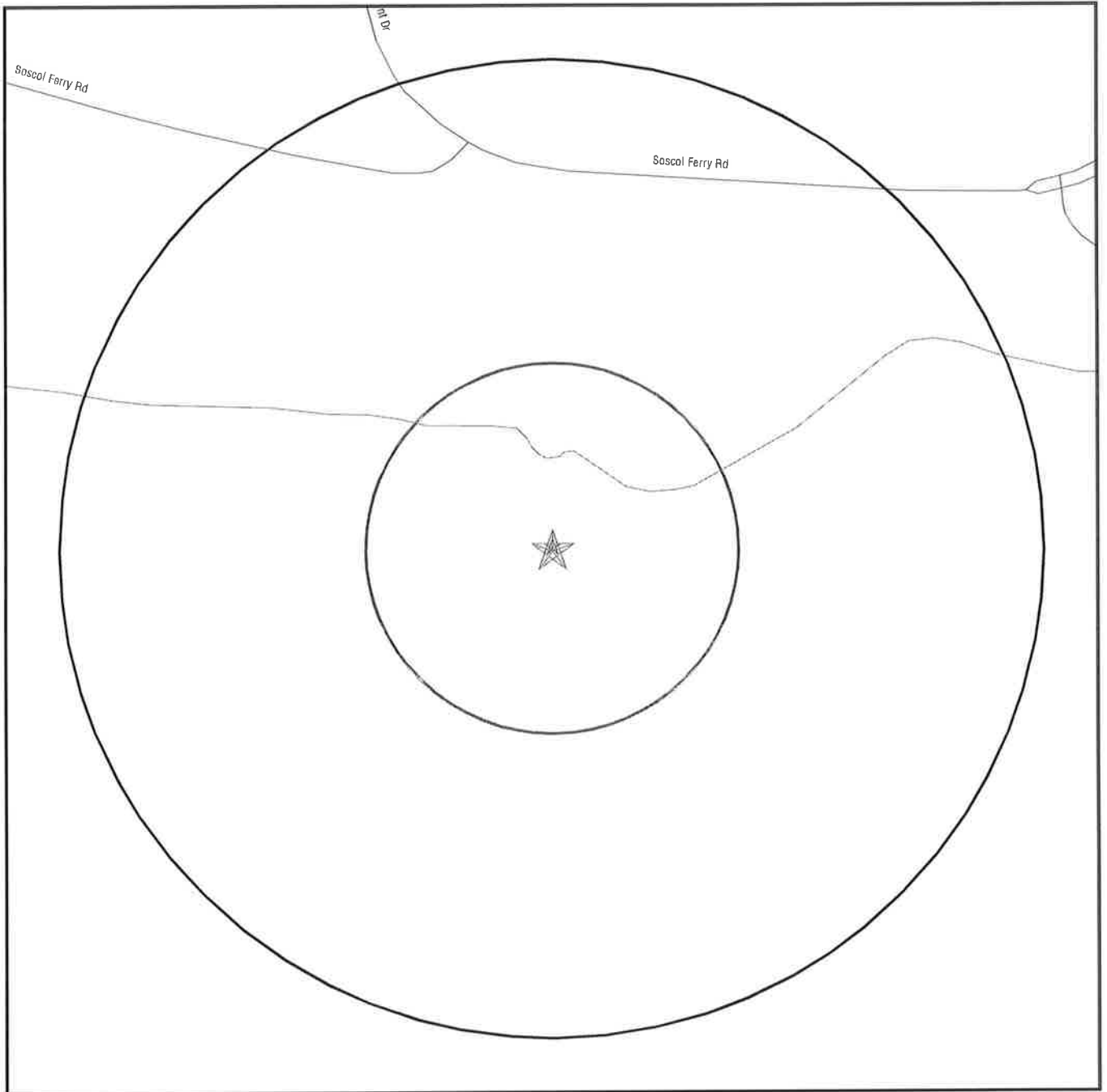
NOT REPORTED NAPA, CA 94558



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 38.237746 Longitude: 122.275457)
- ▲ Identified Sites
- ⚡ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Indian Reservations BIA

NOT REPORTED NAPA, CA 94558



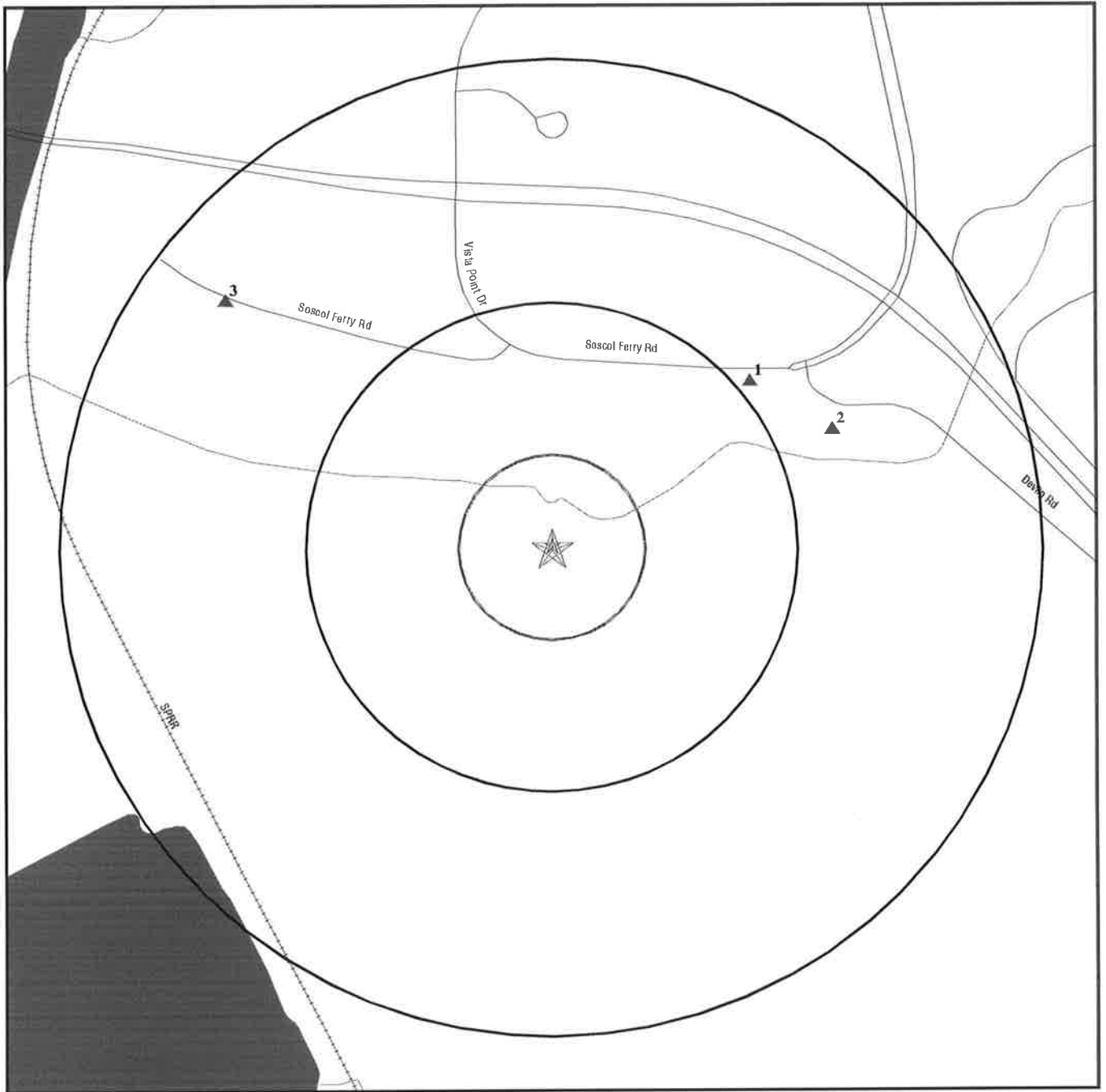
**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ **Target Property (Latitude: 38.237746 Longitude: 122.275457)**
- ▲ **Identified Sites**
- **National Priority List Sites**
- **Indian Reservations BIA**

**Environmental FirstSearch**  
0.500 Mile Radius  
ASTM MAP: CERCLIS, RCRATSD, LUST, SWL



NOT REPORTED NAPA, CA 94558



**Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius**

- ★ **Target Property (Latitude: 38.237746 Longitude: 122.275457)**
- ▲ **Identified Sites**
- **National Priority List Sites**
- **Indian Reservations BIA**

# Environmental FirstSearch

1,000 Mile Radius

ASTM MAP: NPL, RCRA/COR, STATES Sites



NOT REPORTED NAPA, CA 94558



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 38.237746 Longitude: 122.275457)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

## Target Site Summary Report

Target Property: NOT REPORTED  
NAPA, CA 94558

JOB: NA

TOTAL: 6

GEOCODED: 4

NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
--------	------------------------	-----------	---------	----------	----------	----------

---

**No sites found for target address**

## Sites Summary Report

Target Property: NOT REPORTED  
NAPA, CA 94558

JOB: NA

TOTAL: 6                      GEOCODED: 4                      NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
1	LUST --Case Closed --Completed - Case Closed --28-0111 --T0605500103 --11/2/1993	NAPA AMERICAN CANYON JOINT WAS	UNKNOWN SOSCOL FERRY RD NAPA, CA 94558	0.26 NE	+ 19	1
2	LUST --Closed --248262	ALL AMERICAN MINI STORAGE	1111 SOSCOL FERRY RD NAPA, CA 94558	0.31 ENE	+ 21	3
3	LUST --Closed --248594	GROUND FIXED TILT ARRAY	1515 SOSCOL FERRY ROAD NAPA, CA 94558	0.42 NW	+ 3	4
4	ENVIROSTOR --71002524 --Inactive - Needs Evaluation	NOVA GROUP, INC.	7411 NAPA-VALLEJO HIGHWAY NAPA, CA 94558	0.99 NNE	+ 0	5

## Sites Summary Report

Target Property: NOT REPORTED  
NAPA, CA 94558

JOB: NA

TOTAL: 6

GEOCODED: 4

NON GEOCODED: 2

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SEMS-ARCHIVE	NAPA PIPE CORP	NAPA VALLEJO HWY NAPA, CA 94558	NON GC	N/A	N/A
	FINDS --110070083923	NAPA CNTY M.A.D.-AQ PESTICIDES	NOT APPLICABLE NAPA, CA 94559	NON GC	N/A	N/A

# Site Detail Report

Target Property: NOT REPORTED  
NAPA, CA 94558

JOB: NA

## LUST

**EDR ID:** S106162514      **DIST/DIR:** 0.265 NE      **ELEVATION:** 52      **MAP ID:** 1

**NAME:** NAPA AMERICAN CANYON JOINT WASTE      **Rev:** 12/10/2018  
**ADDRESS:** UNKNOWN SOSCOL FERRY RD      ID/Status: Case Closed  
NAPA, CA 94558      ID/Status: Completed - Case Closed  
ID/Status: 28-0111  
**SOURCE:** CA State Water Resources Control Board      ID/Status: T0605500103  
ID/Status: 11/2/1993

### LUST:

Name: NAPA AMERICAN CANYON JOINT WASTE  
Address: UNKNOWN SOSCOL FERRY RD  
City,State,Zip: NAPA, CA 94558  
Lead Agency: NAPA COUNTY  
Case Type: LUST Cleanup Site  
Geo Track: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0605500103](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605500103)  
Global Id: T0605500103  
Latitude: 38.240225  
Longitude: -122.271738  
Status: Completed - Case Closed  
Status Date: 11/02/1993  
Case Worker: ZZZ  
RB Case Number: 28-0111  
Local Agency: NAPA COUNTY  
File Location: Not reported  
Local Case Number: 0148  
Potential Media Affect: Other Groundwater (uses other than drinking water)  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

### LUST:

Global Id: T0605500103  
Contact Type: Local Agency Caseworker  
Contact Name: UST CASE WORKER  
Organization Name: NAPA COUNTY  
Address: 1195 THIRD ST., ROOM 101  
City: NAPA  
Email: Not reported  
Phone Number: 7072534269

### LUST:

Global Id: T0605500103  
Action Type: Other  
Date: 04/22/1988  
Action: Leak Discovery

Global Id: T0605500103  
Action Type: Other  
Date: 04/22/1988  
Action: Leak Stopped

Global Id: T0605500103  
Action Type: Other

- Continued on next page -



# Site Detail Report

Target Property: NOT REPORTED  
NAPA, CA 94558

JOB: NA

LUST

**EDR ID:** S106162514      **DIST/DIR:** 0.265 NE      **ELEVATION:** 52      **MAP ID:** 1

**NAME:** NAPA AMERICAN CANYON JOINT WASTE

**Rev:** 12/10/2018

**ADDRESS:** UNKNOWN SOSCOL FERRY RD  
NAPA, CA 94558

ID/Status: Case Closed  
ID/Status: Completed - Case Closed  
ID/Status: 28-0111  
ID/Status: T0605500103  
ID/Status: 11/2/1993

**SOURCE:** CA State Water Resources Control Board

Date: 07/21/1989  
Action: Leak Reported

**LUST:**

Global Id: T0605500103  
Status: Completed - Case Closed  
Status Date: 11/02/1993

Global Id: T0605500103  
Status: Open - Case Begin Date  
Status Date: 03/31/1988

Global Id: T0605500103  
Status: Open - Site Assessment  
Status Date: 03/31/1988

Global Id: T0605500103  
Status: Open - Site Assessment  
Status Date: 05/01/1990

Global Id: T0605500103  
Status: Open - Site Assessment  
Status Date: 04/02/1991

**LUST REG 2:**

Region: 2  
Facility Id: 28-0111  
Facility Status: Case Closed  
Case Number: 0148  
How Discovered: Tank Closure  
Leak Cause: Structure Failure  
Leak Source: Tank  
Date Leak Confirmed: 3/31/1988  
Oversight Program: LUST  
Prelim. Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: 5/1/1990  
Pollution Characterization Began: 4/2/1991  
Pollution Remediation Plan Submitted: Not reported  
Date Remediation Action Underway: Not reported  
Date Post Remedial Action Monitoring Began: Not reported

# Site Detail Report

Target Property: NOT REPORTED  
NAPA, CA 94558

JOB: NA

LUST

**EDR ID:** S119102556      **DIST/DIR:** 0.310 ENE      **ELEVATION:** 54      **MAP ID:** 2

**NAME:** ALL AMERICAN MINI STORAGE  
**ADDRESS:** 1111 SOSCOL FERRY RD  
NAPA, CA 94558

**Rev:** 12/10/2018  
**ID/Status:** Closed  
**ID/Status:** 248262

**SOURCE:** CA State Water Resources Control Board

NAPA CO. LUST:  
Name: ALL AMERICAN MINI STORAGE  
Address: 1111 SOSCOL FERRY RD  
City,State,Zip: NAPA, CA 94558  
Permit ID: 248262  
Status: Closed  
Permit Type: Non-LOP  
District: 0

# Site Detail Report

Target Property: NOT REPORTED  
NAPA, CA 94558

JOB: NA

LUST

**EDR ID:** S113118723      **DIST/DIR:** 0.417 NW      **ELEVATION:** 36      **MAP ID:** 3

**NAME:** GROUND FIXED TILT ARRAY  
**ADDRESS:** 1515 SOSCOL FERRY ROAD  
NAPA, CA 94558  
NAPA

**Rev:** 12/10/2018  
**ID/Status:** Closed  
**ID/Status:** 248594

**SOURCE:** CA State Water Resources Control Board

NAPA CO. LUST:  
Name: NAPA SANITATION DISTRICT TREATMENT  
Address: 1515 SOSCOL FERRY RD  
City,State,Zip: NAPA, CA 94558  
Permit ID: 248594  
Status: Closed  
Permit Type: Non-LOP  
District: 0

# Site Detail Report

Target Property: NOT REPORTED  
NAPA, CA 94558

JOB: NA

## ENVIROSTOR

**EDR ID:** S110494113      **DIST/DIR:** 0.989 NNE      **ELEVATION:** 33      **MAP ID:** 4

**NAME:** NOVA GROUP, INC.      **Rev:** 04/29/2019  
**ADDRESS:** 7411 NAPA-VALLEJO HIGHWAY      **ID/Status:** 71002524  
NAPA, CA 94558      **ID/Status:** Inactive - Needs Evaluation  
NAPA  
**SOURCE:** CA Department of Toxic Substances Control

ENVIROSTOR:  
Name: NOVA GROUP, INC.  
Address: 7411 NAPA-VALLEJO HIGHWAY  
City,State,Zip: NAPA, CA 94558  
Facility ID: 71002524  
Status: Inactive - Needs Evaluation  
Status Date: Not reported  
Site Code: Not reported  
Site Type: Tiered Permit  
Site Type Detailed: Tiered Permit  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Not reported  
Division Branch: Cleanup Berkeley  
Assembly: 04  
Senate: 03  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 38.23799  
Longitude: -122.2696  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: CAD066099219  
Alias Type: EPA Identification Number  
Alias Name: 110001161233  
Alias Type: EPA (FRS #)  
Alias Name: 71002524  
Alias Type: Envirostor ID Number  
  
Completed Info:  
Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported  
  
Future Area Name: Not reported

- Continued on next page -

# Site Detail Report

Target Property: NOT REPORTED  
NAPA, CA 94558

JOB: NA

## ENVIROSTOR

**EDR ID:** S110494113      **DIST/DIR:** 0.989 NNE      **ELEVATION:** 33      **MAP ID:** 4

**NAME:** NOVA GROUP, INC.      **Rev:** 04/29/2019  
**ADDRESS:** 7411 NAPA-VALLEJO HIGHWAY      **ID/Status:** 71002524  
NAPA, CA 94558      **ID/Status:** Inactive - Needs Evaluation  
NAPA

**SOURCE:** CA Department of Toxic Substances Control

Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported